

Muskogee 74401

ZIP code · OK · Oklahoma > Muskogee County > Muskogee

BALANCED MARKET

\$141K

MEDIAN SALE PRICE

+13.3%

1-YR CHANGE

202

SALES (12 MO)

\$96K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

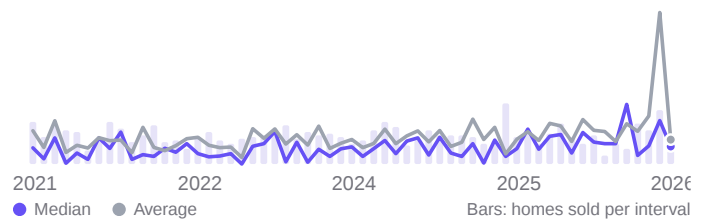
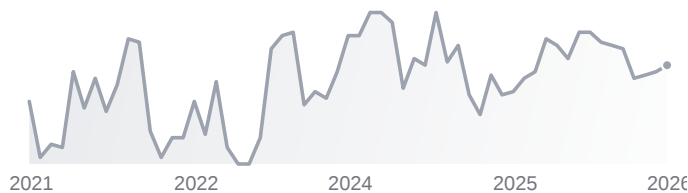
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$110K · Average \$134K

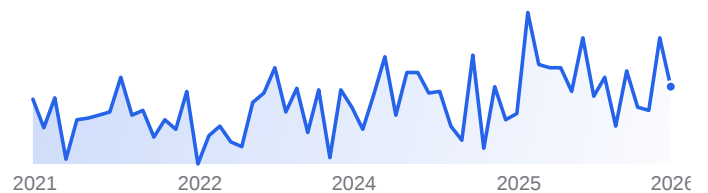
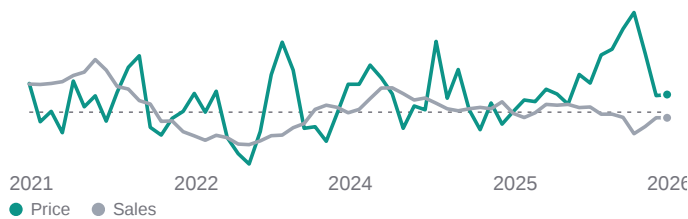


Growth (year over year)

Price +13.3% · Sales -4.3%

Price per square foot

\$81/ft²

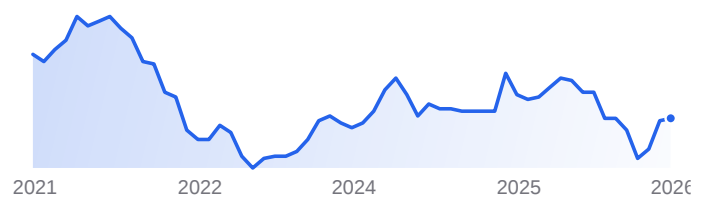
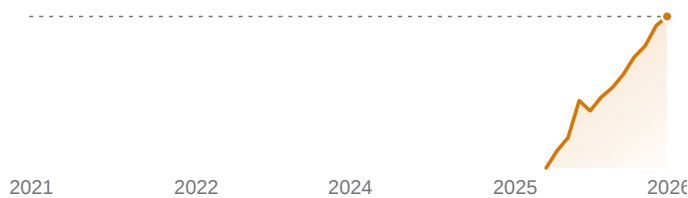


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

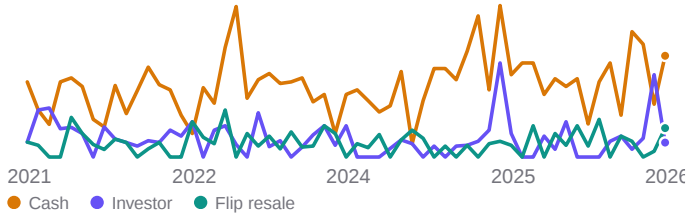
3.4%



BUYERS & OUTCOMES

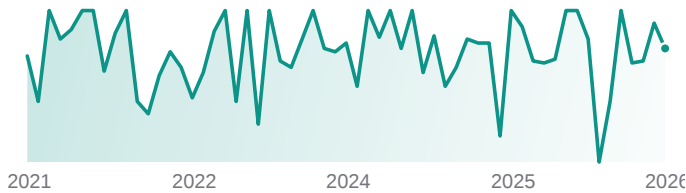
Buyer mix

Cash 54% · Investor 7.7% · Flip resale 15%



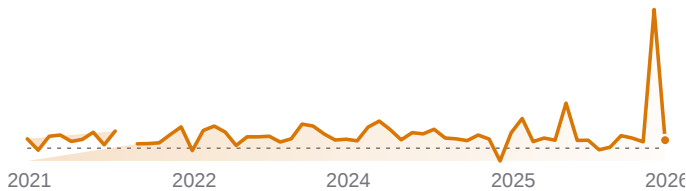
Sellers who sold at a gain

83%

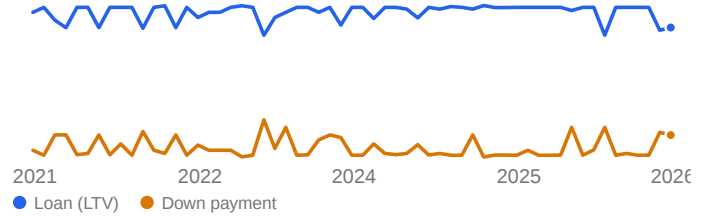


Median annualized return at resale

+4.6%

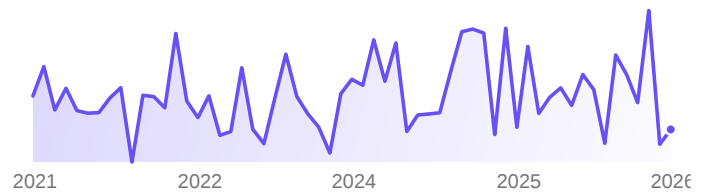


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



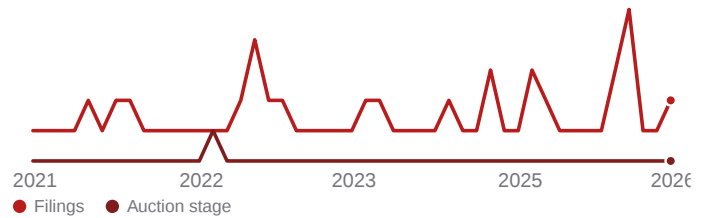
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,882
Median value (AVM)	\$96K
Median size	1,429 ft²
Median bedrooms	3
Median year built	1959
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.0%
Owner occupied	67%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	17,206
Density	149 / mi²
Median household income	\$44K
Average household income	\$64K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	40
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	22.6%
Unemployment	1.0%
Average temp	61°F
Annual precip	45 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.