

Big Cabin 74332

ZIP code · OK · Oklahoma > Mayes County > Big Cabin

BUYER'S MARKET

\$307K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



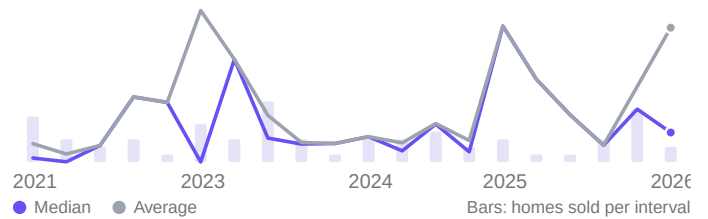
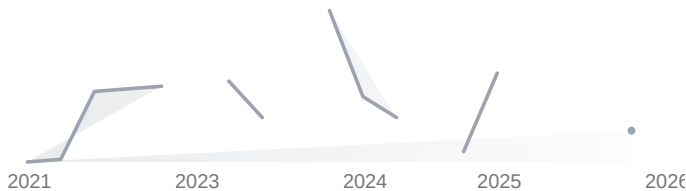
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$220K · Average \$604K

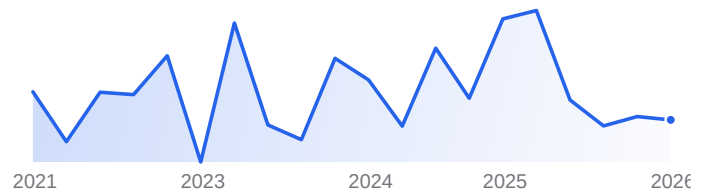
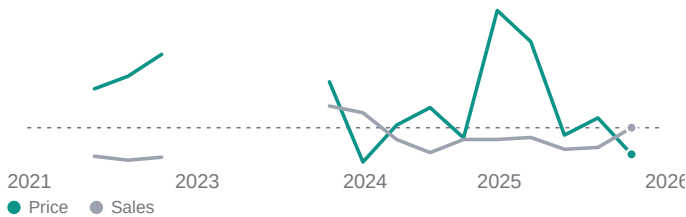


Growth (year over year)

Price -45.1% · Sales +0.0%

Price per square foot

\$120/ft²

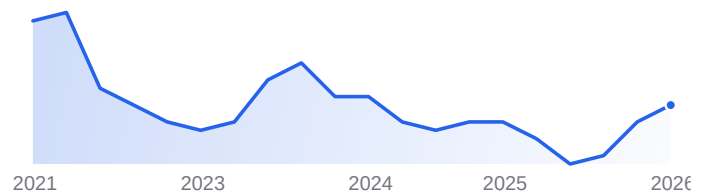


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

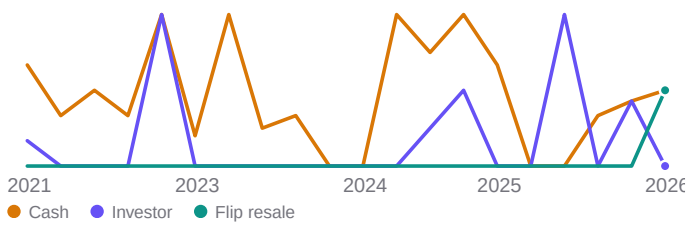
1.9%



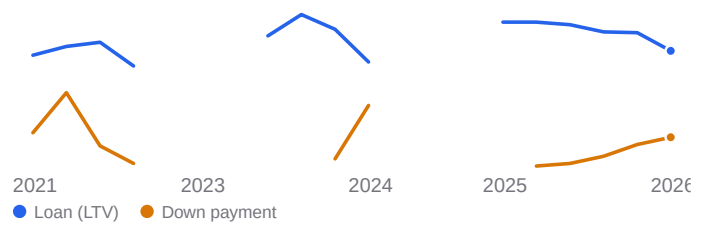
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 50%

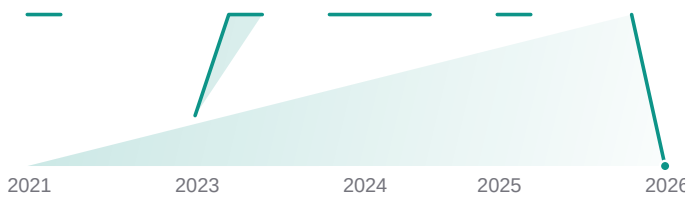


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



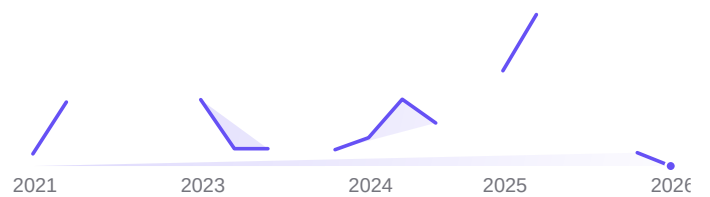
Sellers who sold at a gain

50%



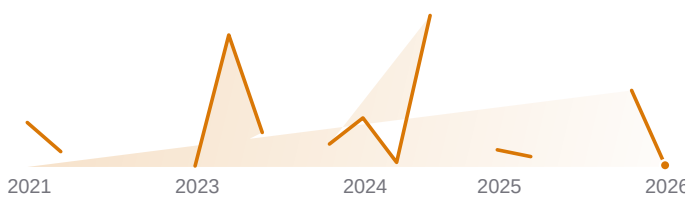
Typical hold before selling

0.2 yrs



Median annualized return at resale

+0.9%



HOUSING STOCK

Homes	742
Median value (AVM)	\$284K
Median size	1,538 ft²
Median bedrooms	3
Median year built	1982
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.1%
Owner occupied	81%
Company owned	15%
Median loan-to-value	28%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,756
Density	25 / mi²
Median household income	\$57K
Average household income	\$81K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	32
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	12.8%
Unemployment	0.9%
Average temp	60°F
Annual precip	44 in
Sunshine	62%

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