

Jackson County, OK

County · OK · Oklahoma

BALANCED MARKET

\$183K

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

381

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



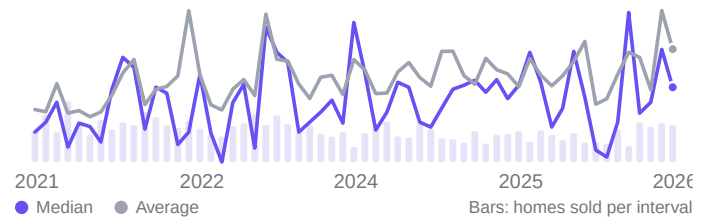
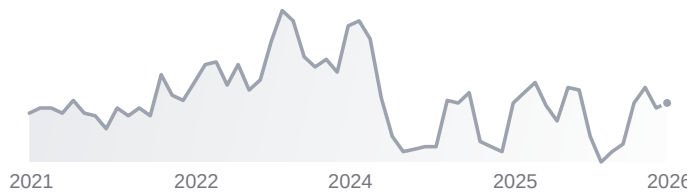
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$175K · Average \$213K

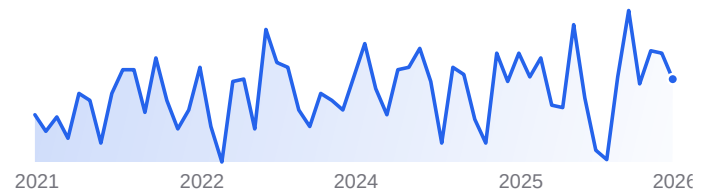
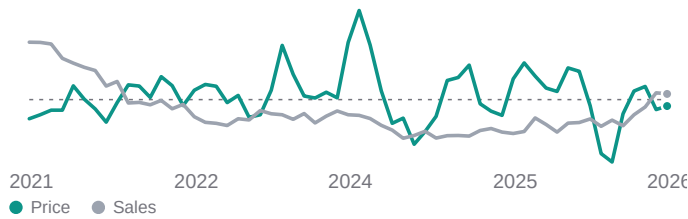


Growth (year over year)

Price -3.4% · Sales +3.0%

Price per square foot

\$103/ft²

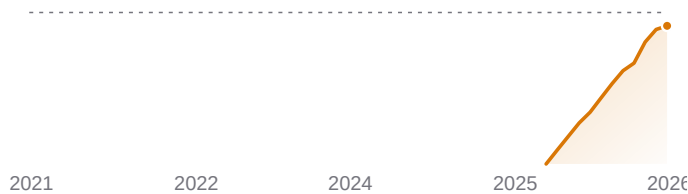


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

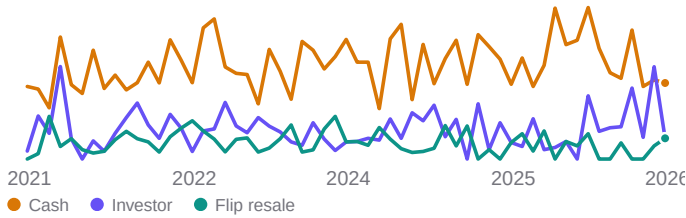
3.8%



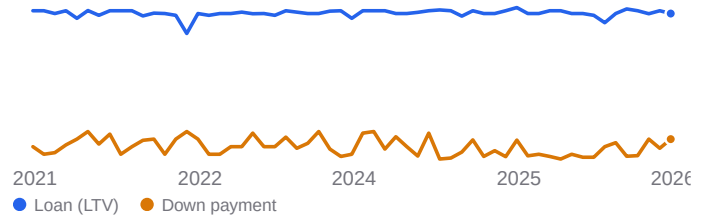
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 7.1% · Flip resale 7.1%

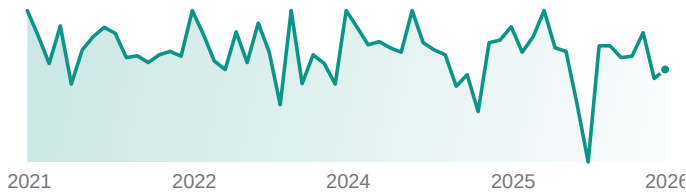


Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



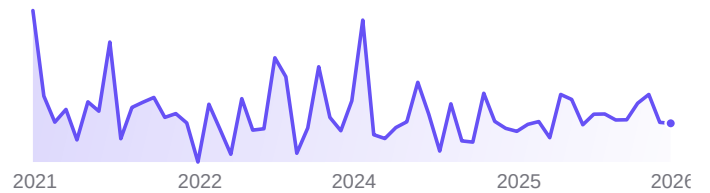
Sellers who sold at a gain

83%



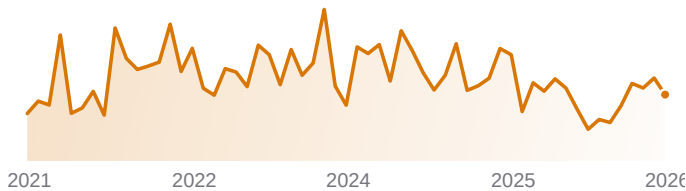
Typical hold before selling

3.9 yrs



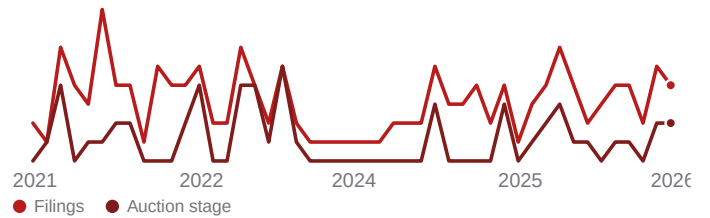
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	10,138
Median value (AVM)	\$104K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1966
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	69%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	24,584
Density	31 / mi²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	42
Homes occupied	82%
Bachelor's or higher	16%
Poverty rate	13.2%
Unemployment	0.8%
Average temp	62°F
Annual precip	29 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.