

Adair County, OK

County · OK · Oklahoma

BUYER'S MARKET

\$188K

MEDIAN SALE PRICE

+28.1%

1-YR CHANGE

113

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



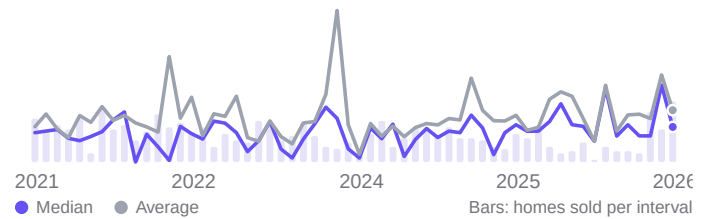
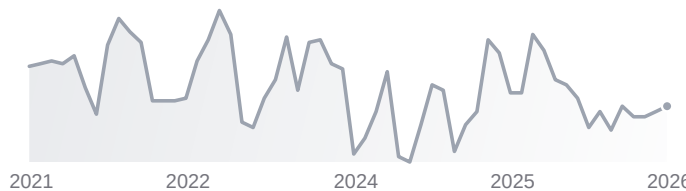
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$153K · Average \$206K

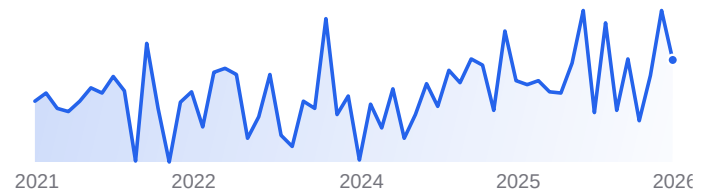
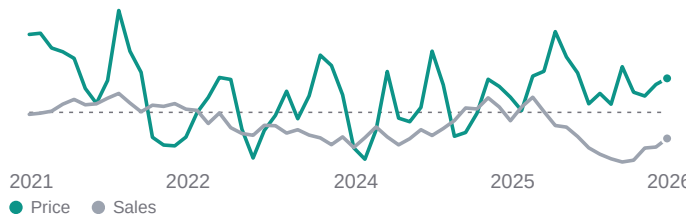


Growth (year over year)

Price +28.1% · Sales -21.5%

Price per square foot

\$128/ft²

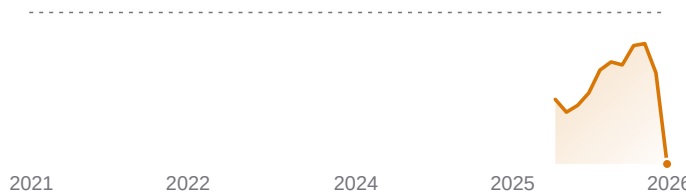


Sale premium vs estimated value

-12.3%

Annual turnover (share of homes sold)

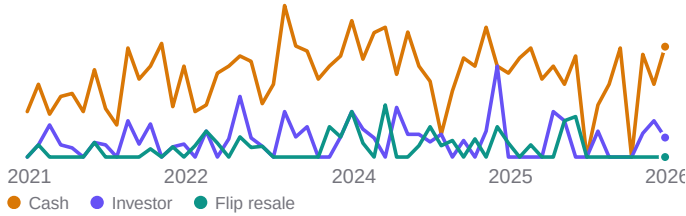
1.6%



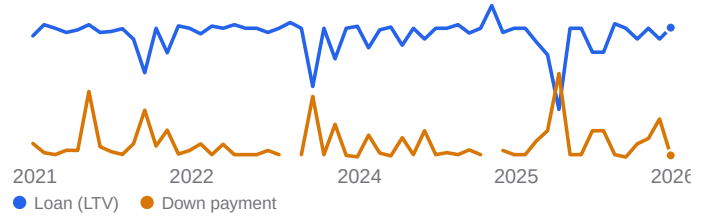
BUYERS & OUTCOMES

Buyer mix

Cash 61% · Investor 11% · Flip resale 0%

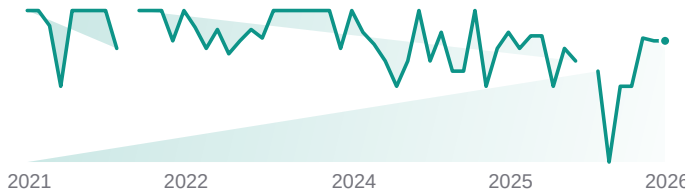


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.3%



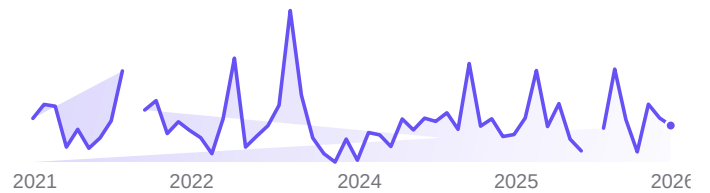
Sellers who sold at a gain

80%



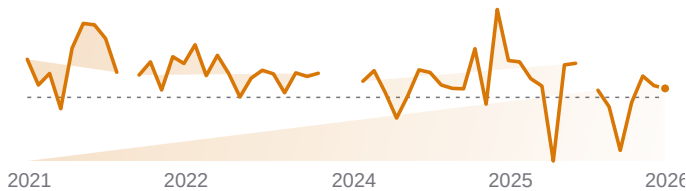
Typical hold before selling

3.6 yrs



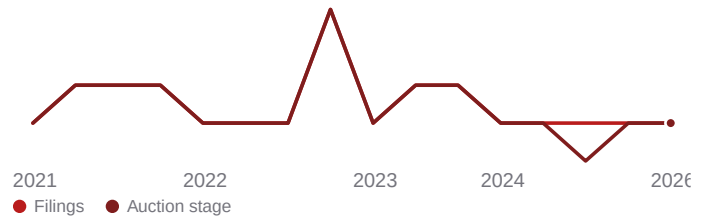
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,024
Median value (AVM)	\$159K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1980
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.2%
Owner occupied	72%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	19,999
Density	35 / mi²
Median household income	\$42K
Average household income	\$55K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	6%
Poverty rate	18.1%
Unemployment	0.8%
Average temp	59°F
Annual precip	49 in
Sunshine	62%

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