

Oaks 74359

ZIP code · OK · Oklahoma > Delaware County > Oaks

\$207K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$119K

MEDIAN VALUE (AVM)

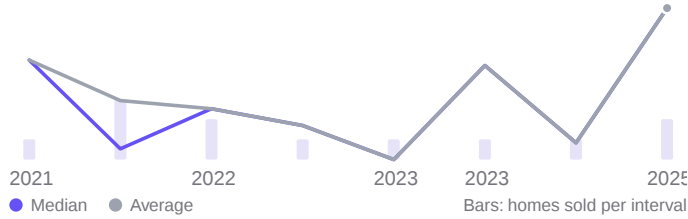
MARKET TRENDS (5 YEARS)

Sale prices

Median \$207K · Average \$207K

Growth (year over year)

Price +120.0% · Sales -66.7%

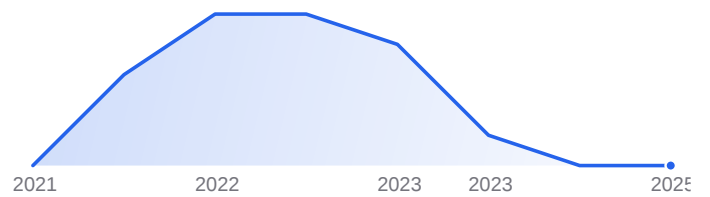
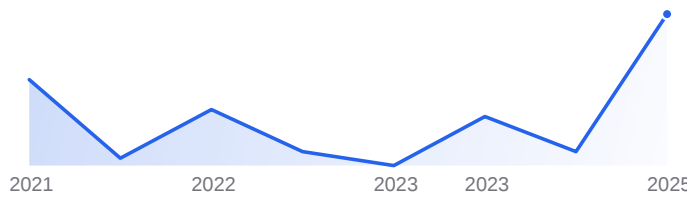


Price per square foot

\$187/ft²

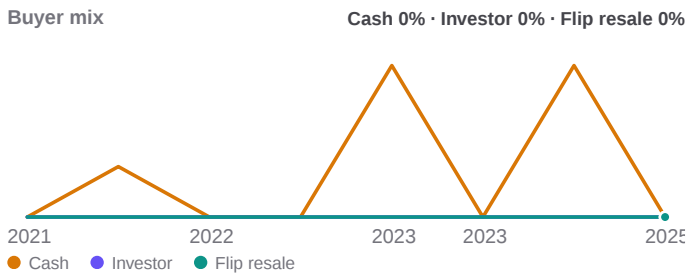
Annual turnover (share of homes sold)

1.8%

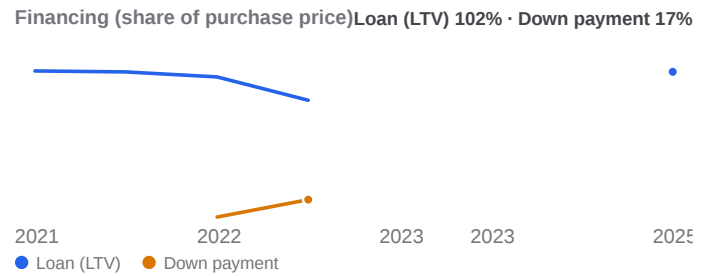


BUYERS & OUTCOMES

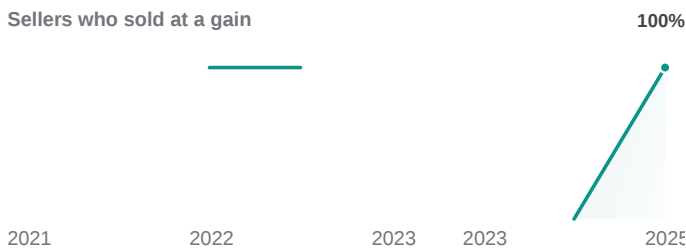
Buyer mix



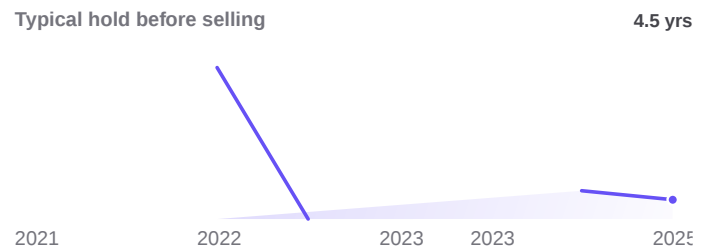
Financing (share of purchase price) Loan (LTV) 102% · Down payment 17%



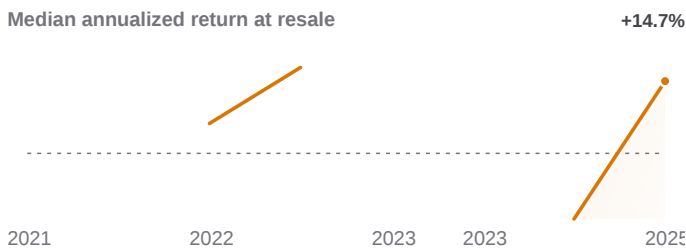
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	110
Median value (AVM)	\$119K
Median size	1,269 ft²
Median bedrooms	3
Median year built	1976
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	3.1%
Owner occupied	66%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	154
Density	50 / mi ²
Median household income	\$44K
Average household income	\$53K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	37
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	22.0%
Unemployment	0.9%
Average temp	59°F
Annual precip	48 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.