

Mayes County, OK

County · OK · Oklahoma

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

540

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



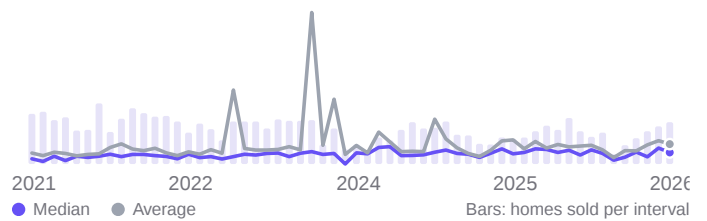
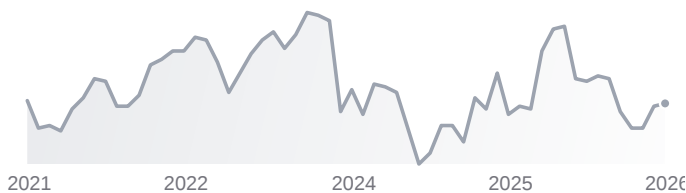
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$193K · Average \$267K

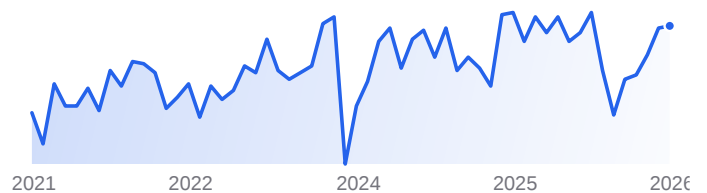
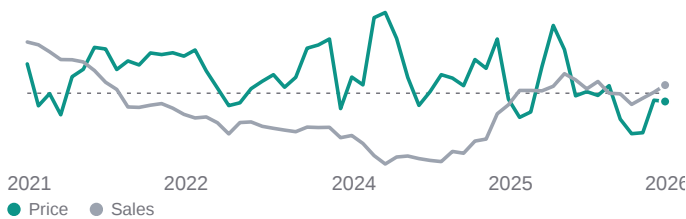


Growth (year over year)

Price -3.3% · Sales +3.3%

Price per square foot

\$142/ft²

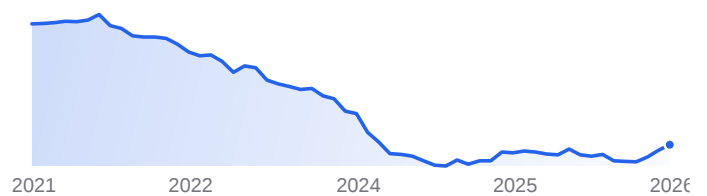
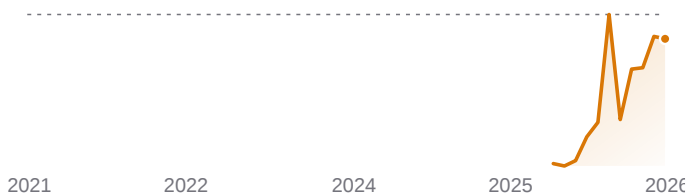


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

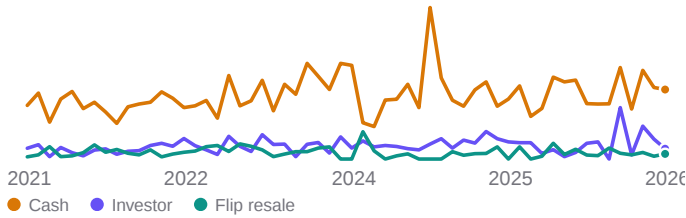
3.4%



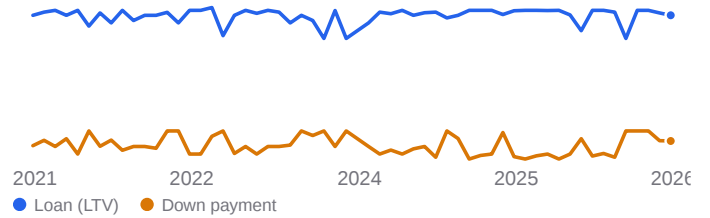
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 6.7% · Flip resale 3.3%

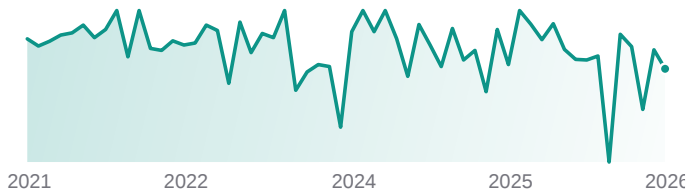


Financing (share of purchase price) Loan (LTV) 95% · Down payment 14%



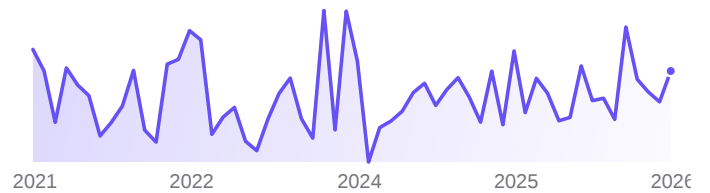
Sellers who sold at a gain

85%



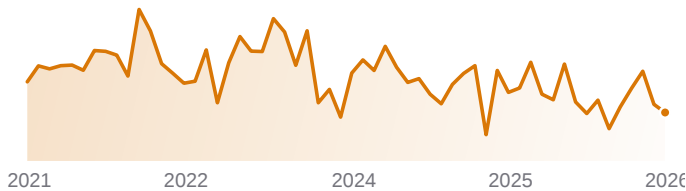
Typical hold before selling

5.8 yrs



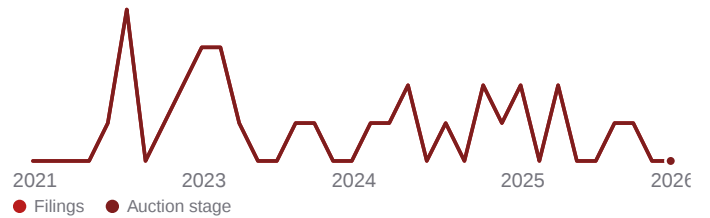
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	15,811
Median value (AVM)	\$224K
Median size	1,485 ft²
Median bedrooms	3
Median year built	1980
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	19%
Median loan-to-value	23%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	40,471
Density	62 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	32
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	17.5%
Unemployment	0.9%
Average temp	60°F
Annual precip	44 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.