Le Flore County, OK

County · OK · Oklahoma

BALANCED MARKET

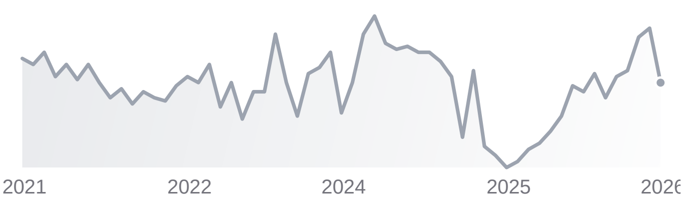
$154K	-0.7%	559	$160K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 45 / 100

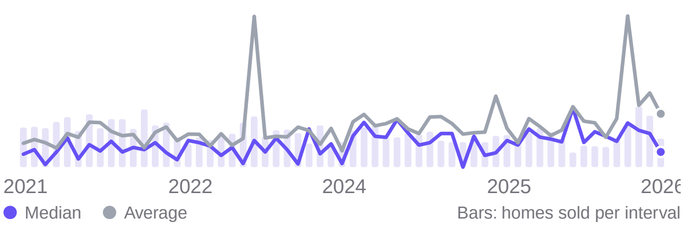
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

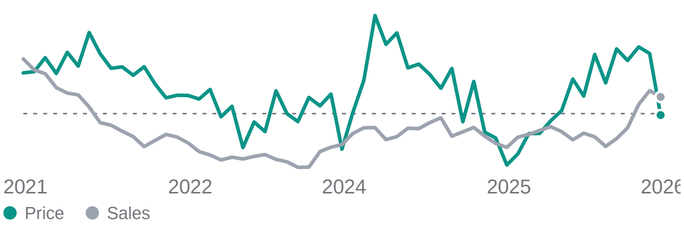
Market temperature (0–100) — 45 / 100



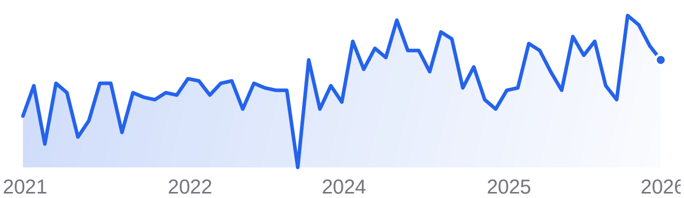
Sale prices — Median $125K · Average $208K



Growth (year over year) — Price -0.7% · Sales +7.5%

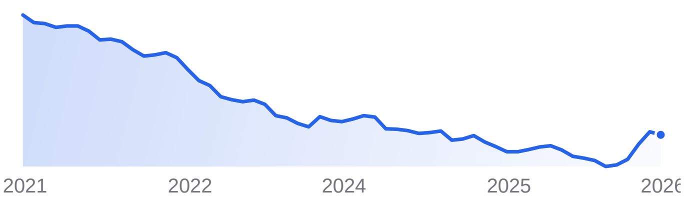


Price per square foot — $108/ft²



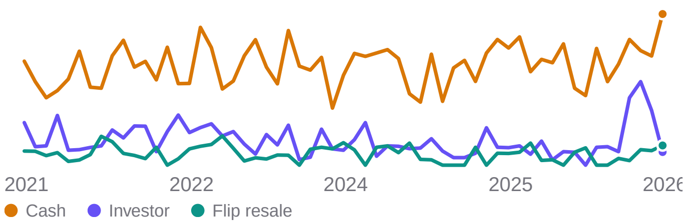
Sale premium vs estimated value — -5.8%

Annual turnover (share of homes sold) — 2.9%

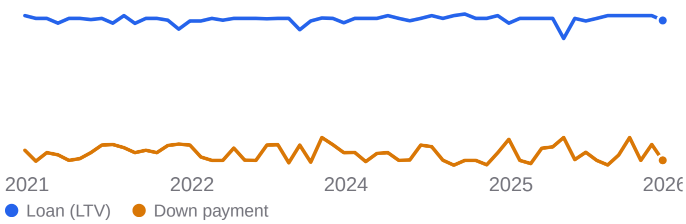


BUYERS & OUTCOMES

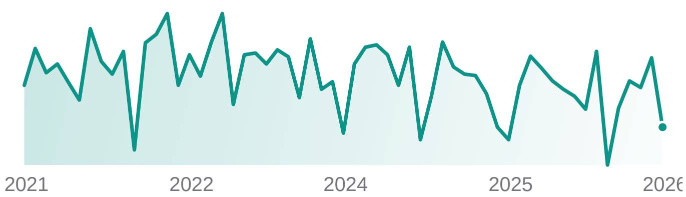
Buyer mix — Cash 56% · Investor 4.9% · Flip resale 7.3%



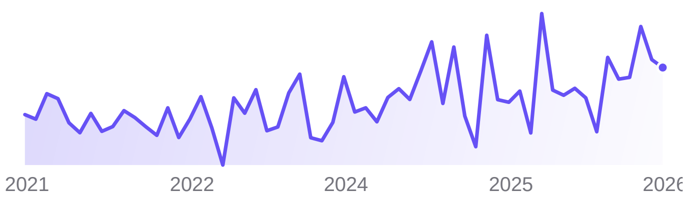
Financing (share of purchase price) — Loan (LTV) 97% · Down payment 5.0%



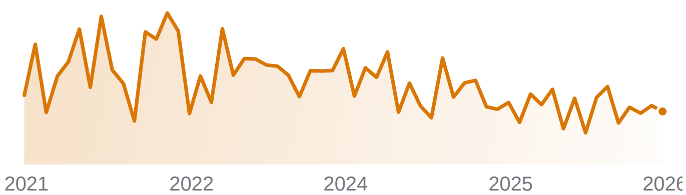
Sellers who sold at a gain — 75%



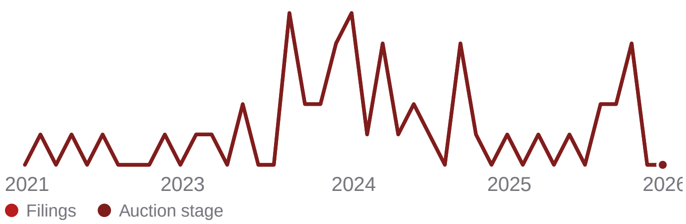
Typical hold before selling — 5.7 yrs



Median annualized return at resale — +5.7%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**19,585**
Median value (AVM)	**$160K**
Median size	**1,409 ft²**
Median bedrooms	**3**
Median year built	**1982**
Single family	**71%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**70%**
Underwater (LTV 125% or more)	**2.2%**
Owner occupied	**74%**
Company owned	**14%**
Median loan-to-value	**0%**
Typical ownership tenure	**7.6 yrs**

COMMUNITY

Population	50,216
Density	32 / mi²
Median household income	$47K
Average household income	$61K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	42
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	17.6%
Unemployment	1.1%
Average temp	62°F
Annual precip	49 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.