

Caddo 74729

ZIP code · OK · Oklahoma > Bryan County > Caddo

STRONG BUYER'S MARKET

\$69K

MEDIAN SALE PRICE

-31.1%

1-YR CHANGE

12

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 5 / 100



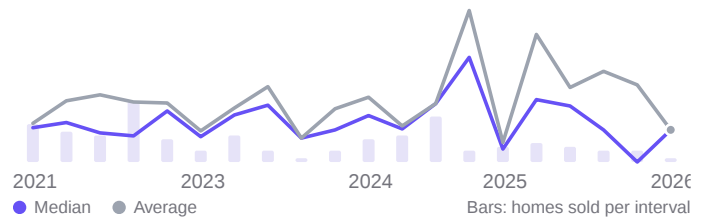
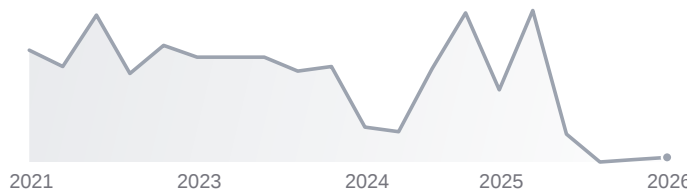
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

5 / 100

Sale prices

Median \$120K · Average \$120K

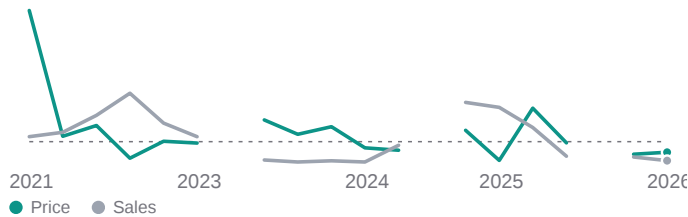


Growth (year over year)

Price -31.1% · Sales -55.6%

Price per square foot

\$77/ft²

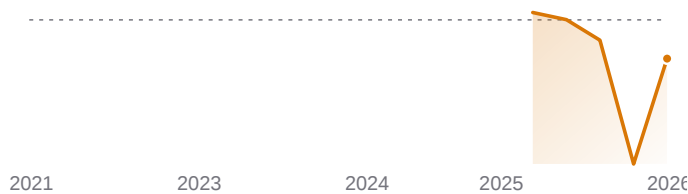


Sale premium vs estimated value

-19.9%

Annual turnover (share of homes sold)

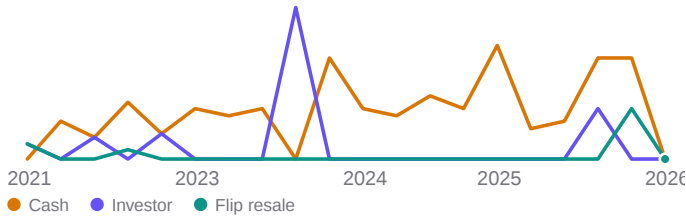
1.1%



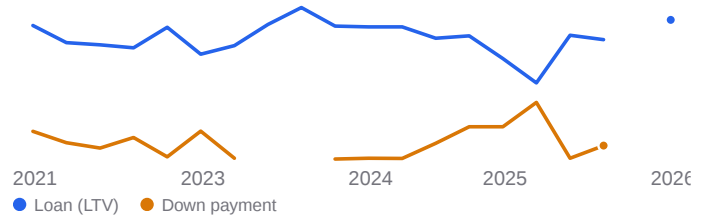
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

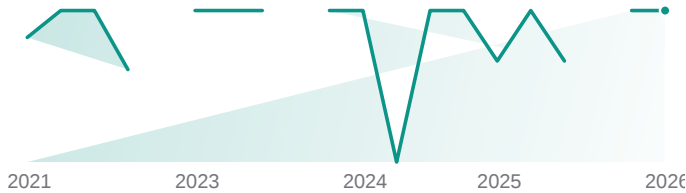


Financing (share of purchase price) Loan (LTV) 103% · Down payment 11%



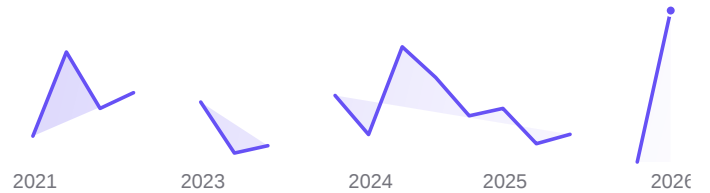
Sellers who sold at a gain

100%



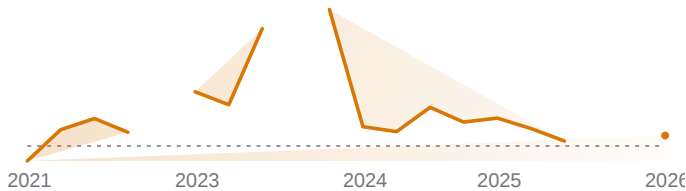
Typical hold before selling

16.7 yrs



Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,096
Median value (AVM)	\$207K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1985
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.7%
Owner occupied	74%
Company owned	11%
Median loan-to-value	28%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	3,251
Density	22 / mi²
Median household income	\$58K
Average household income	\$80K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	45
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	11.3%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.