

McClain County, OK

County · OK · Oklahoma

BALANCED MARKET

\$296K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

744

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



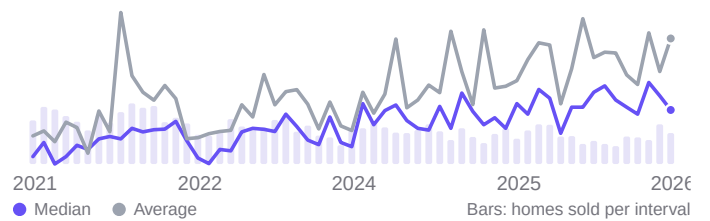
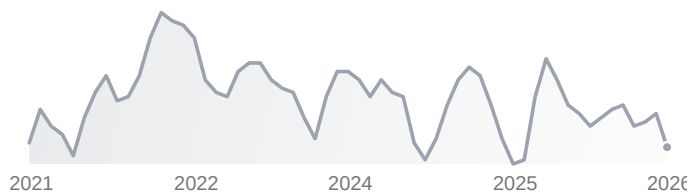
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$276K · Average \$377K

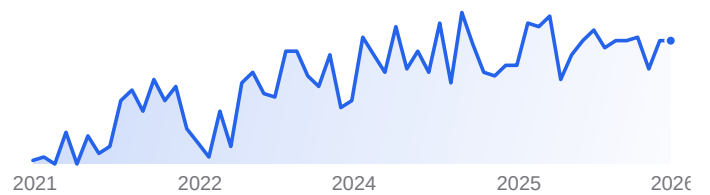
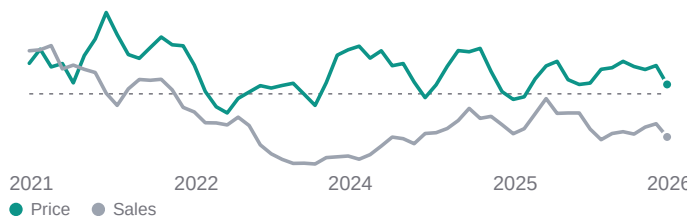


Growth (year over year)

Price +3.1% · Sales -14.3%

Price per square foot

\$162/ft²

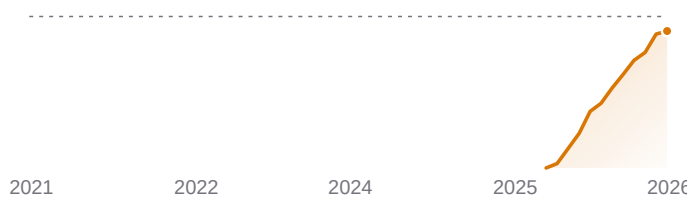


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

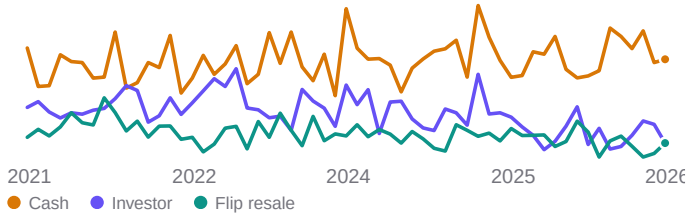
4.3%



BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 4.2% · Flip resale 4.2%



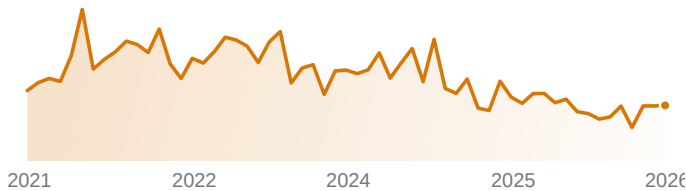
Sellers who sold at a gain

84%

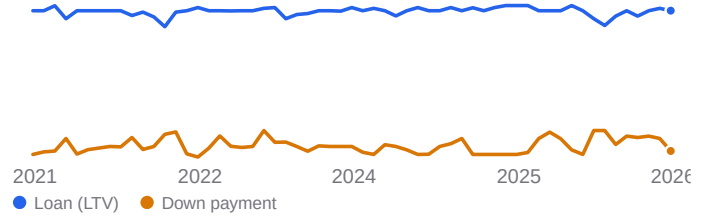


Median annualized return at resale

+4.7%

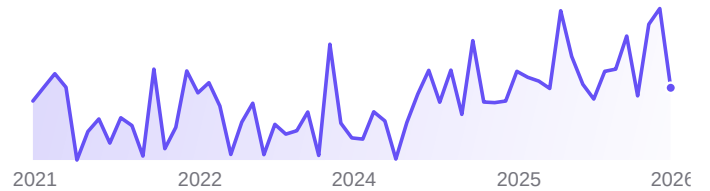


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.2%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	17,111
Median value (AVM)	\$303K
Median size	1,800 ft²
Median bedrooms	3
Median year built	2001
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	23%
Median loan-to-value	37%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	49,129
Density	86 / mi²
Median household income	\$80K
Average household income	\$102K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	89
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	6.3%
Unemployment	0.9%
Average temp	61°F
Annual precip	37 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.