

Durant 74701

ZIP code · OK · Oklahoma > Bryan County > Durant

BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

-12.6%

1-YR CHANGE

320

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



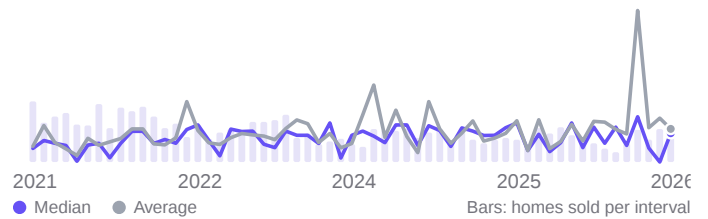
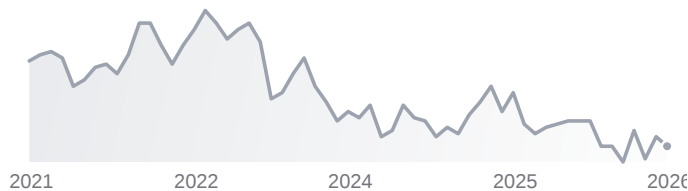
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$235K · Average \$246K

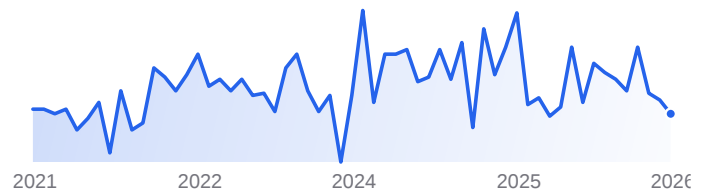
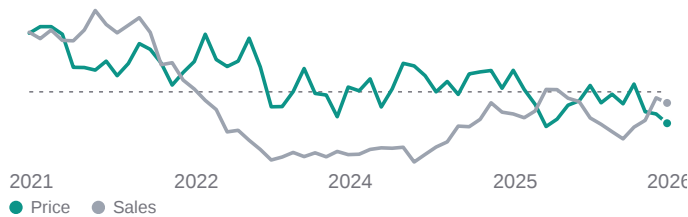


Growth (year over year)

Price -12.6% · Sales -4.5%

Price per square foot

\$127/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

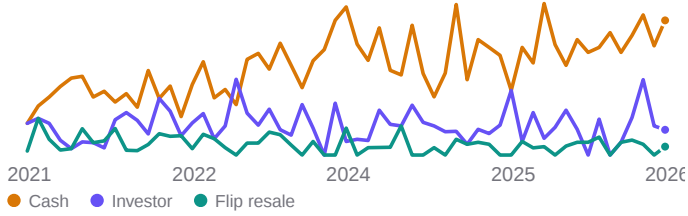
3.6%



BUYERS & OUTCOMES

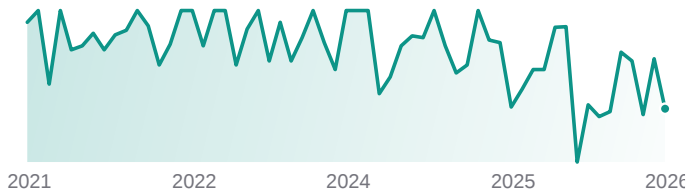
Buyer mix

Cash 50% · Investor 9.4% · Flip resale 3.1%



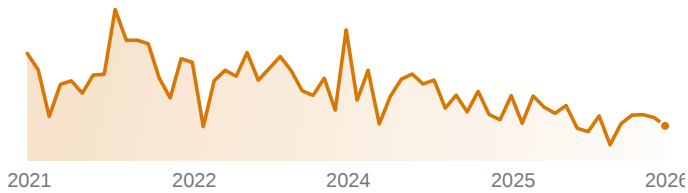
Sellers who sold at a gain

72%

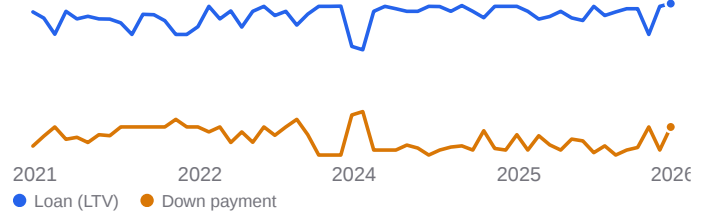


Median annualized return at resale

+3.6%

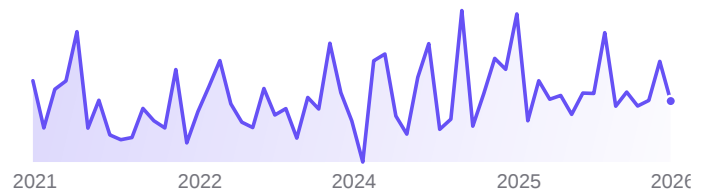


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,870
Median value (AVM)	\$202K
Median size	1,595 ft²
Median bedrooms	3
Median year built	1985
Single family	85%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.0%
Owner occupied	69%
Company owned	20%
Median loan-to-value	46%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	28,678
Density	164 / mi ²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	41
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	13.6%
Unemployment	0.9%
Average temp	63°F
Annual precip	45 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.