

Okay 74446

ZIP code · OK · Oklahoma > Wagoner County > Okay

\$85K

MEDIAN SALE PRICE

-45.2%

1-YR CHANGE

1

SALES (12 MO)

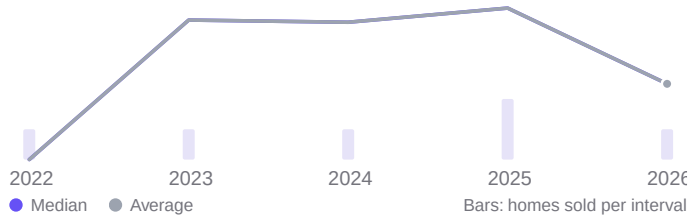
\$108K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$85K · Average \$85K



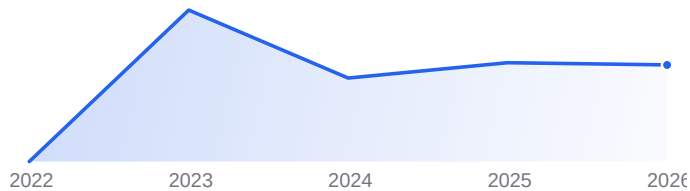
Growth (year over year)

Price -45.2% · Sales -50.0%



Price per square foot

\$103/ft²



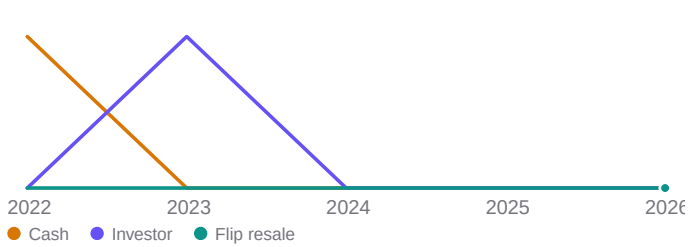
Annual turnover (share of homes sold)

0.7%



BUYERS & OUTCOMES

Buyer mix



Financing (share of purchase price)



HOUSING STOCK

Homes	135
Median value (AVM)	\$108K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1981
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	2.0%
Owner occupied	76%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	75
Density	221 / mi²
Median household income	\$53K
Average household income	\$82K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	36
Homes occupied	98%
Bachelor's or higher	6%

Poverty rate	13.7%
Unemployment	0.8%
Average temp	61°F
Annual precip	45 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.