

Choctaw 73020

ZIP code · OK · Oklahoma > Oklahoma County > Choctaw

BALANCED MARKET

\$297K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

367

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



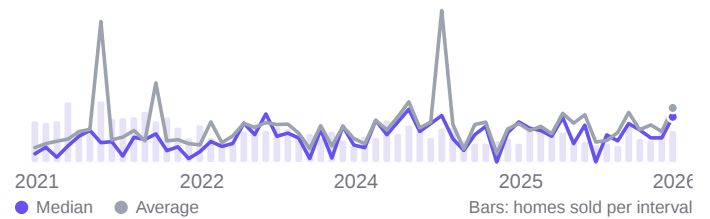
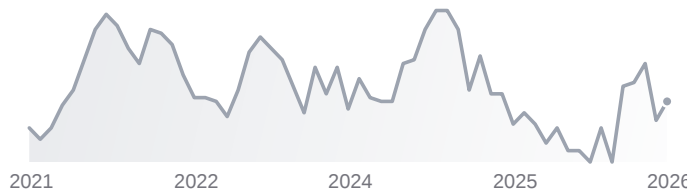
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$341K · Average \$369K

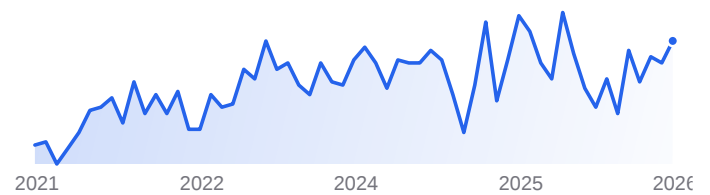
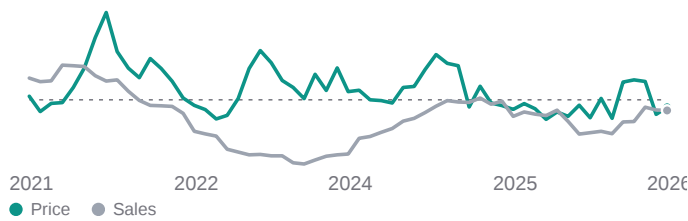


Growth (year over year)

Price -4.0% · Sales -5.7%

Price per square foot

\$169/ft²

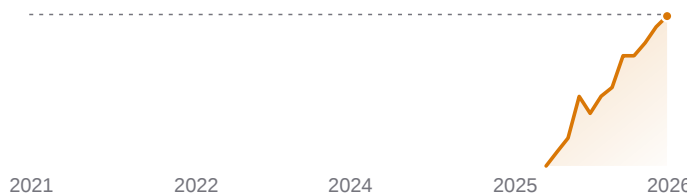


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

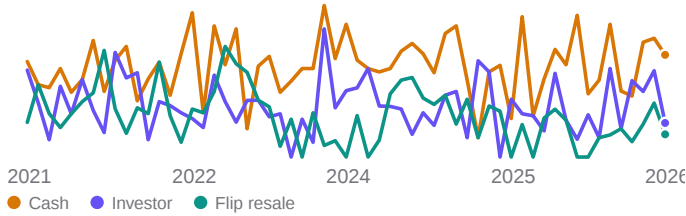
3.9%



BUYERS & OUTCOMES

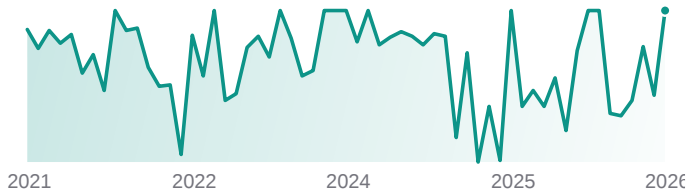
Buyer mix

Cash 23% · Investor 7.7% · Flip resale 5.1%



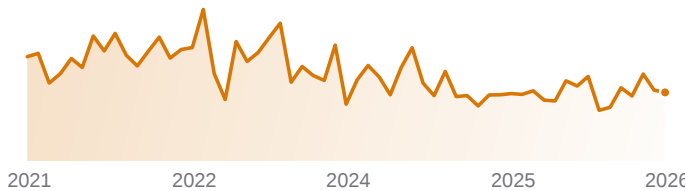
Sellers who sold at a gain

100%

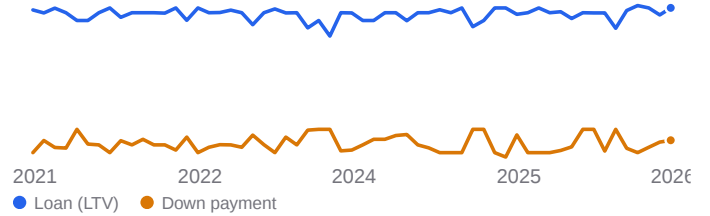


Median annualized return at resale

+4.6%

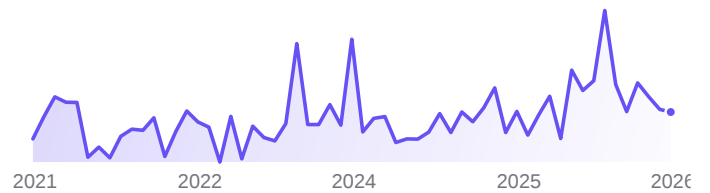


Financing (share of purchase price) Loan (LTV) 98% · Down payment 13%



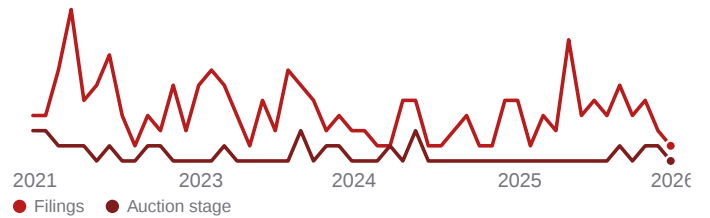
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,417
Median value (AVM)	\$305K
Median size	1,851 ft²
Median bedrooms	3
Median year built	1992
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.9%
Owner occupied	88%
Company owned	17%
Median loan-to-value	52%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	25,484
Density	413 / mi²
Median household income	\$104K
Average household income	\$118K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	72
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	8.5%
Unemployment	1.0%
Average temp	61°F
Annual precip	38 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.