

Ottawa County, OK

County · OK · Oklahoma

BUYER'S MARKET

\$105K

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

361

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



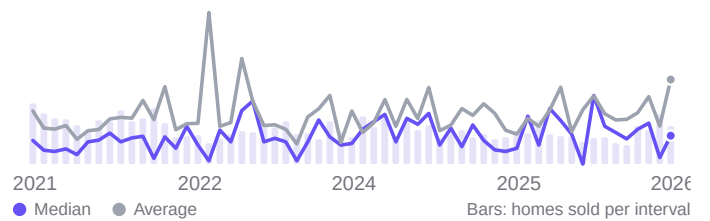
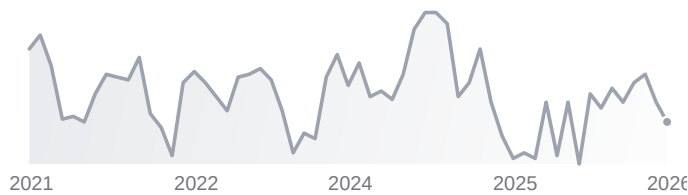
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$110K · Average \$199K

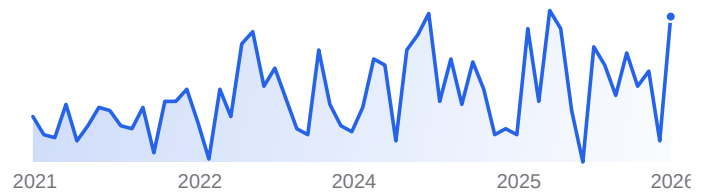
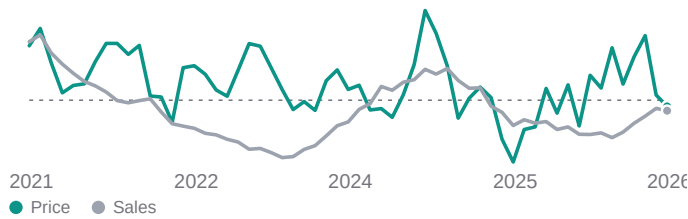


Growth (year over year)

Price -3.4% · Sales -5.7%

Price per square foot

\$104/ft²

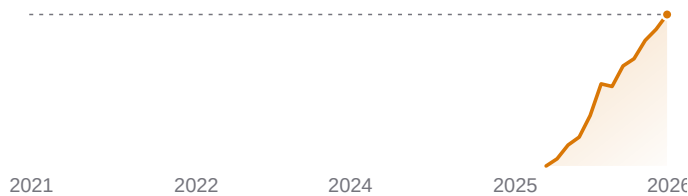


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

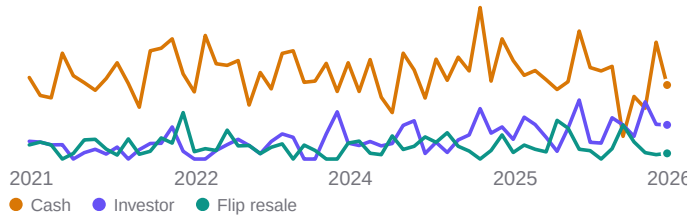
3.0%



BUYERS & OUTCOMES

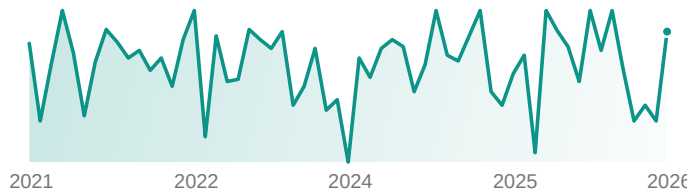
Buyer mix

Cash 34% · Investor 16% · Flip resale 2.6%



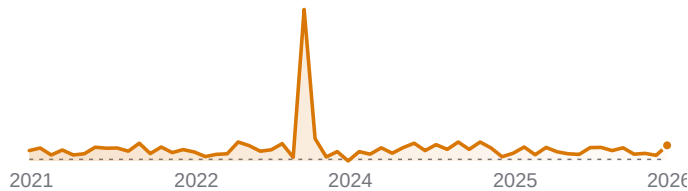
Sellers who sold at a gain

94%

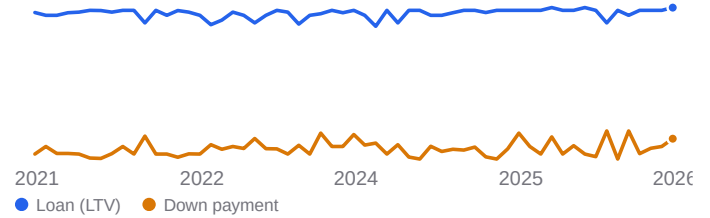


Median annualized return at resale

+10.1%

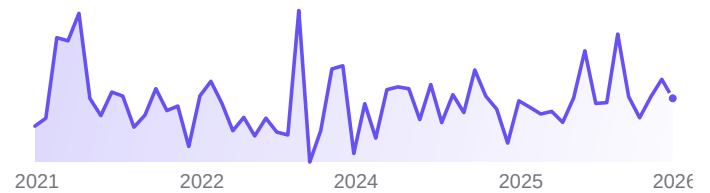


Financing (share of purchase price) Loan (LTV) 100% · Down payment 15%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	12,012
Median value (AVM)	\$129K
Median size	1,379 ft²
Median bedrooms	3
Median year built	1969
Single family	79%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.3%
Owner occupied	72%
Company owned	20%
Median loan-to-value	24%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	30,568
Density	65 / mi²
Median household income	\$46K
Average household income	\$60K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	29
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	19.3%
Unemployment	0.9%
Average temp	59°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.