

Nowata County, OK

County · OK · Oklahoma

SELLER'S MARKET

\$287K

MEDIAN SALE PRICE

+110.4%

1-YR CHANGE

111

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

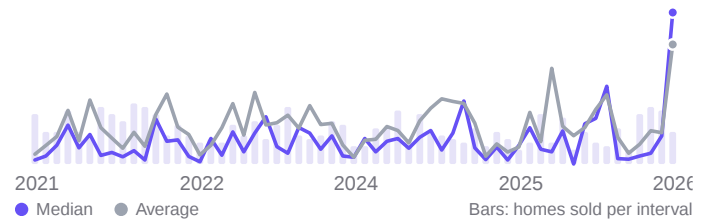
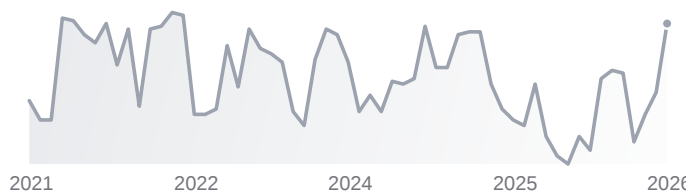
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$615K · Average \$496K

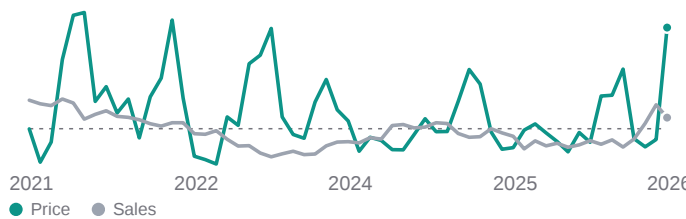


Growth (year over year)

Price +110.4% · Sales +12.1%

Price per square foot

\$319/ft²

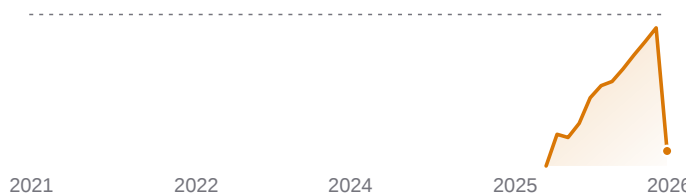


Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

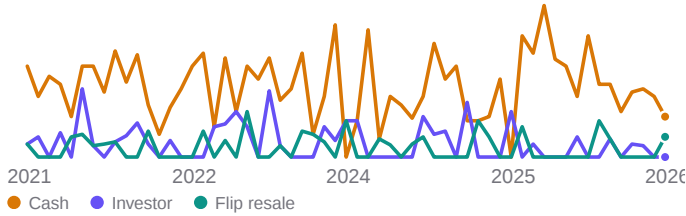
2.6%



BUYERS & OUTCOMES

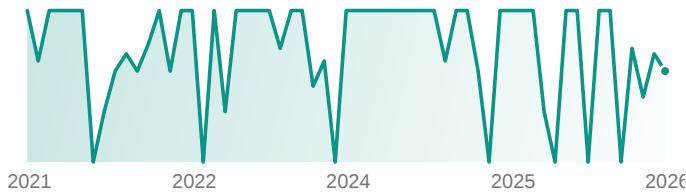
Buyer mix

Cash 22% · Investor 0% · Flip resale 11%



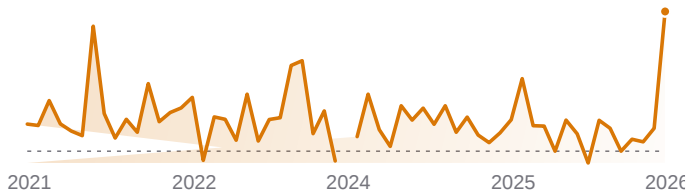
Sellers who sold at a gain

80%

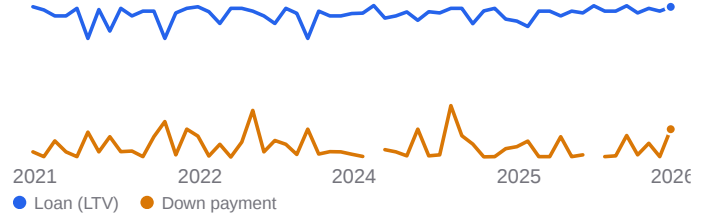


Median annualized return at resale

+36.4%

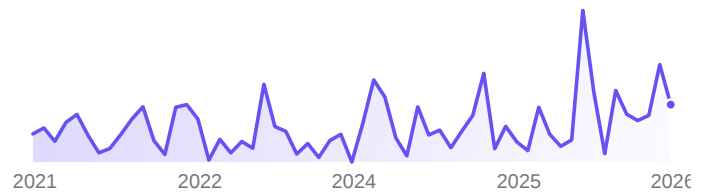


Financing (share of purchase price) Loan (LTV) 101% · Down payment 20%



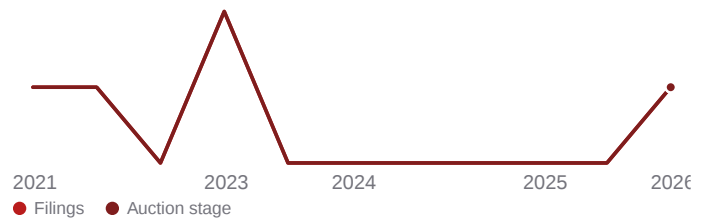
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,334
Median value (AVM)	\$157K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1973
Single family	56%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.9%
Owner occupied	75%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	9,642
Density	17 / mi²
Median household income	\$50K
Average household income	\$73K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	27
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	15.3%
Unemployment	0.9%
Average temp	59°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.