

Oktaha 74450

ZIP code · OK · Oklahoma > Muskogee County > Oktaha

BUYER'S MARKET

\$274K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



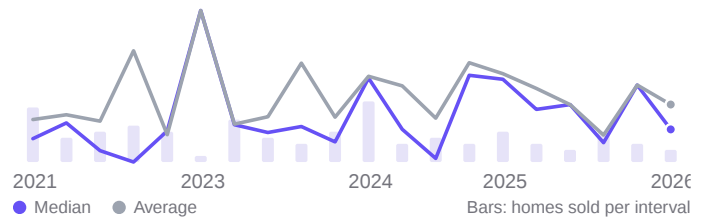
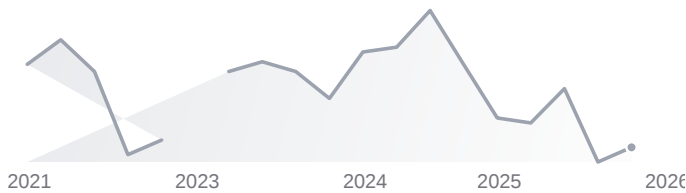
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$165K · Average \$224K

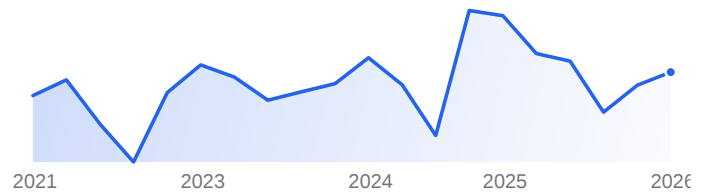
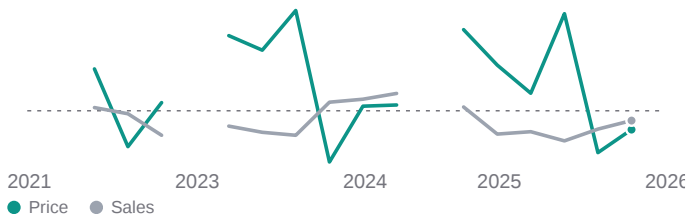


Growth (year over year)

Price -25.6% · Sales -13.3%

Price per square foot

\$132/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

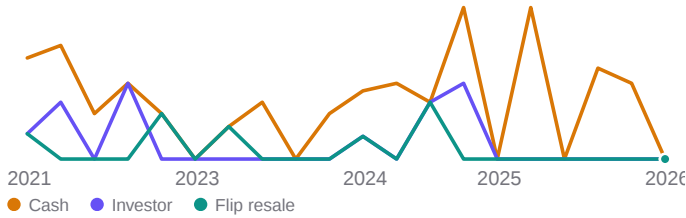
2.2%



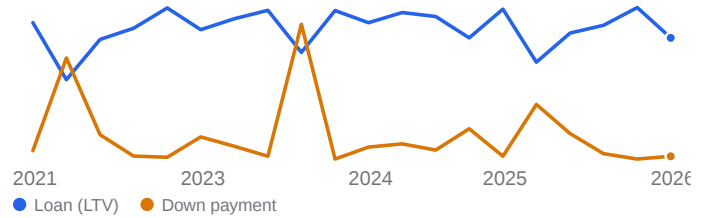
BUYERS & OUTCOMES

Buyer mix

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

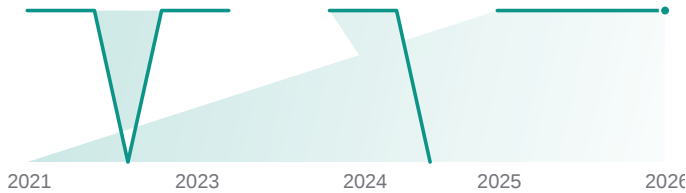


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



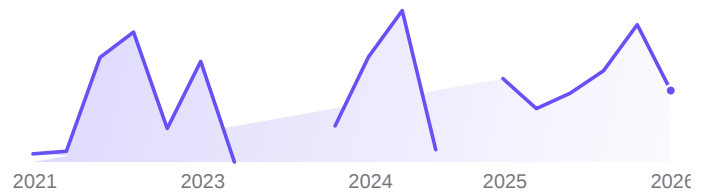
Sellers who sold at a gain

100%



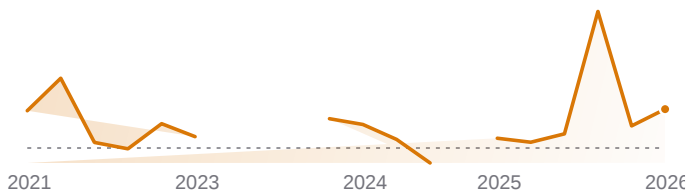
Typical hold before selling

4.5 yrs



Median annualized return at resale

+27.4%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	692
Median value (AVM)	\$224K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1984
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.9%
Owner occupied	84%
Company owned	10.0%
Median loan-to-value	19%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	2,494
Density	25 / mi²
Median household income	\$53K
Average household income	\$69K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	40
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	13.5%
Unemployment	1.4%
Average temp	61°F
Annual precip	45 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.