

Checotah 74426

ZIP code · OK · Oklahoma > McIntosh County > Checotah

BALANCED MARKET

\$189K

MEDIAN SALE PRICE

+32.6%

1-YR CHANGE

137

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



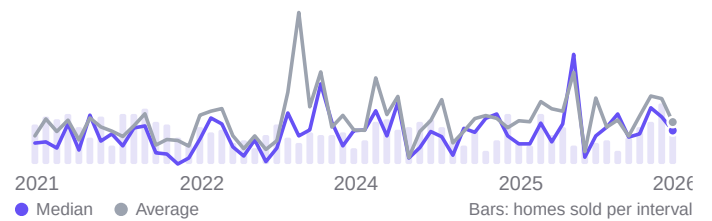
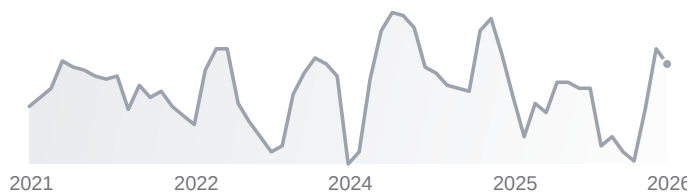
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$159K · Average \$180K

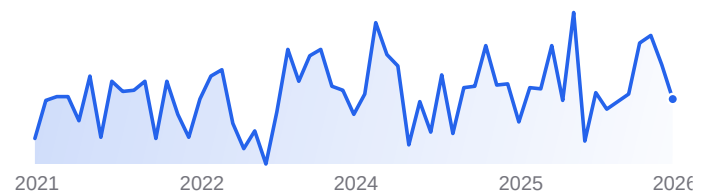
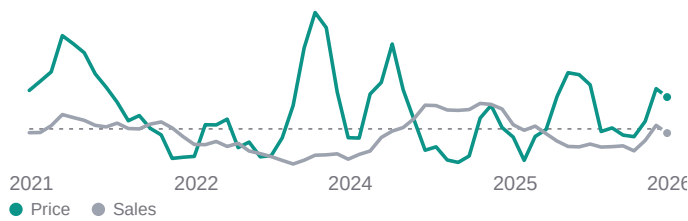


Growth (year over year)

Price +32.6% · Sales -4.2%

Price per square foot

\$105/ft²

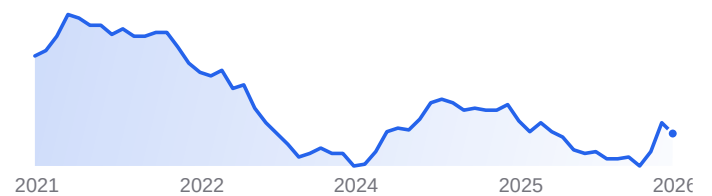


Sale premium vs estimated value

-12.0%

Annual turnover (share of homes sold)

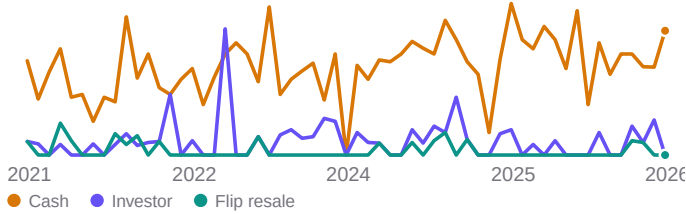
2.8%



BUYERS & OUTCOMES

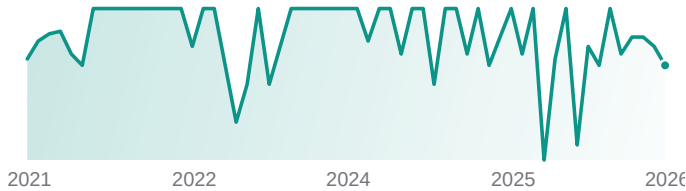
Buyer mix

Cash 62% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

75%

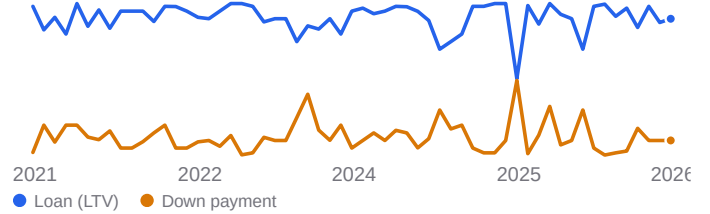


Median annualized return at resale

+4.7%

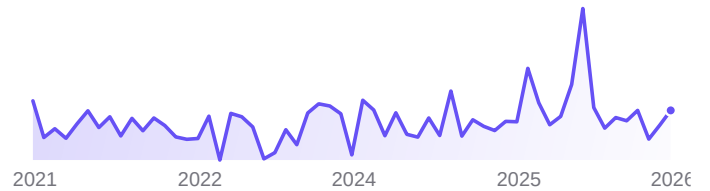


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



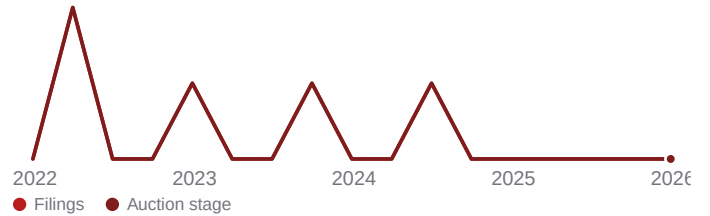
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,973
Median value (AVM)	\$157K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1981
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.8%
Owner occupied	62%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	7,437
Density	50 / mi²
Median household income	\$46K
Average household income	\$60K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	41
Homes occupied	76%
Bachelor's or higher	10%
Poverty rate	22.6%
Unemployment	1.2%
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.