

Fort Gibson 74434

ZIP code · OK · Oklahoma > Muskogee County > Fort Gibson

BALANCED MARKET

\$210K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

111

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



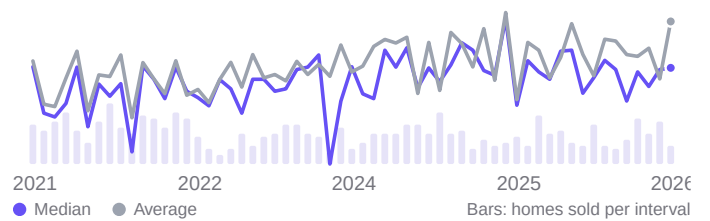
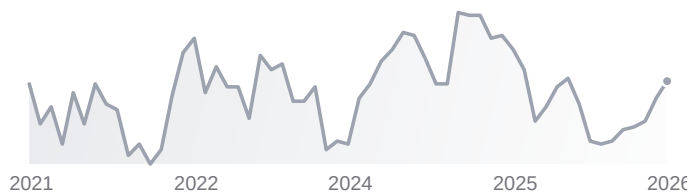
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$224K · Average \$319K

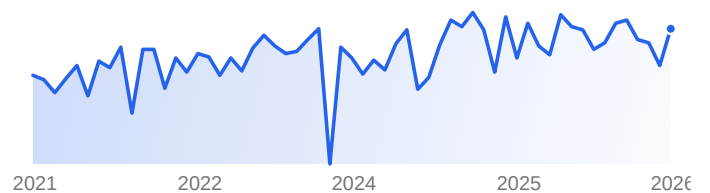
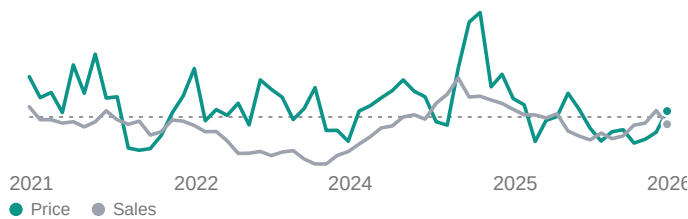


Growth (year over year)

Price +4.8% · Sales -5.9%

Price per square foot

\$146/ft²

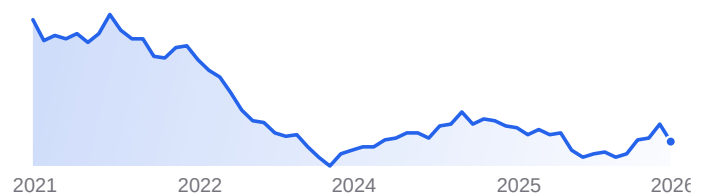


Sale premium vs estimated value

+2.7%

Annual turnover (share of homes sold)

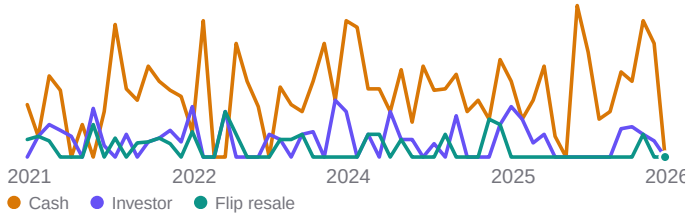
3.2%



BUYERS & OUTCOMES

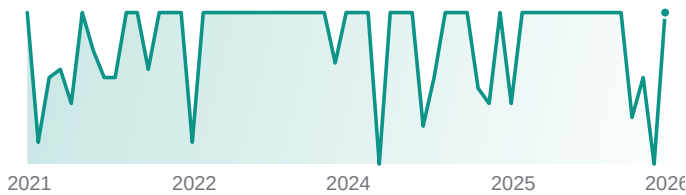
Buyer mix

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



Sellers who sold at a gain

100%

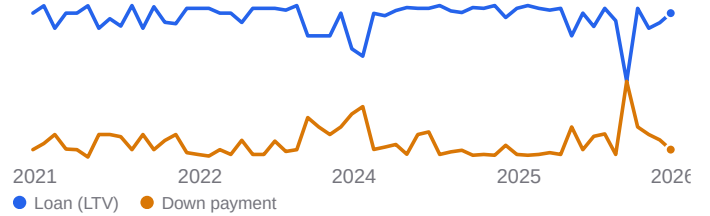


Median annualized return at resale

+7.0%

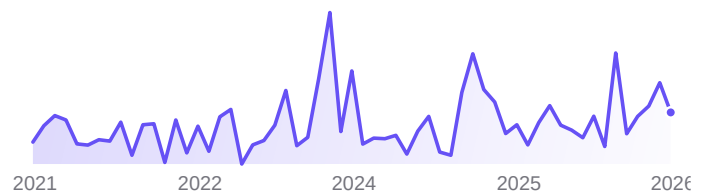


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



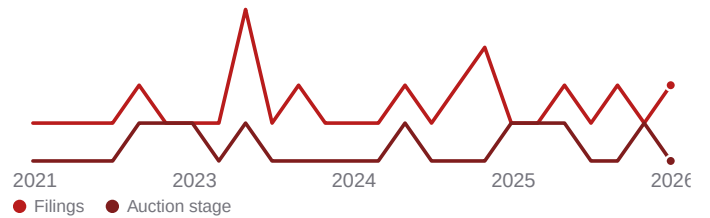
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,453
Median value (AVM)	\$215K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1988
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.2%
Owner occupied	80%
Company owned	16%
Median loan-to-value	46%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	9,232
Density	94 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	36
Homes occupied	90%
Bachelor's or higher	22%
Poverty rate	11.4%
Unemployment	1.2%
Average temp	60°F
Annual precip	46 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.