

Coweta 74429

ZIP code · OK · Oklahoma > Wagoner County > Coweta

BALANCED MARKET

\$250K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

312

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

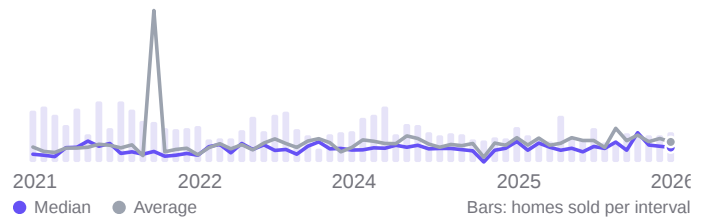
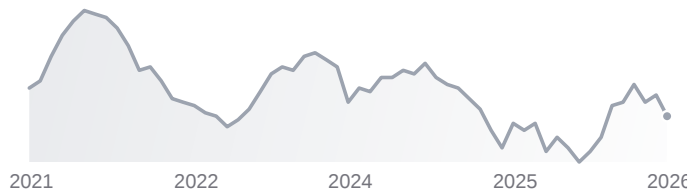
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$244K · Average \$273K

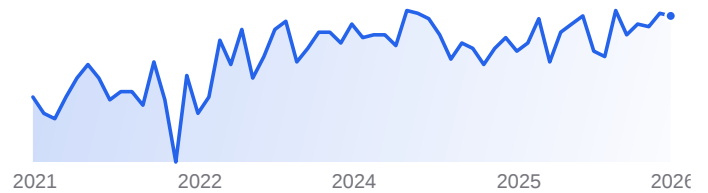
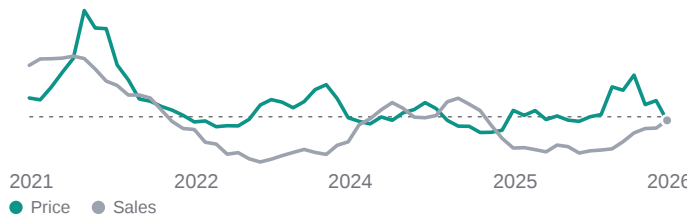


Growth (year over year)

Price -2.7% · Sales -2.5%

Price per square foot

\$166/ft²

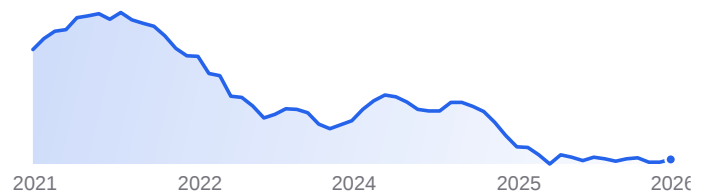
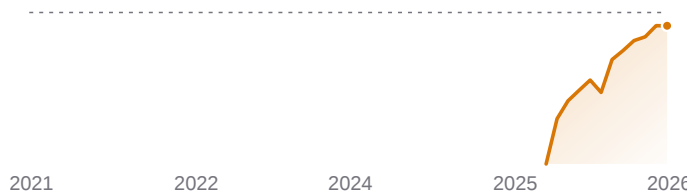


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

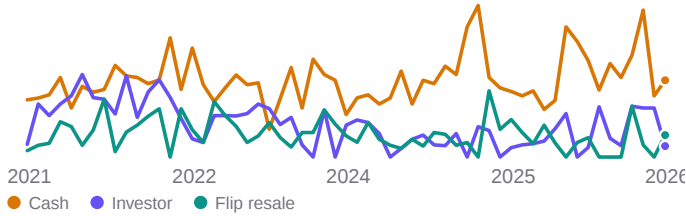
4.7%



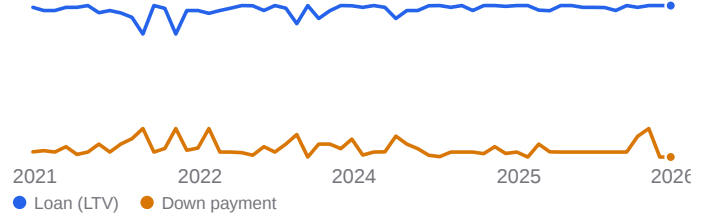
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 3.4% · Flip resale 6.9%



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



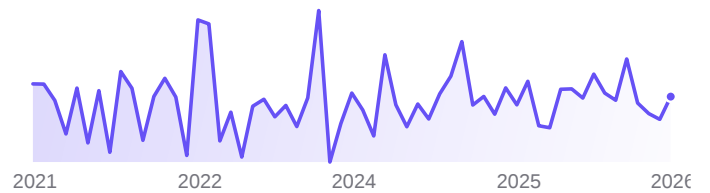
Sellers who sold at a gain

83%



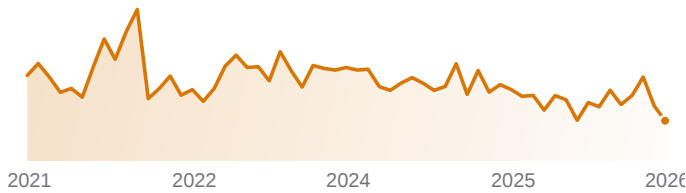
Typical hold before selling

4.3 yrs



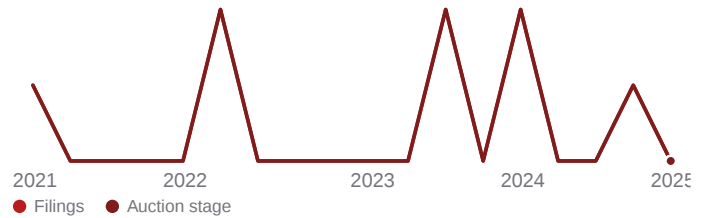
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,590
Median value (AVM)	\$268K
Median size	1,648 ft²
Median bedrooms	3
Median year built	1999
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.7%
Owner occupied	84%
Company owned	17%
Median loan-to-value	49%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	17,131
Density	183 / mi²
Median household income	\$75K
Average household income	\$89K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	8.2%
Unemployment	1.1%
Average temp	60°F
Annual precip	43 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.