

Chouteau 74337

ZIP code · OK · Oklahoma > Mayes County > Chouteau

BALANCED MARKET

\$205K

MEDIAN SALE PRICE

+40.0%

1-YR CHANGE

53

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



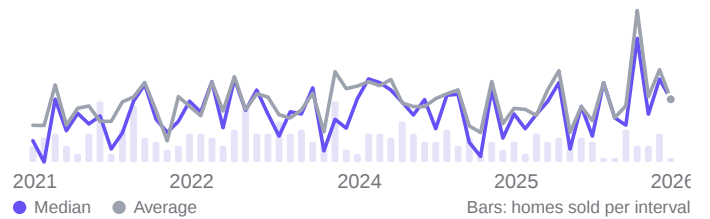
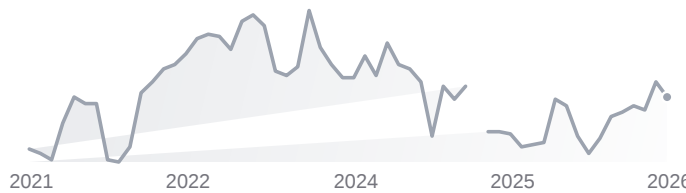
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$200K · Average \$200K

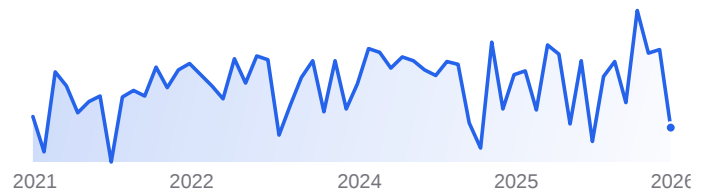
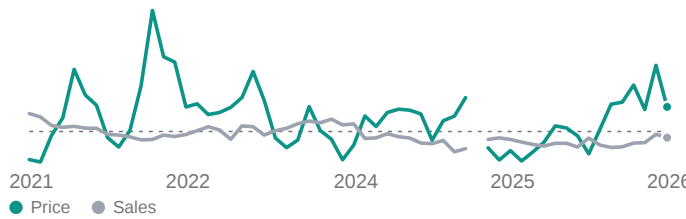


Growth (year over year)

Price +40.0% · Sales -10.2%

Price per square foot

\$60/ft²



Sale premium vs estimated value

-56.2%

Annual turnover (share of homes sold)

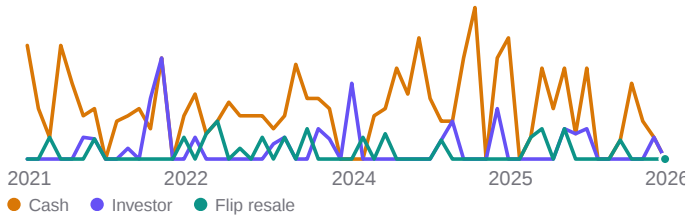
2.9%



BUYERS & OUTCOMES

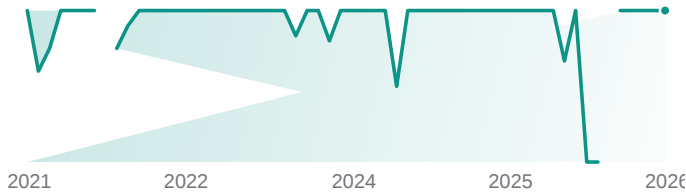
Buyer mix

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



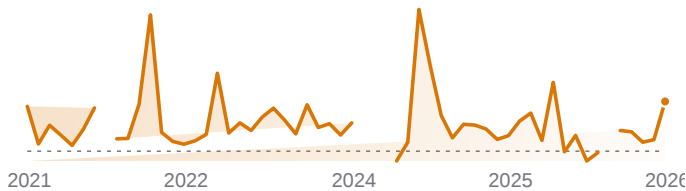
Sellers who sold at a gain

100%

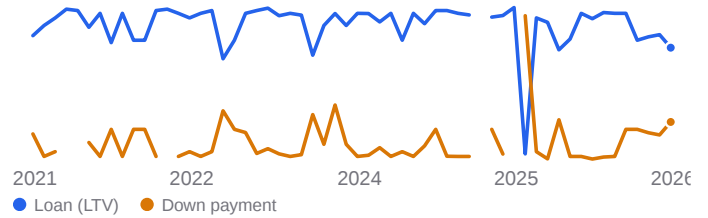


Median annualized return at resale

+15.6%

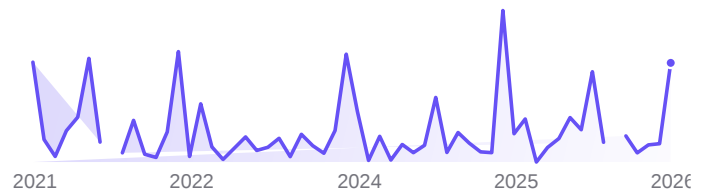


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,827
Median value (AVM)	\$212K
Median size	1,506 ft²
Median bedrooms	3
Median year built	1982
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.2%
Owner occupied	80%
Company owned	15%
Median loan-to-value	29%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	4,757
Density	49 / mi²
Median household income	\$58K
Average household income	\$77K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	36
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	16.0%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.