

Locust Grove 74352

ZIP code · OK · Oklahoma > Mayes County > Locust Grove

BALANCED MARKET

\$177K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

59

SALES (12 MO)

\$205K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



MARKET TRENDS (5 YEARS)

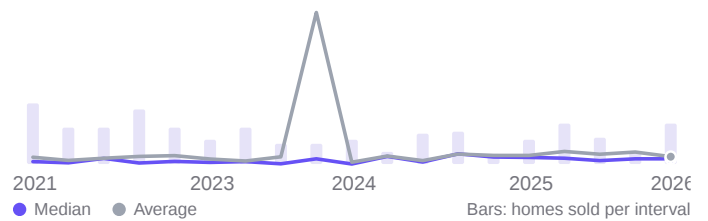
Market temperature (0–100)

47 / 100



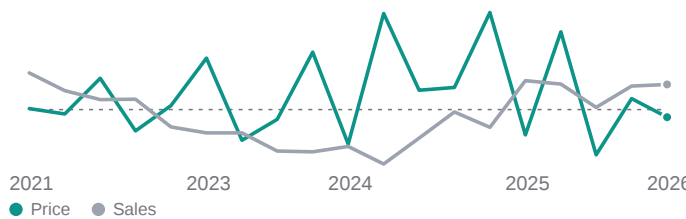
Sale prices

Median \$167K · Average \$199K



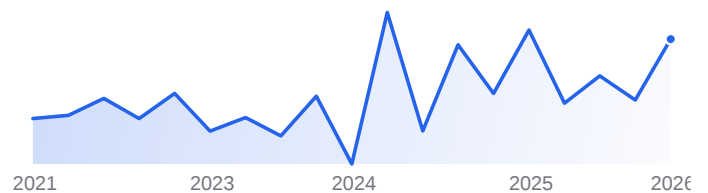
Growth (year over year)

Price -6.8% · Sales +22.9%



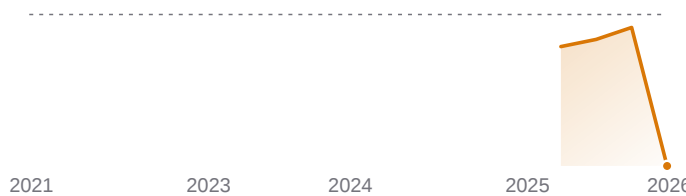
Price per square foot

\$152/ft²



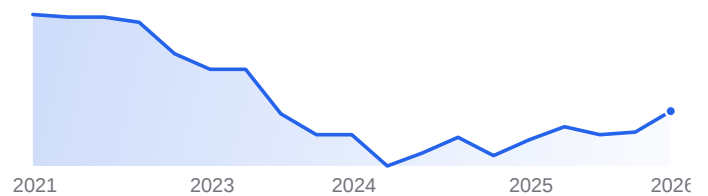
Sale premium vs estimated value

-20.4%



Annual turnover (share of homes sold)

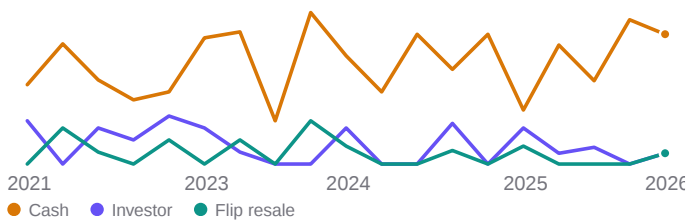
2.3%



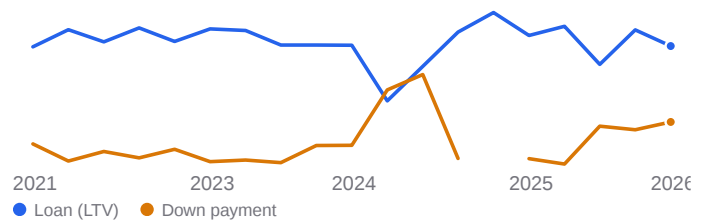
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 5.0% · Flip resale 5.0%

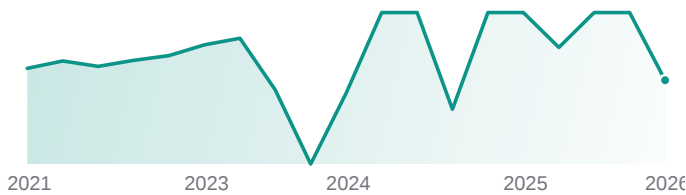


Financing (share of purchase price) Loan (LTV) 84% · Down payment 31%



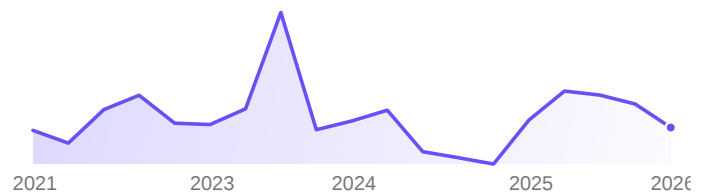
Sellers who sold at a gain

83%



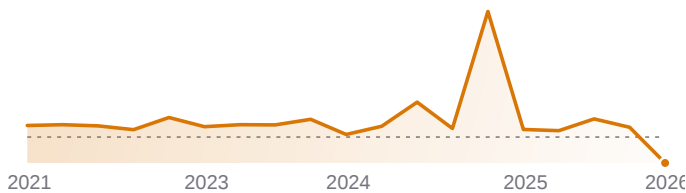
Typical hold before selling

3.3 yrs



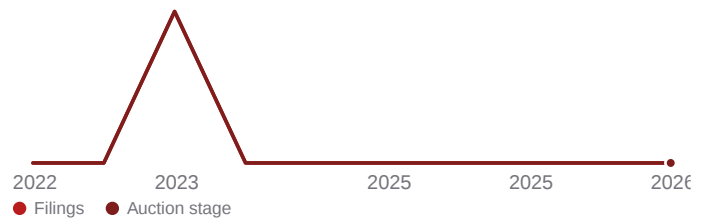
Median annualized return at resale

-20.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,516
Median value (AVM)	\$205K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1979
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	6,998
Density	52 / mi²
Median household income	\$45K
Average household income	\$63K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	31
Homes occupied	84%
Bachelor's or higher	11%
Poverty rate	18.2%
Unemployment	0.9%
Average temp	60°F
Annual precip	45 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.