

Choctaw County, OK

County · OK · Oklahoma

BUYER'S MARKET

\$140K

MEDIAN SALE PRICE

-18.7%

1-YR CHANGE

117

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



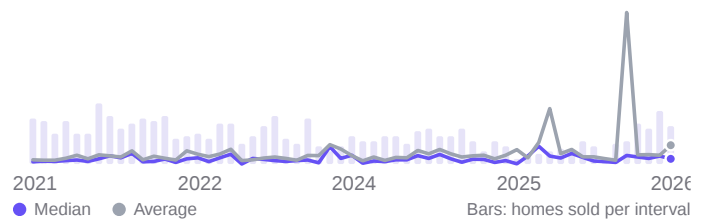
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$125K · Average \$315K

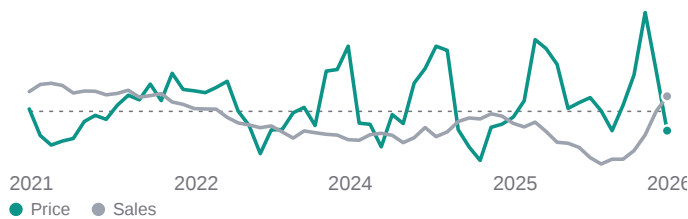


Growth (year over year)

Price -18.7% · Sales +14.7%

Price per square foot

\$106/ft²

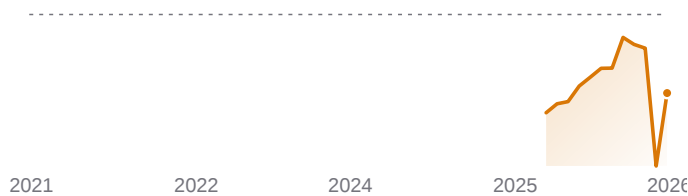


Sale premium vs estimated value

-10.7%

Annual turnover (share of homes sold)

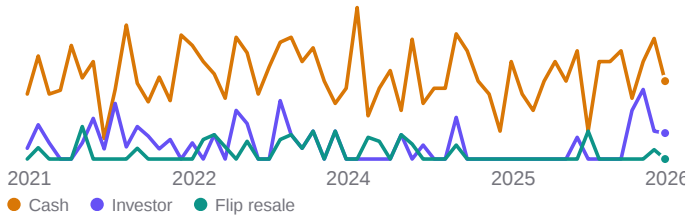
2.0%



BUYERS & OUTCOMES

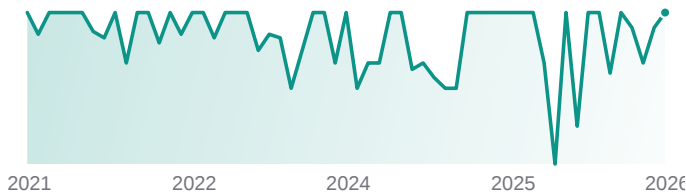
Buyer mix

Cash 40% · Investor 13% · Flip resale 0%



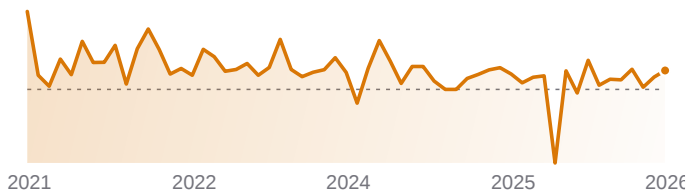
Sellers who sold at a gain

100%

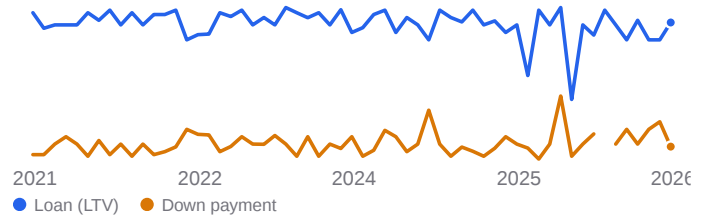


Median annualized return at resale

+7.4%

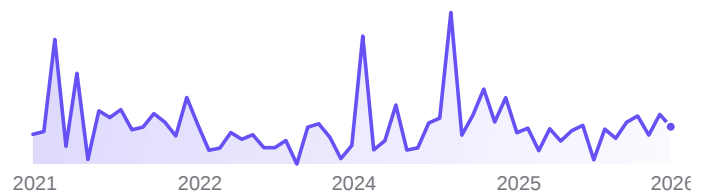


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.3%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,962
Median value (AVM)	\$172K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1980
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.6%
Owner occupied	60%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	14,235
Density	19 / mi²
Median household income	\$44K
Average household income	\$61K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	41
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	21.1%
Unemployment	0.9%
Average temp	63°F
Annual precip	48 in
Sunshine	62%

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