

Hulbert 74441

ZIP code · OK · Oklahoma > Cherokee County > Hulbert

BALANCED MARKET

\$170K

MEDIAN SALE PRICE

+38.7%

1-YR CHANGE

43

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



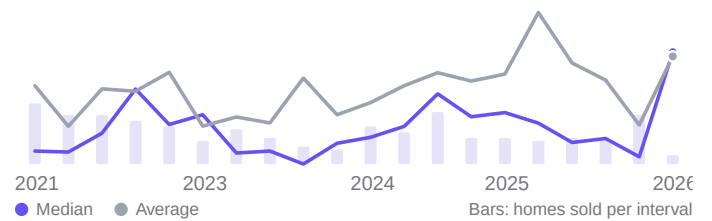
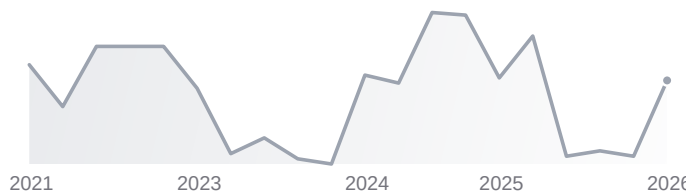
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$279K · Average \$273K

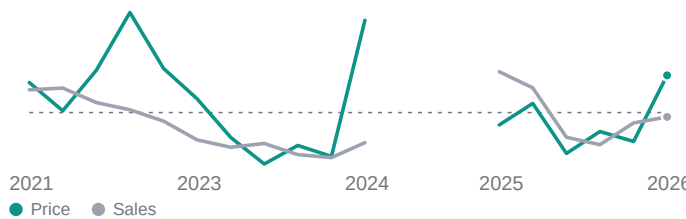


Growth (year over year)

Price +38.7% · Sales -4.4%

Price per square foot

\$181/ft²

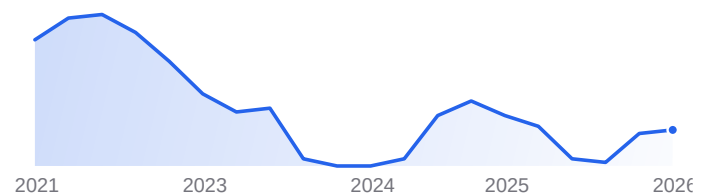


Sale premium vs estimated value

-12.4%

Annual turnover (share of homes sold)

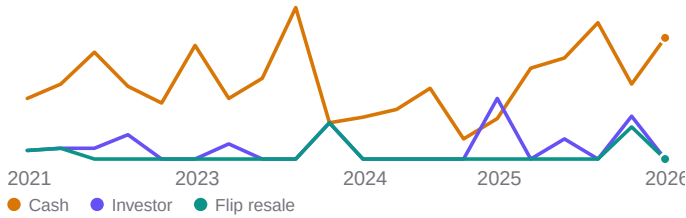
2.0%



BUYERS & OUTCOMES

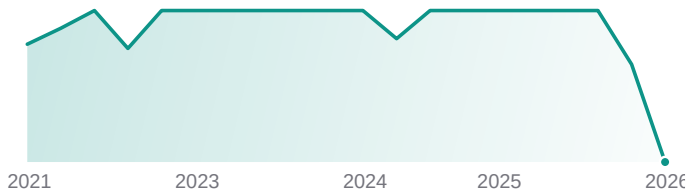
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



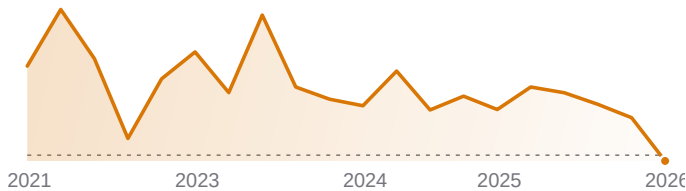
Sellers who sold at a gain

0%

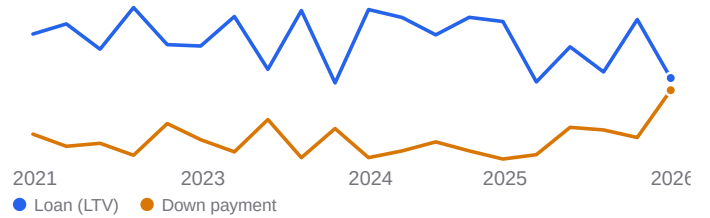


Median annualized return at resale

-0.9%

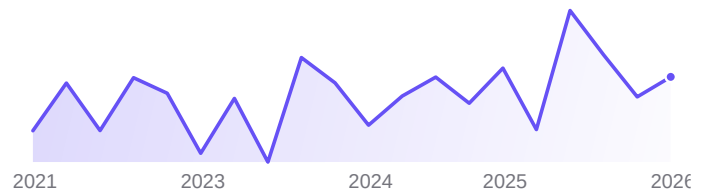


Financing (share of purchase price) Loan (LTV) 54% · Down payment 46%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,163
Median value (AVM)	\$190K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1984
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.3%
Owner occupied	73%
Company owned	16%
Median loan-to-value	13%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	5,706
Density	38 / mi²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	41
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	16.5%
Unemployment	0.8%
Average temp	60°F
Annual precip	46 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.