

Boynton 74422

ZIP code · OK · Oklahoma > Muskogee County > Boynton

\$245K

MEDIAN SALE PRICE

7

SALES (12 MO)

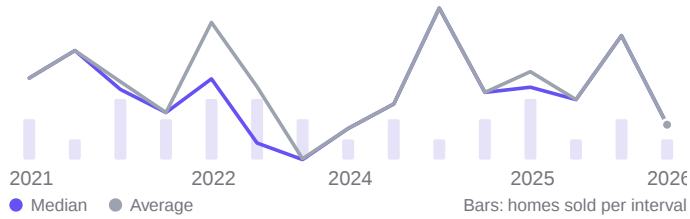
\$193K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

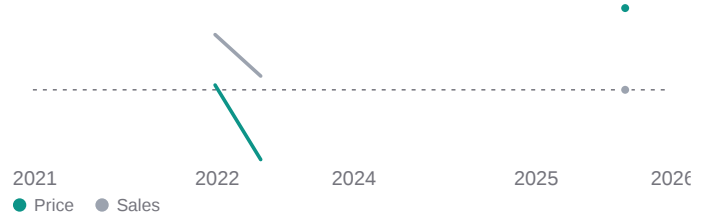
Sale prices

Median \$105K · Average \$105K



Growth (year over year)

Price +74.0% · Sales +0.0%



Price per square foot

\$45/ft²



Sale premium vs estimated value

-63.4%



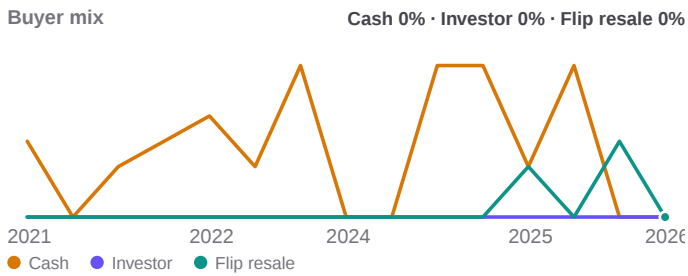
Annual turnover (share of homes sold)

2.1%



BUYERS & OUTCOMES

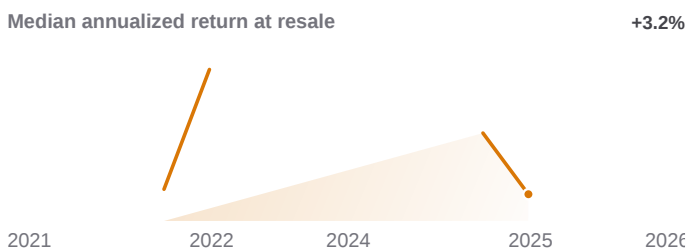
Buyer mix



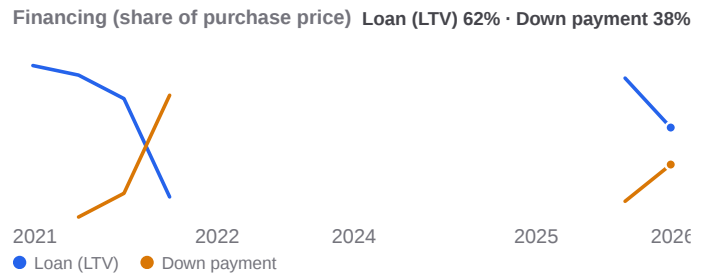
Sellers who sold at a gain



Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%



Typical hold before selling



HOUSING STOCK

Homes	338
Median value (AVM)	\$193K
Median size	1,485 ft²
Median bedrooms	3
Median year built	1980
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.6%
Owner occupied	70%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	1,373
Density	13 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	13.8%
Unemployment	1.3%
Average temp	61°F
Annual precip	44 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.