

Pittsburg County, OK

County · OK · Oklahoma

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

726

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

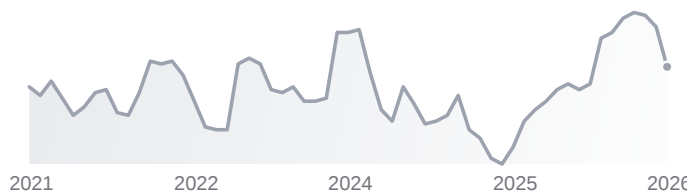
Balanced market · 52 / 100



MARKET TRENDS (5 YEARS)

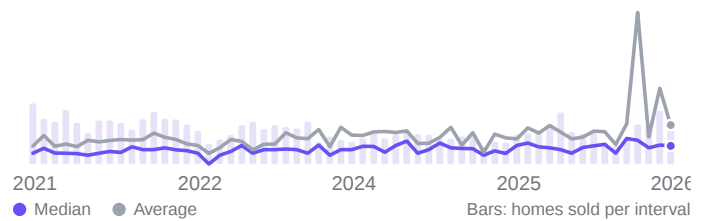
Market temperature (0–100)

52 / 100



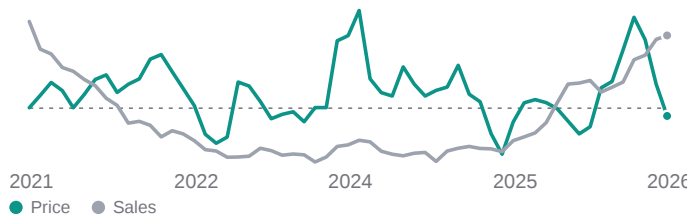
Sale prices

Median \$170K · Average \$282K



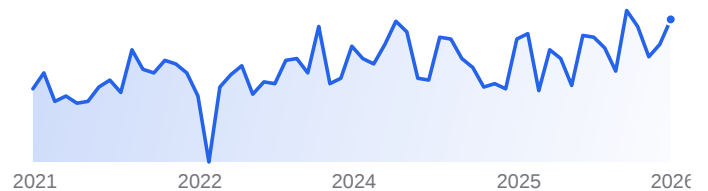
Growth (year over year)

Price -3.3% · Sales +30.3%



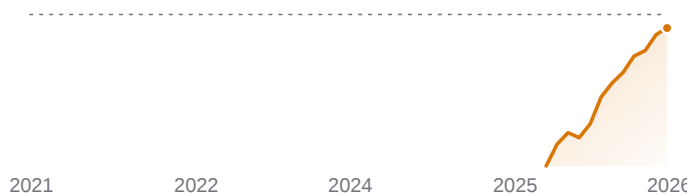
Price per square foot

\$129/ft²



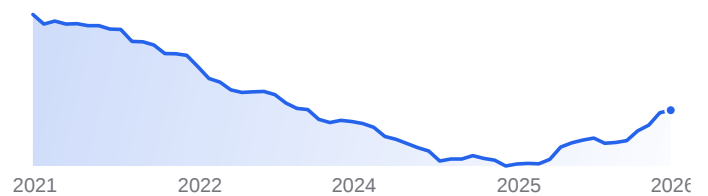
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

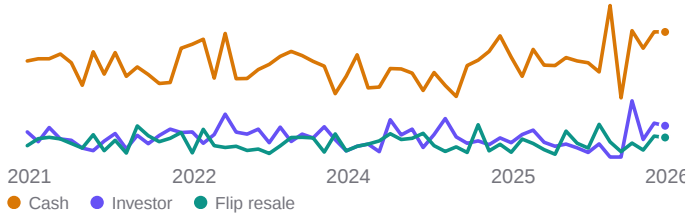
3.7%



BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 13% · Flip resale 8.1%



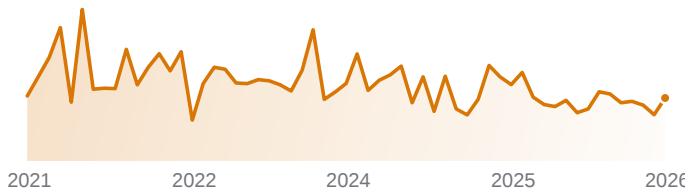
Sellers who sold at a gain

83%

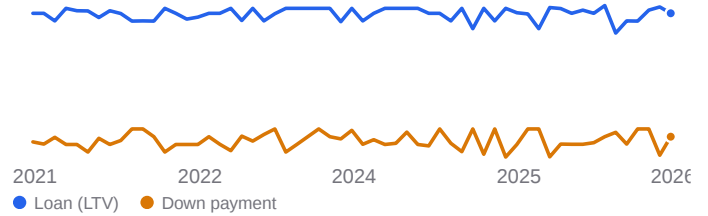


Median annualized return at resale

+5.3%

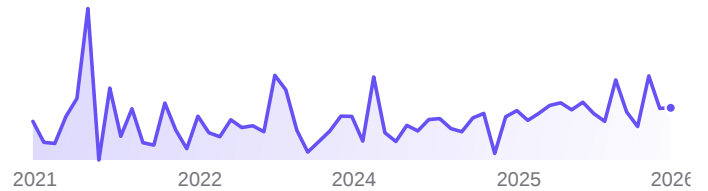


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



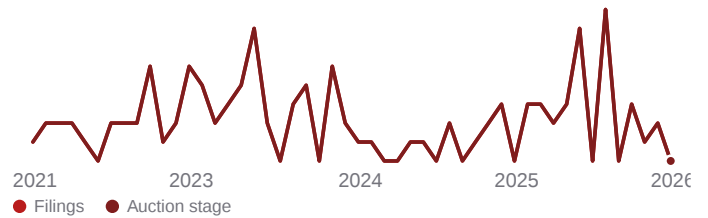
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,856
Median value (AVM)	\$150K
Median size	1,437 ft²
Median bedrooms	3
Median year built	1978
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.5%
Owner occupied	66%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	43,684
Density	34 / mi²
Median household income	\$52K
Average household income	\$74K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	42
Homes occupied	80%
Bachelor's or higher	13%
Poverty rate	17.3%
Unemployment	1.0%
Average temp	61°F
Annual precip	46 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.