

Cookson 74427

ZIP code · OK · Oklahoma > Cherokee County > Cookson

SELLER'S MARKET

\$229K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

39

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

Market temperature

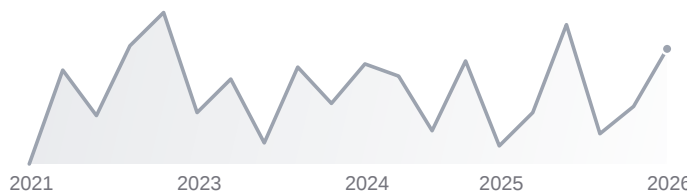
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

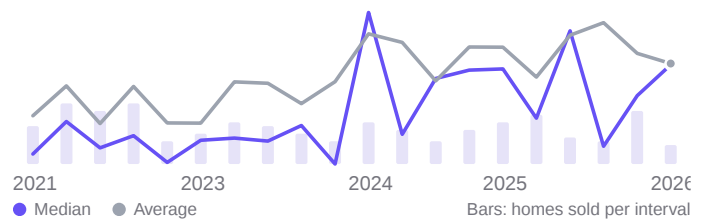
Market temperature (0–100)

66 / 100



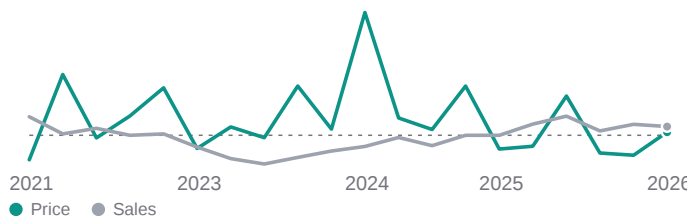
Sale prices

Median \$260K · Average \$262K



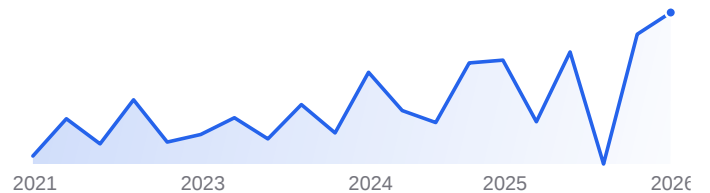
Growth (year over year)

Price +4.1% · Sales +11.4%



Price per square foot

\$236/ft²



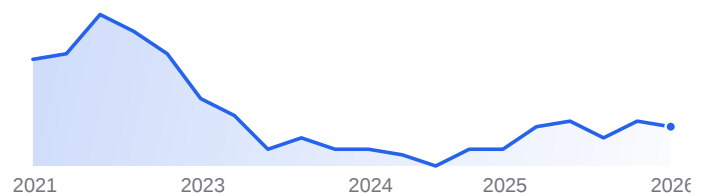
Sale premium vs estimated value

-1.8%



Annual turnover (share of homes sold)

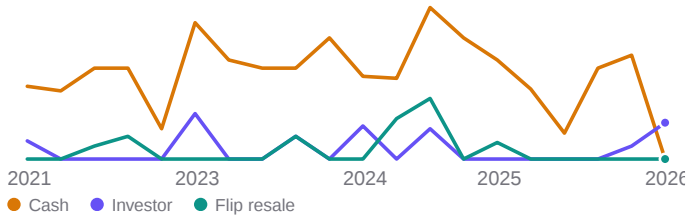
3.4%



BUYERS & OUTCOMES

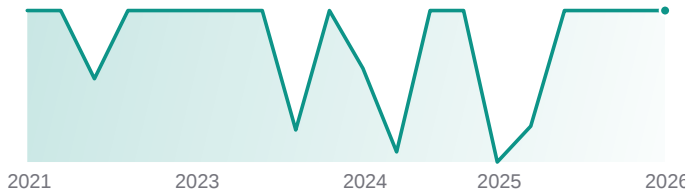
Buyer mix

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



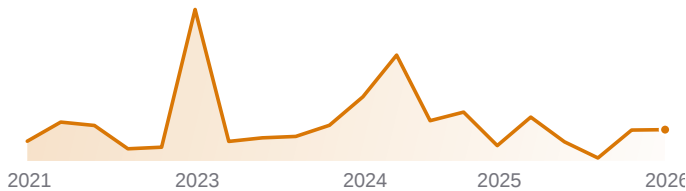
Sellers who sold at a gain

100%

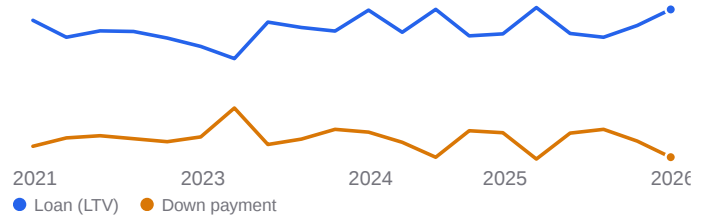


Median annualized return at resale

+10.0%

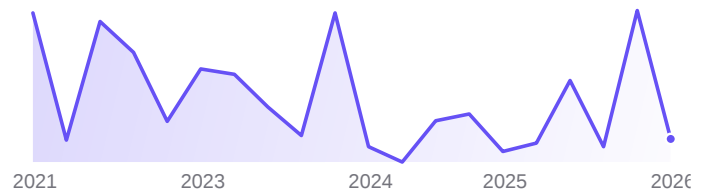


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,161
Median value (AVM)	\$244K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1986
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	43%
Company owned	33%
Median loan-to-value	0%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	1,199
Density	29 / mi²
Median household income	\$61K
Average household income	\$93K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	39
Homes occupied	54%
Bachelor's or higher	19%
Poverty rate	14.3%
Unemployment	0.9%
Average temp	60°F
Annual precip	49 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.