

# Colbert 74733

ZIP code · OK · Oklahoma > Bryan County > Colbert

STRONG BUYER'S MARKET

**\$97K**

MEDIAN SALE PRICE

**-20.0%**

1-YR CHANGE

**27**

SALES (12 MO)

**\$185K**

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



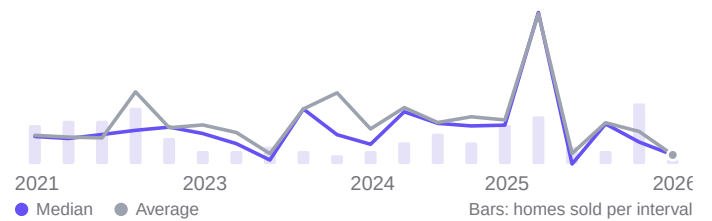
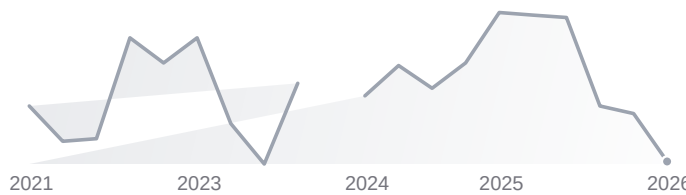
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$75K · Average \$75K

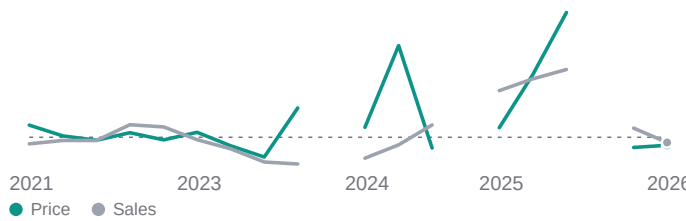


Growth (year over year)

Price -20.0% · Sales -12.9%

Price per square foot

\$62/ft<sup>2</sup>

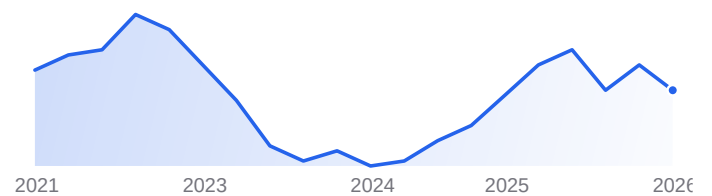


Sale premium vs estimated value

-6.2%

Annual turnover (share of homes sold)

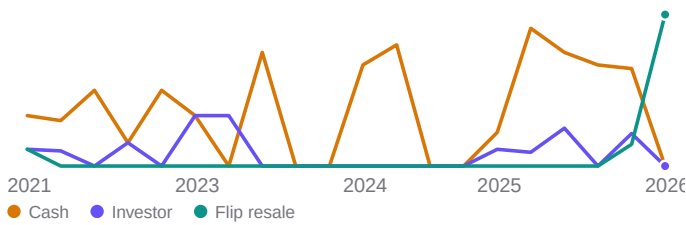
2.4%



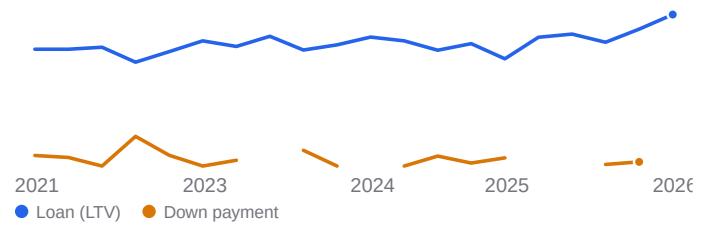
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 100%

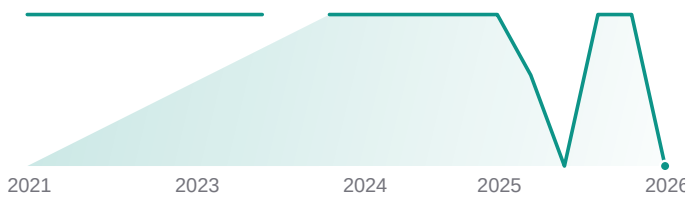


Financing (share of purchase price) Loan (LTV) 118% · Down payment 5.0%



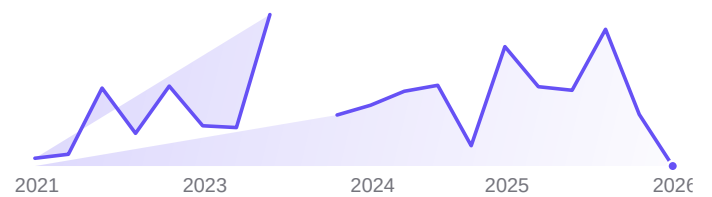
### Sellers who sold at a gain

0%



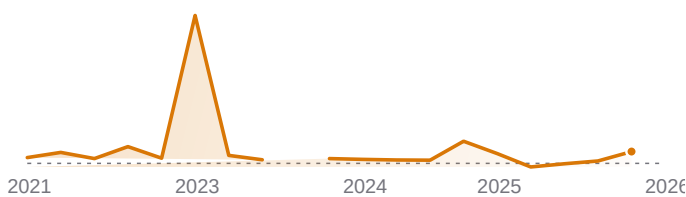
### Typical hold before selling

0.1 yrs



### Median annualized return at resale

+16.2%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,120     |
| Median value (AVM) | \$185K    |
| Median size        | 1,425 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1984      |
| Single family      | 63%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 70%      |
| Underwater (LTV 125% or more) | 2.4%     |
| Owner occupied                | 78%      |
| Company owned                 | 7.2%     |
| Median loan-to-value          | 13%      |
| Typical ownership tenure      | 11.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 3,033    |
| Density                          | 54 / mi² |
| Median household income          | \$64K    |
| Average household income         | \$84K    |
| Crime index (US avg 100)         | 104      |
| Air pollution index (US avg 100) | 100      |
| Earthquake index (US avg 100)    | 43       |
| Homes occupied                   | 91%      |
| Bachelor's or higher             | 15%      |
| Poverty rate                     | 15.3%    |
| Unemployment                     | 0.8%     |
| Average temp                     | 63°F     |
| Annual precip                    | 43 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.