

Marshall County, OK

County · OK · Oklahoma

BUYER'S MARKET

\$187K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

260

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



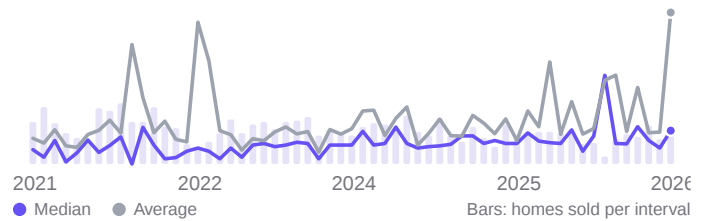
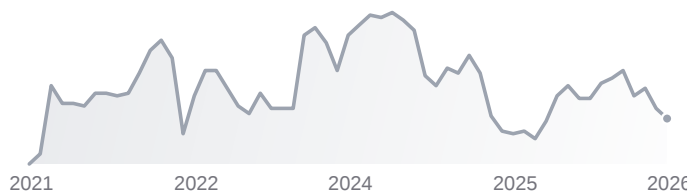
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$217K · Average \$605K

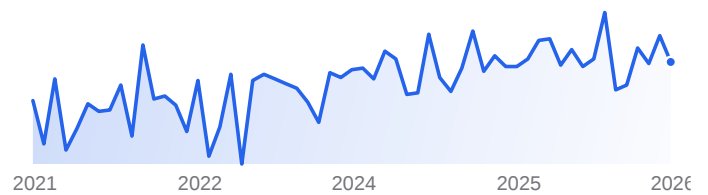
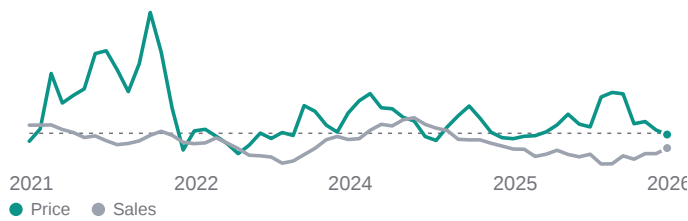


Growth (year over year)

Price -1.0% · Sales -12.5%

Price per square foot

\$138/ft²

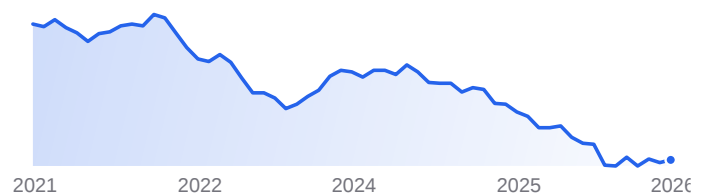
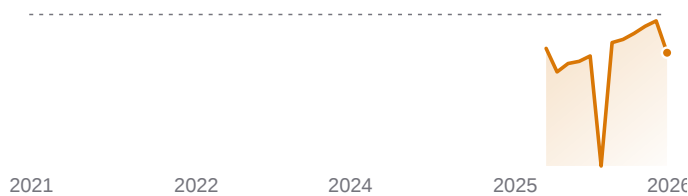


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

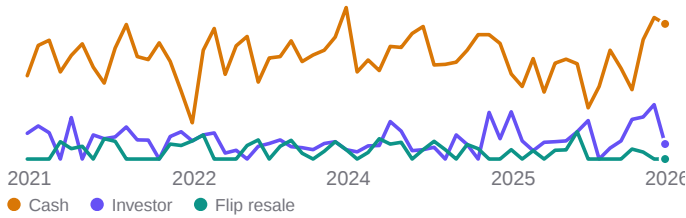
3.0%



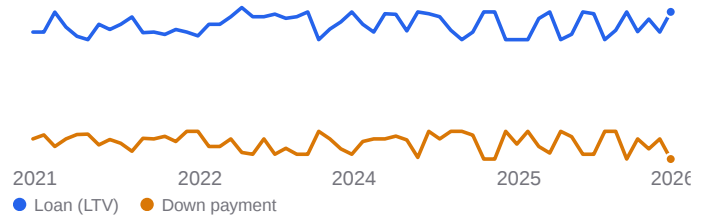
BUYERS & OUTCOMES

Buyer mix

Cash 62% · Investor 6.9% · Flip resale 0%

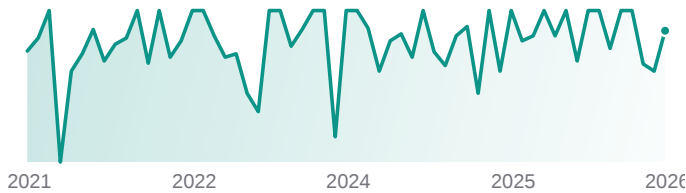


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Sellers who sold at a gain

93%



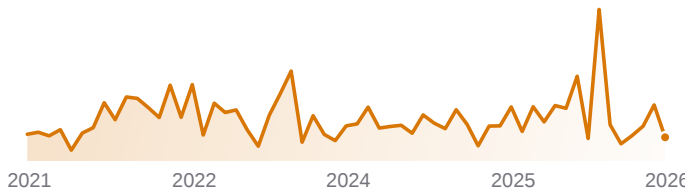
Typical hold before selling

5.9 yrs



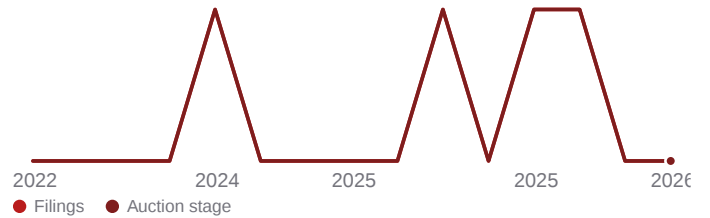
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,728
Median value (AVM)	\$216K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1986
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.8%
Owner occupied	57%
Company owned	17%
Median loan-to-value	12%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	16,287
Density	44 / mi²
Median household income	\$50K
Average household income	\$69K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	47
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	20.8%
Unemployment	0.9%
Average temp	63°F
Annual precip	42 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.