

Muskogee County, OK

County · OK · Oklahoma

BALANCED MARKET

\$171K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

792

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

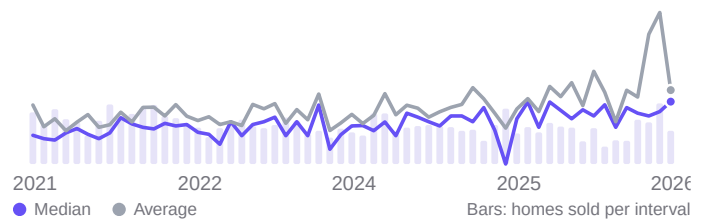
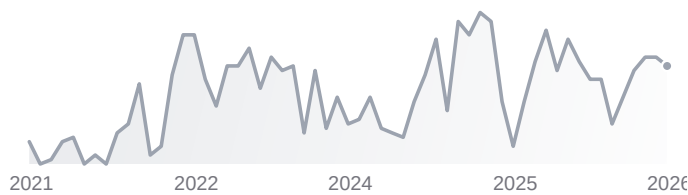
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$186K · Average \$206K

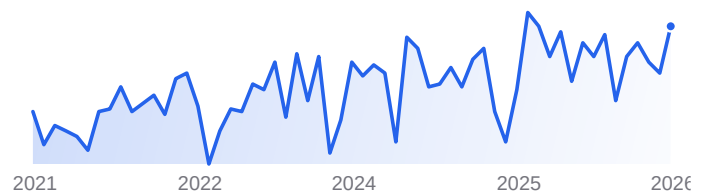
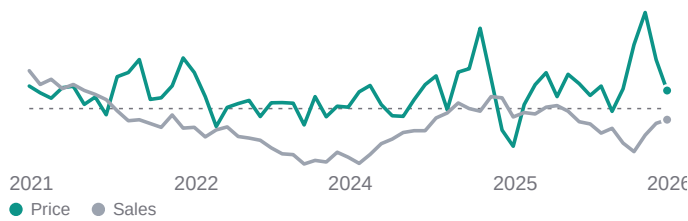


Growth (year over year)

Price +7.0% · Sales -4.2%

Price per square foot

\$123/ft²

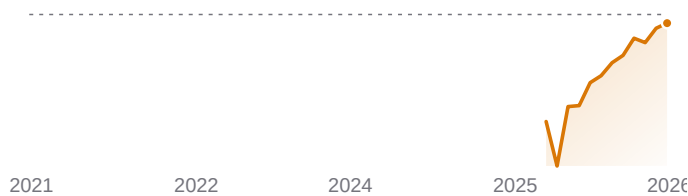


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

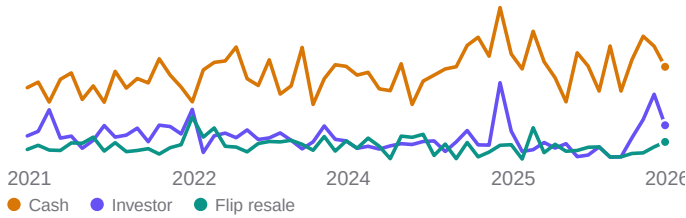
3.2%



BUYERS & OUTCOMES

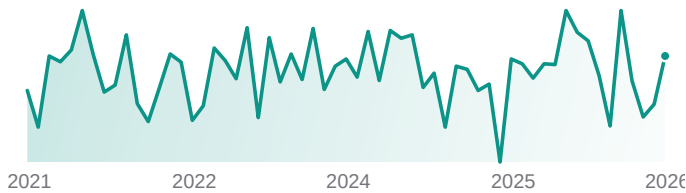
Buyer mix

Cash 37% · Investor 14% · Flip resale 7.9%



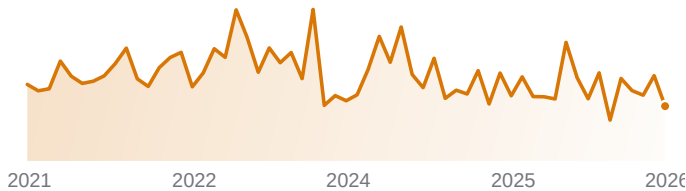
Sellers who sold at a gain

91%

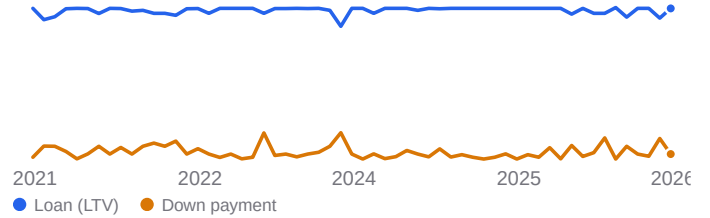


Median annualized return at resale

+4.6%

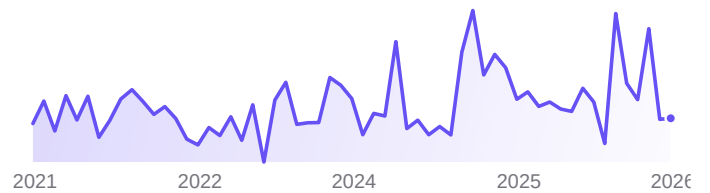


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



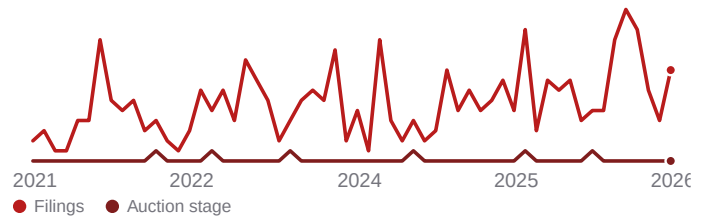
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 9 · Auction stage 0



HOUSING STOCK

Homes	25,083
Median value (AVM)	\$148K
Median size	1,439 ft²
Median bedrooms	3
Median year built	1971
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.0%
Owner occupied	72%
Company owned	18%
Median loan-to-value	20%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	67,199
Density	83 / mi²
Median household income	\$50K
Average household income	\$70K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	42
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	15.7%
Unemployment	1.2%
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.