

Stratford 74872

ZIP code · OK · Oklahoma > Garvin County > Stratford

STRONG BUYER'S MARKET

\$100K

MEDIAN SALE PRICE

-54.6%

1-YR CHANGE

42

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



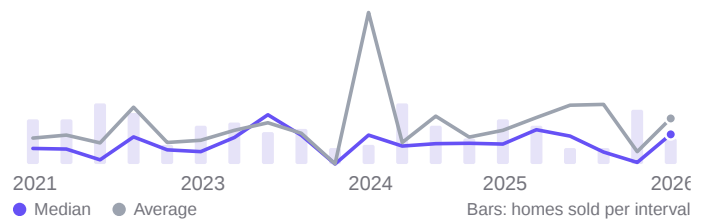
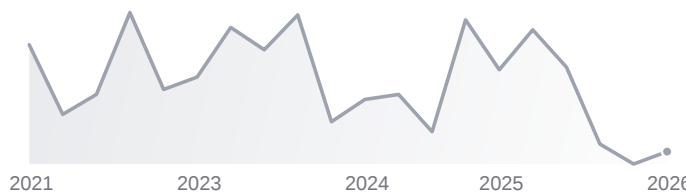
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

14 / 100

Sale prices

Median \$195K · Average \$271K

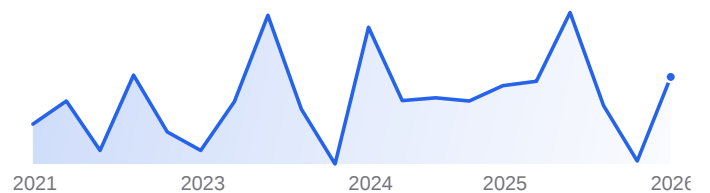
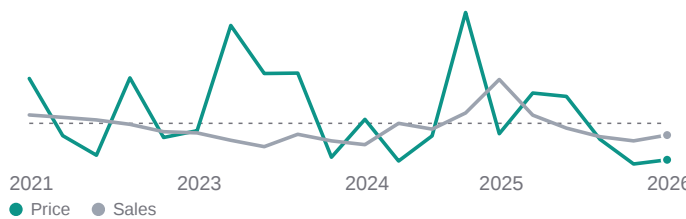


Growth (year over year)

Price -54.6% · Sales -17.6%

Price per square foot

\$120/ft²

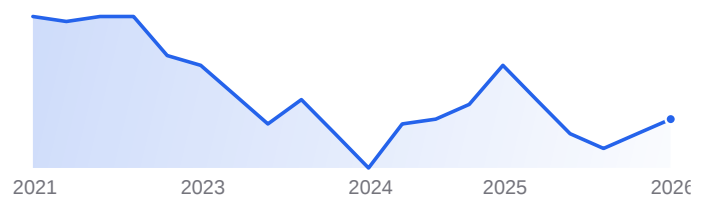


Sale premium vs estimated value

-7.6%

Annual turnover (share of homes sold)

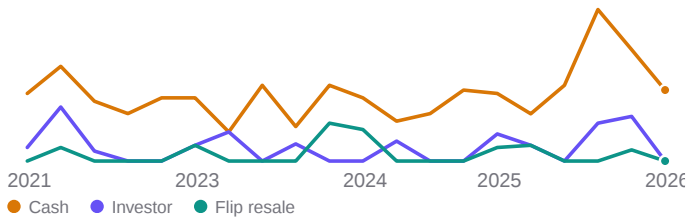
3.0%



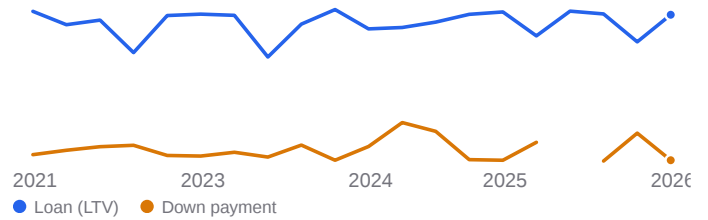
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

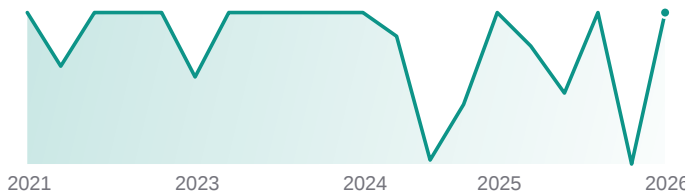


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



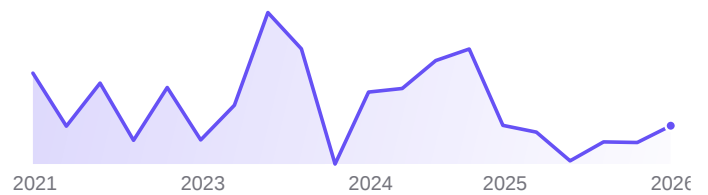
Sellers who sold at a gain

100%



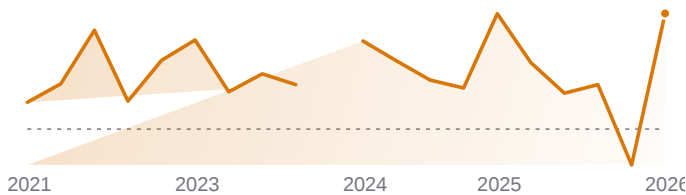
Typical hold before selling

3.2 yrs



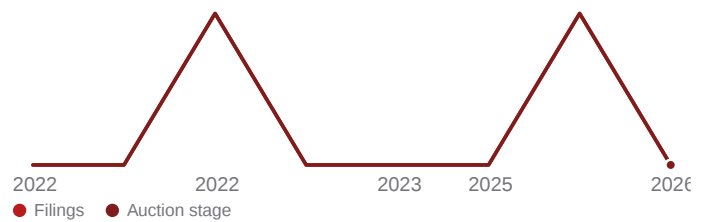
Median annualized return at resale

+19.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,418
Median value (AVM)	\$178K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1979
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.5%
Owner occupied	79%
Company owned	13%
Median loan-to-value	28%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	4,062
Density	28 / mi²
Median household income	\$57K
Average household income	\$70K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	65
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	13.8%
Unemployment	0.8%
Average temp	62°F
Annual precip	40 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.