

Jay 74346

ZIP code · OK · Oklahoma > Delaware County > Jay

SELLER'S MARKET

\$297K

MEDIAN SALE PRICE

+44.0%

1-YR CHANGE

66

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

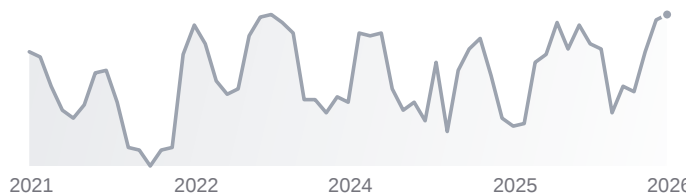
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

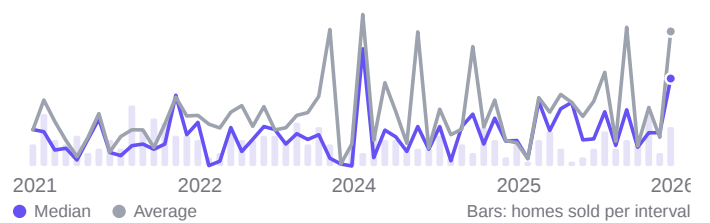
Market temperature (0–100)

64 / 100



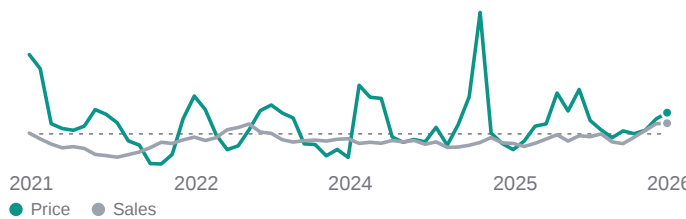
Sale prices

Median \$470K · Average \$696K



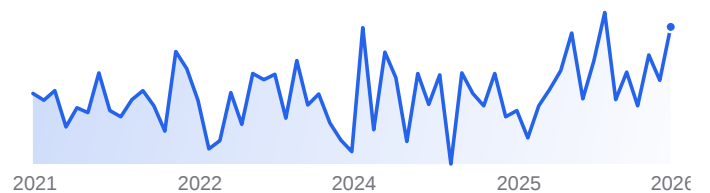
Growth (year over year)

Price +44.0% · Sales +22.2%



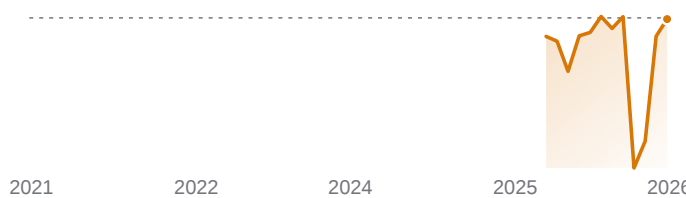
Price per square foot

\$223/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

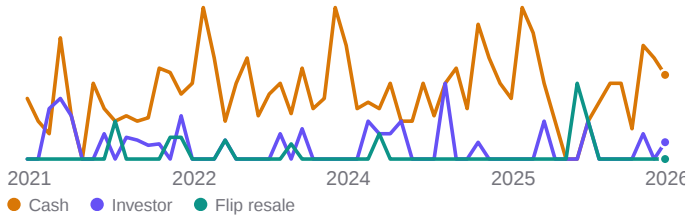
2.3%



BUYERS & OUTCOMES

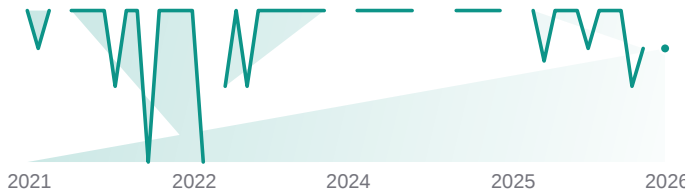
Buyer mix

Cash 56% · Investor 11% · Flip resale 0%



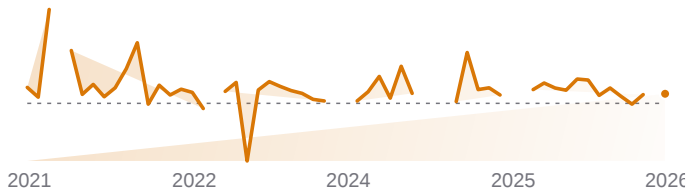
Sellers who sold at a gain

75%

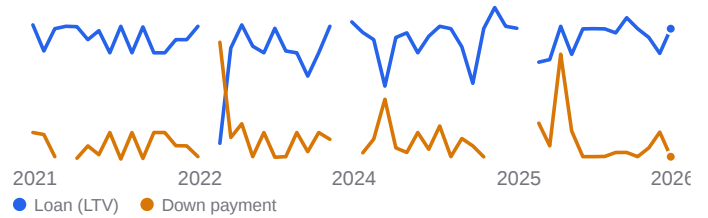


Median annualized return at resale

+5.8%

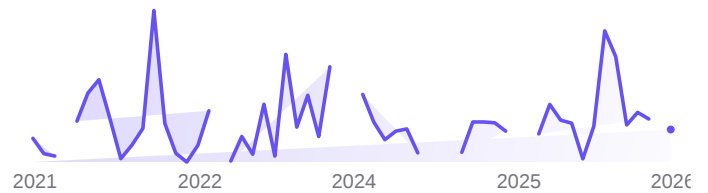


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



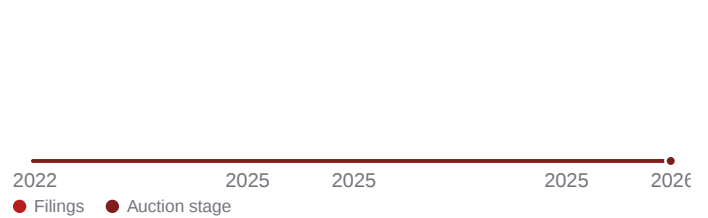
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,885
Median value (AVM)	\$225K
Median size	1,375 ft²
Median bedrooms	3
Median year built	1995
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.7%
Owner occupied	68%
Company owned	22%
Median loan-to-value	8%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	8,479
Density	37 / mi ²
Median household income	\$47K
Average household income	\$64K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	31
Homes occupied	79%
Bachelor's or higher	8%
Poverty rate	20.7%
Unemployment	1.1%
Average temp	59°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.