AD Mortgage

Oklahoma Homebuyers Guide

A practical guide to understanding homebuying costs, timelines, and opportunities across Oklahoma

Buying a home in Oklahoma can look very different depending on where you search, how much you earn, and what programs you qualify for. This guide breaks down the numbers behind buying, owning, down payment assistance programs (DPAs), and saving across the state

1. What It Takes to Buy in Oklahoma

Upfront Costs by County

How much buyers may need to get started
The cost of entering the market changes significantly across Oklahoma. In some counties, buyers may need much higher upfront savings before they even begin shopping.

How to read this section

- 'Entry Cost' estimates the upfront cash needed for a typical purchase
- Estimates use 3% and 5% down payment scenarios
- Closing costs and loan structure may change actual totals

Higher Entry Markets

County	Typical Home Value	Est. DP 3%	Est. DP 5%	What this market feels like
Logan	$316,608	$9,498	$15,830	Fast-growing market north of Oklahoma City
Delaware	$293,386	$8,802	$14,669	Lake-centered market with strong second-home demand
McClain	$288,701	$8,661	$14,435	Oklahoma City suburb with rapid residential growth
Rogers	$287,433	$8,623	$14,372	Tulsa-area market attracting new development
Wagoner	$286,092	$8,583	$14,305	Expanding commuter market with lakeside appeal

Moderate Entry Markets

County	Typical Home Value	Est. DP 3%	Est. DP 5%	What this market feels like
Muskogee	$160,790	$4,824	$8,040	Historic regional hub with steady housing demand
Haskell	$160,210	$4,806	$8,011	Quiet rural market with wide-open spaces
Pushmataha	$160,147	$4,804	$8,007	Forested market popular with outdoor enthusiasts
Comanche	$156,839	$4,705	$7,842	Military-driven market anchored by Fort Sill
Beckham	$156,215	$4,686	$7,811	Energy and transportation hub in western Oklahoma

More Accessible Entry Markets

County	Typical Home Value	Est. DP 3%	Est. DP 5%	What this market feels like
Harper	$79,883	$2,396	$3,994	Agricultural market with low housing costs
Greer	$78,560	$2,357	$3,928	Small farming community with affordable homes

County	Typical Home Value	Est. DP 3%	Est. DP 5%	What this market feels like
Harmon	$65,011	$1,950	$3,251	One of the state's most affordable housing markets
Tillman	$61,378	$1,841	$3,069	Rural county offering low-cost homeownership

How This Affects Homebuyers
Where you buy can dramatically change how long it takes to save and how much cash you may need upfront. Depending on your flexibility of location, some areas in Oklahoma may prove to be much better than others. Having all the relevant information will help in choosing the most suitable options.

2. The Cost of Owning a Home

Ongoing Ownership Costs by County

Home prices are only part of the equation. Property taxes and insurance costs also shape long-term affordability.

How to read this section

- Annual cost combines estimated taxes and insurance
- Monthly cost shows the typical ongoing ownership burden
- Lower home prices do not always mean lower ownership costs
- Counties are grouped by annual cost pressure (tax + insurance, normalized by home value)

Low Burden (≤ 2.10%)

County	Median Property Tax	Est. Insurance	Annual Cost	Monthly Cost	Cost % of Value
Delaware	$570	$4,855	$5,425	$452	~1.85%
Logan	$914	$5,360	$6,274	$523	~1.98%
McClain	$762	$5,063	$5,825	$485	~2.02%
Rogers	$1,030	$4,947	$5,977	$498	~2.08%

Moderate Burden (4.40% – 4.60%)

County	Median Property Tax	Est. Insurance	Annual Cost	Monthly Cost	Cost % of Value
Kay	$528	$4,713	$5,241	$437	~4.44%
Hughes	$348	$4,889	$5,237	$436	~4.50%
Grant	$314	$5,117	$5,431	$453	~4.51%
Woods	$422	$5,100	$5,522	$460	~4.51%

Higher Burden (> 7.00%)

County	Median Property Tax	Est. Insurance	Annual Cost	Monthly Cost	Cost % of Value
Harmon	$288	$5,079	$5,365	$447	~8.25%
Tillman	$319	$5,027	$5,346	$446	~8.71%

Impact on Homebuyers
A lower purchase price does not always guarantee a lower monthly housing burden over time. For Oklahoma, natural disasters are very limited, which keeps insurance rates relatively even throughout the state. However, tax rates can vary significantly and should be reviewed thoroughly.

3. How Long Saving May Take

Down Payment Savings Timeline

Saving for a home often takes years – especially in higher-priced markets. This section shows how timelines can vary across Oklahoma cities, assuming an 8% savings rate and a 15% down payment target. This helps standardize comparisons across markets with different price levels.

Down Payment Savings Timeline in 10 Remarkable Cities in Oklahoma

City	Typical Home Values	Median Household Income	Years to save
Oklahoma City	$209,490	$70,040	5.61
Tulsa	$222,868	$60,930	6.86
Norman	$265,751	$73,618	6.77
Edmond	$358,374	$105,339	6.38
Stillwater	$271,934	$43,700	11.67
Lawton	$142,204	$55,509	4.80
Claremore	$265,226	$58,685	8.47

City	Typical Home Values	Median Household Income	Years to save
Guthrie	$256,103	$53,457	8.98
Grove	$302,299	$58,941	9.62
Wagoner	$190,901	$57,917	6.18

Why This Data is Significant
Higher income does not always translate into faster homeownership when prices rise at the same time. In some locations, property values can outpace savings, which nullifies borrower down payment efforts.

4. Oklahoma Down Payment Assistance (DPA) Programs that May Help

Statewide Programs

Program	Potential Benefits	Typical Fit	What to Know
OHFA Down Payment Programs	Up to 3.5% of the loan amount	Primarily first-time homebuyers, some repeat buyers may also qualify	Available with Government and Conventional loans and can be used for down payment and/or closing costs

Local Programs

Program	Potential Benefits	Typical Fit	What to Know
Oklahoma City HOME DPA Program	Up to $18,000 and up to $5,000 for an interest rate	Oklahoma City	Offered to income-eligible buyers and not limited to first-time homebuyers
Norman Down Payment Assistance Program	Up to $14,999	City of Norman	Available to income-eligible homebuyers, funded through the HOME program
Lawton First-Time Homebuyer Program	Up to $15,000	City of Lawton	Available to income-qualified first-time homebuyers, split between a forgivable loan and a repayable loan
Stillwater Homebuyer Assistance Program	Up to $5,000	City of Stillwater	Available to eligible first-time homebuyers and low-to-moderate-income buyers, forgiven after seven years of owner occupancy
Tulsa Housing Authority Homebuyer Assistance Program	3.5% of the loan amount	Tulsa County	Available to first-time homebuyers, forgiven after five years
Edmond Homebuyer Assistance Program	Up to $14,999	City of Edmond	Covers up to 50% of the required down payment for income-qualified buyers

How to Utilize This Information
Many buyers use a combination of savings and assistance programs to bridge the gap between affordability and home prices. Additionally, many of these programs 'stack' to provide exceptional boosts to reaching downpayment thresholds.

It is also important to note that the programs listed aren't exhaustive. Be sure to check out county, state, and local agencies for additional and/or updated program options.

5. A simple path to homebuying

- ◯ Understand your monthly budget
- ◯ Estimate upfront savings needed
- ◯ Explore programs you may qualify for
- ◯ Compare counties and cities
- ◯ Speak with a mortgage professional
- ◯ Begin the pre-approval process

Oklahoma Homebuying Snapshot

Market pattern	Where it appears in Oklahoma
Highest upfront barriers	Logan, Delaware, McClain, Rogers, Wagoner
Balanced mid-priced markets	Muskogee, Haskell, Pushmataha, Comanche, Beckham
Lowest home prices	Harper, Greer, Harmon, Tillman
Faster savings timelines	Lawton, Oklahoma City, Wagoner
Longest savings timelines	Stillwater, Grove, Guthrie, Claremore
Largest assistance ecosystem	Oklahoma City, Norman, Lawton, Stillwater, Edmond