

Council Hill 74428

ZIP code · OK · Oklahoma > McIntosh County > Council Hill

SELLER'S MARKET

\$186K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

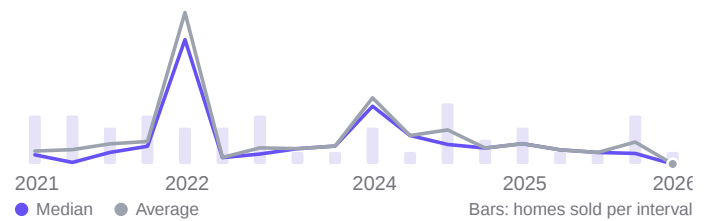
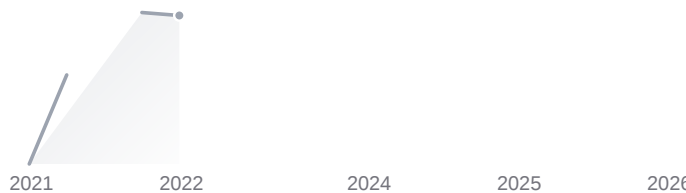
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$72K · Average \$72K

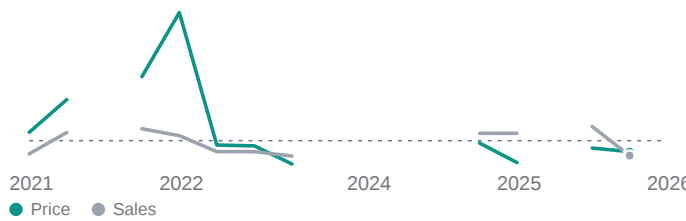


Growth (year over year)

Price -33.6% · Sales -45.5%

Price per square foot

\$36/ft²

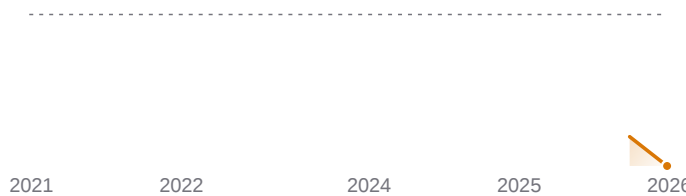


Sale premium vs estimated value

-54.1%

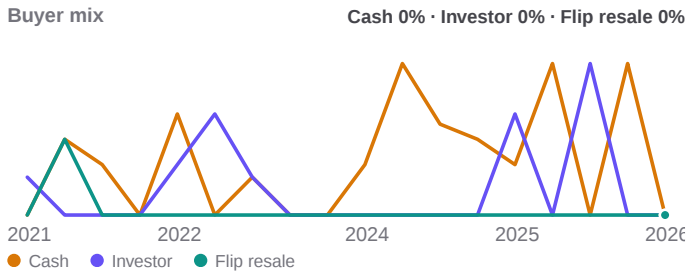
Annual turnover (share of homes sold)

1.4%



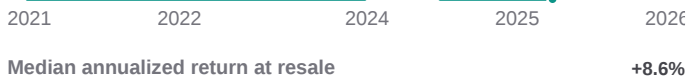
BUYERS & OUTCOMES

Buyer mix

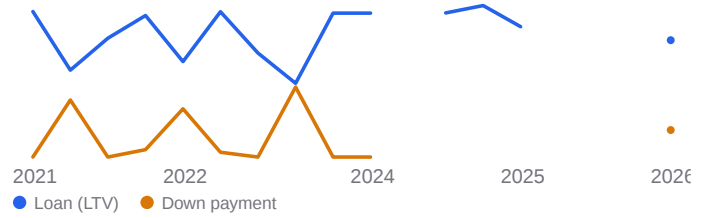


Sellers who sold at a gain

100%

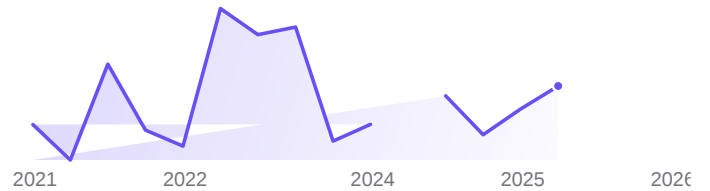


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.1 yrs



HOUSING STOCK

Homes	504
Median value (AVM)	\$191K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1984
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.8%
Owner occupied	75%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	440
Density	16 / mi²
Median household income	\$41K
Average household income	\$62K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	42
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	18.4%
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.