

Muskogee 74403

ZIP code · OK · Oklahoma > Muskogee County > Muskogee

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

397

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



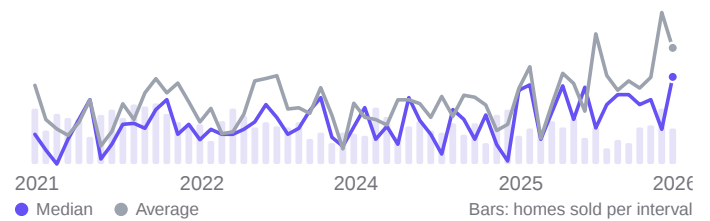
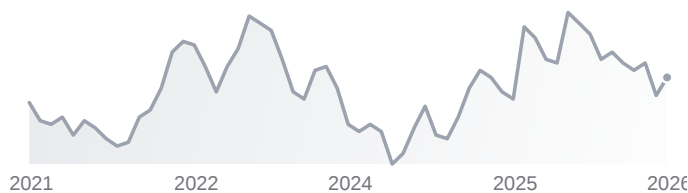
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$193K · Average \$222K

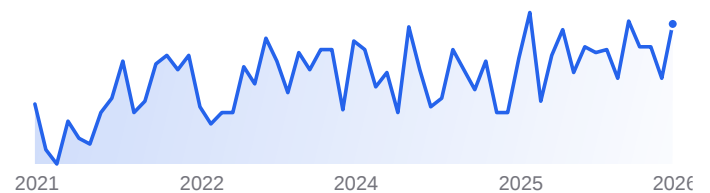
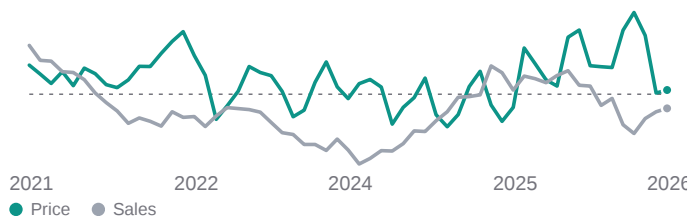


Growth (year over year)

Price +1.7% · Sales -5.7%

Price per square foot

\$123/ft²

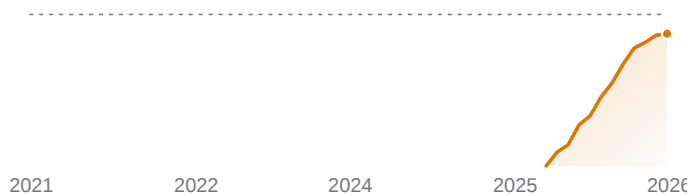


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

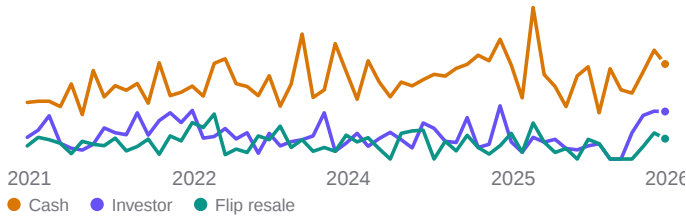
3.5%



BUYERS & OUTCOMES

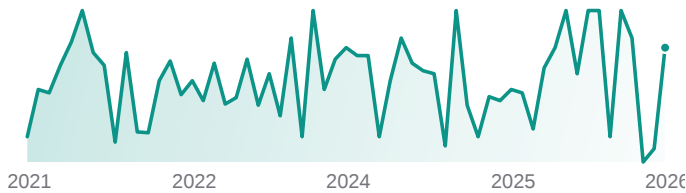
Buyer mix

Cash 41% · Investor 21% · Flip resale 8.8%



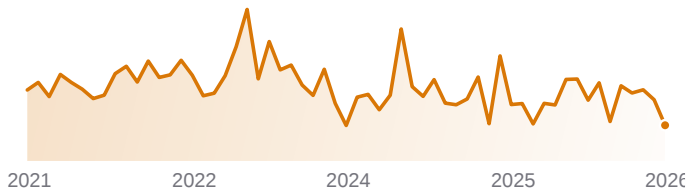
Sellers who sold at a gain

94%

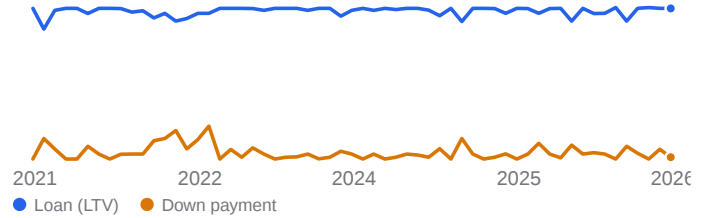


Median annualized return at resale

+3.3%

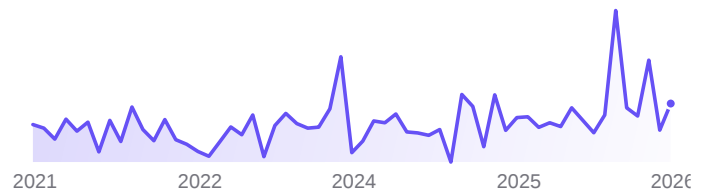


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



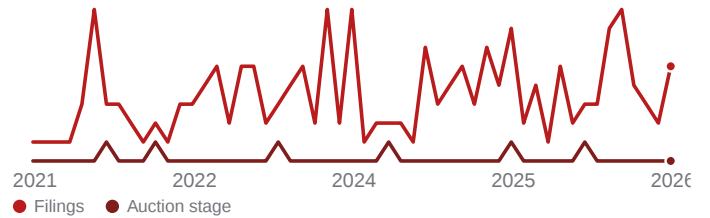
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	11,202
Median value (AVM)	\$154K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1970
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.7%
Owner occupied	73%
Company owned	20%
Median loan-to-value	32%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	30,432
Density	190 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	45
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	14.2%
Unemployment	1.3%
Average temp	61°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.