

Spavinaw 74366

ZIP code · OK · Oklahoma > Mayes County > Spavinaw

STRONG BUYER'S MARKET

\$96K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



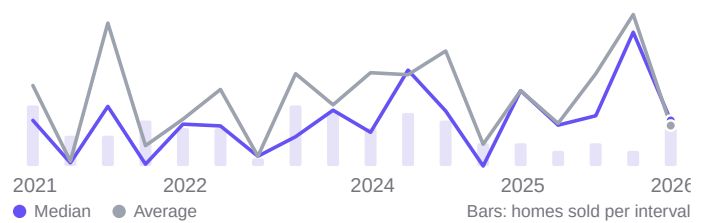
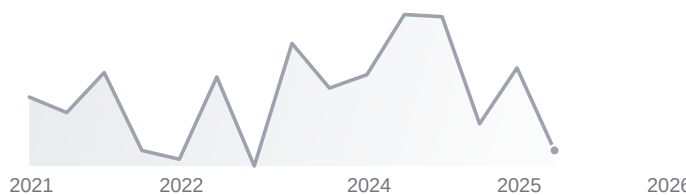
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

13 / 100

Sale prices

Median \$97K · Average \$89K

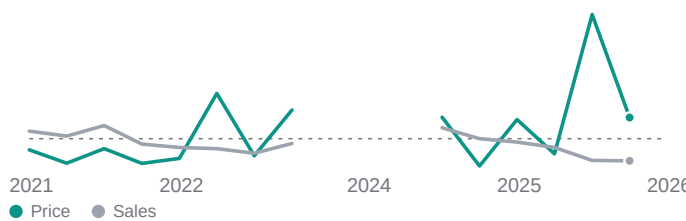


Growth (year over year)

Price +60.7% · Sales -63.2%

Price per square foot

\$82/ft²

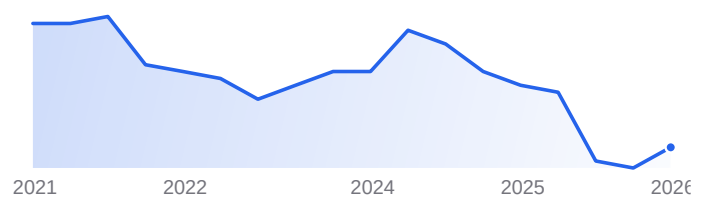
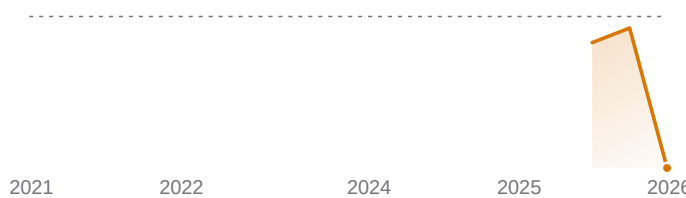


Sale premium vs estimated value

-33.8%

Annual turnover (share of homes sold)

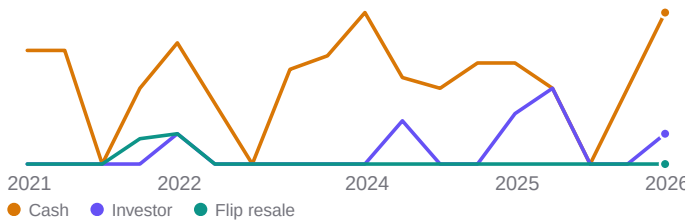
1.5%



BUYERS & OUTCOMES

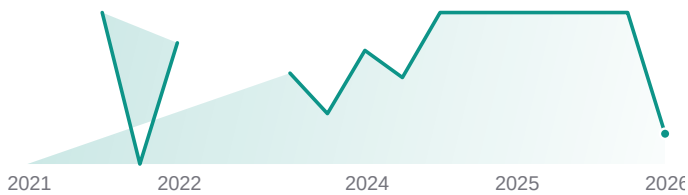
Buyer mix

Cash 100% · Investor 20% · Flip resale 0%



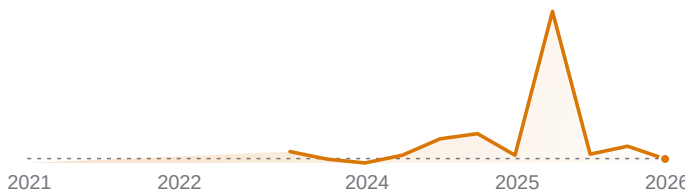
Sellers who sold at a gain

20%

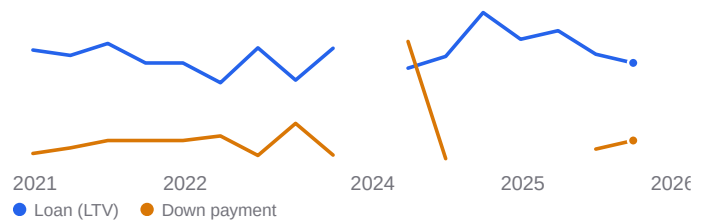


Median annualized return at resale

-0.4%

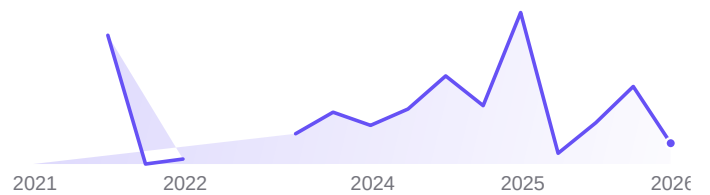


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

2.5 yrs



HOUSING STOCK

Homes	669
Median value (AVM)	\$154K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1978
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.4%
Owner occupied	68%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,505
Density	42 / mi²
Median household income	\$41K
Average household income	\$53K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	34
Homes occupied	72%
Bachelor's or higher	8%
Poverty rate	23.0%
Unemployment	0.8%
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.