

McIntosh County, OK

County · OK · Oklahoma

BALANCED MARKET

\$180K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

334

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



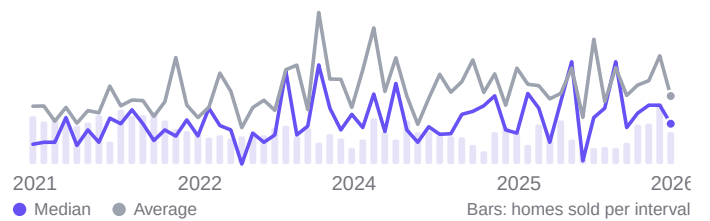
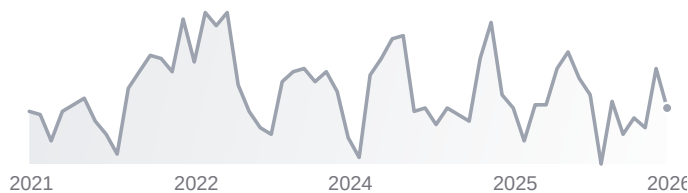
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$160K · Average \$205K

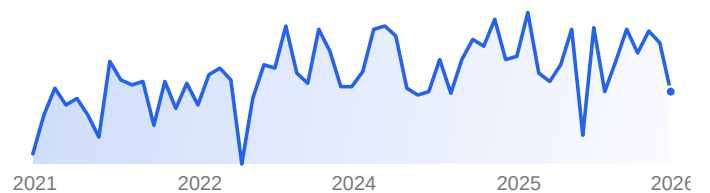
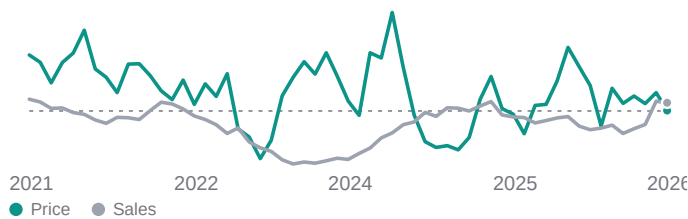


Growth (year over year)

Price +0.2% · Sales +4.7%

Price per square foot

\$113/ft²



Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

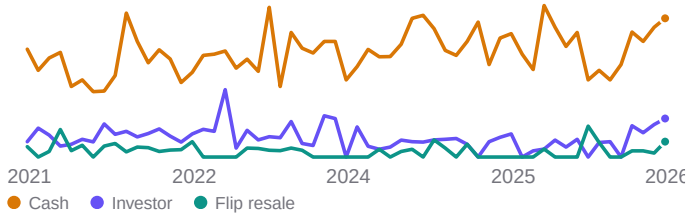
2.8%



BUYERS & OUTCOMES

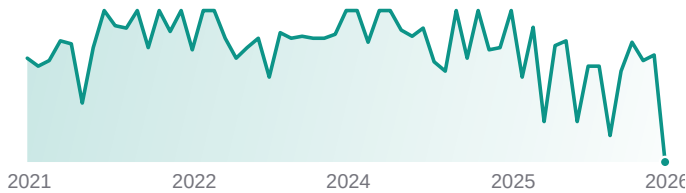
Buyer mix

Cash 60% · Investor 17% · Flip resale 6.7%



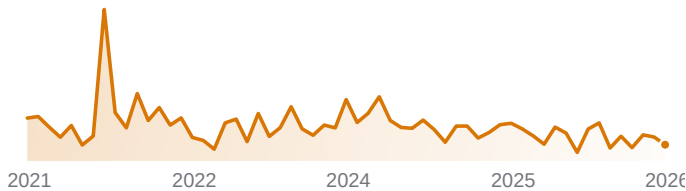
Sellers who sold at a gain

55%

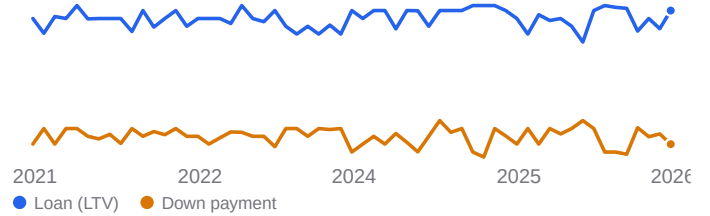


Median annualized return at resale

+4.7%

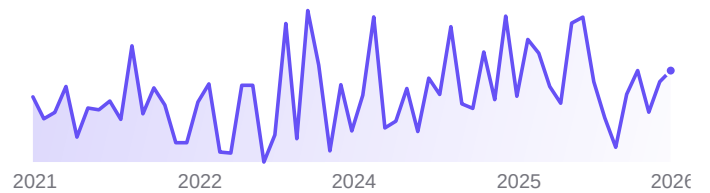


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



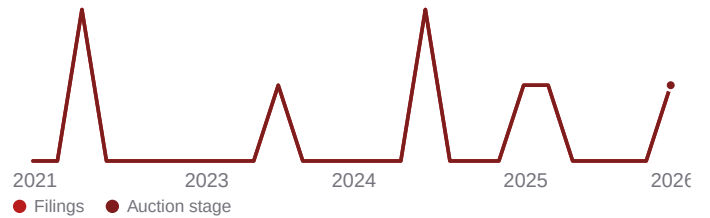
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,776
Median value (AVM)	\$177K
Median size	1,334 ft²
Median bedrooms	3
Median year built	1982
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.1%
Owner occupied	57%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	19,892
Density	32 / mi²
Median household income	\$44K
Average household income	\$59K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	42
Homes occupied	71%
Bachelor's or higher	10%
Poverty rate	22.0%
Unemployment	1.1%
Average temp	61°F
Annual precip	45 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.