

Roff

City · OK · Oklahoma > Pontotoc County

SELLER'S MARKET

\$356K

MEDIAN SALE PRICE

+152.5%

1-YR CHANGE

17

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

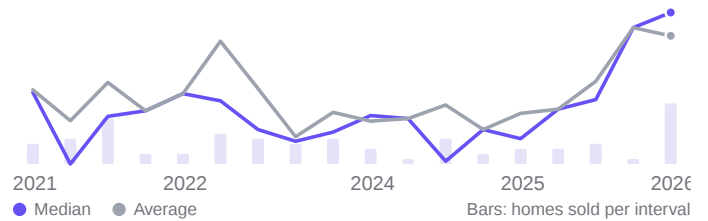
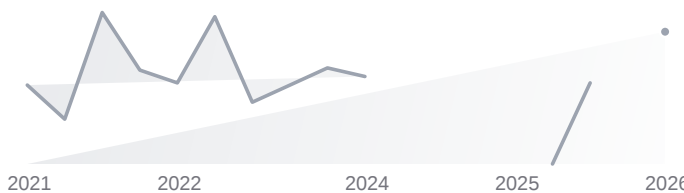
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$308K · Average \$268K

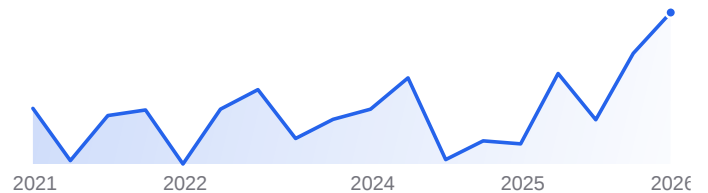
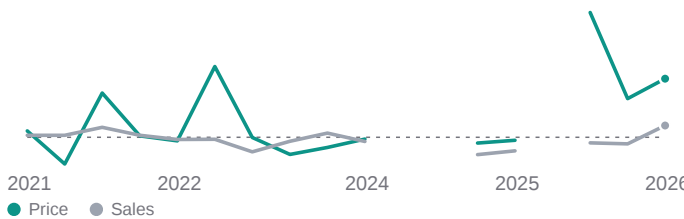


Growth (year over year)

Price +152.5% · Sales +30.8%

Price per square foot

\$196/ft²

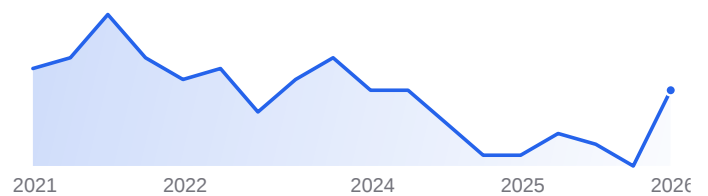


Sale premium vs estimated value

+24.5%

Annual turnover (share of homes sold)

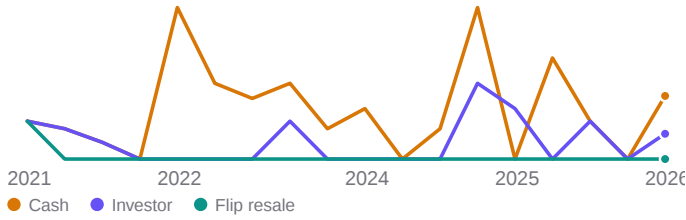
2.6%



BUYERS & OUTCOMES

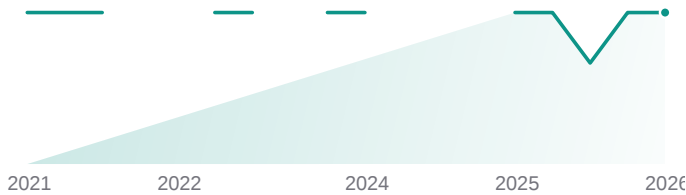
Buyer mix

Cash 42% · Investor 17% · Flip resale 0%



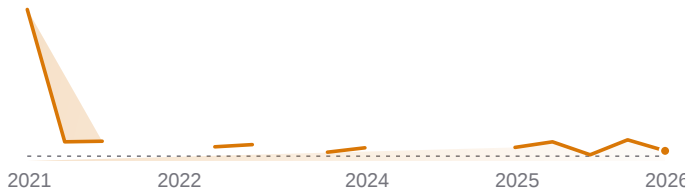
Sellers who sold at a gain

100%

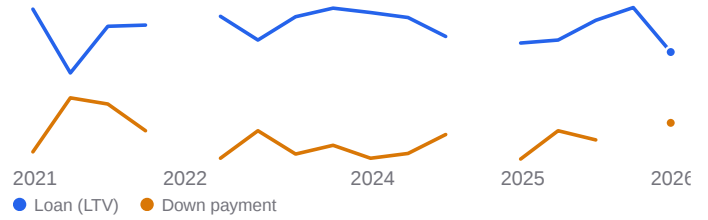


Median annualized return at resale

+6.3%

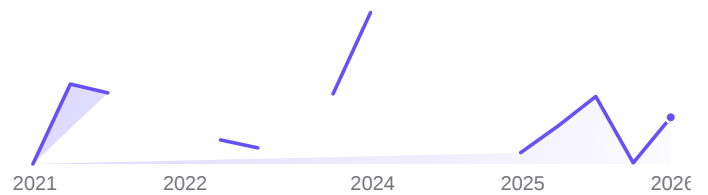


Financing (share of purchase price) Loan (LTV) 72% · Down payment 25%



Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	652
Median value (AVM)	\$167K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1978
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.0%
Owner occupied	73%
Company owned	14%
Median loan-to-value	28%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	622
Density	674 / mi²
Median household income	\$61K
Average household income	\$67K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	61
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	11.4%
Unemployment	0.8%
Average temp	62°F
Annual precip	42 in
Sunshine	62%

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