

Park Hill 74451

ZIP code · OK · Oklahoma > Cherokee County > Park Hill

BALANCED MARKET

\$256K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

74

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



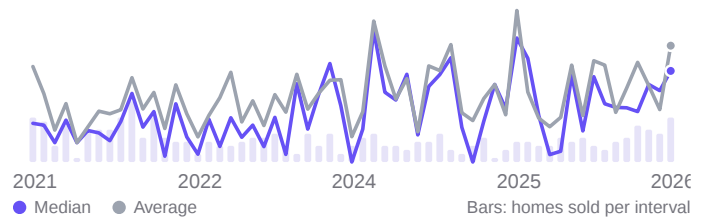
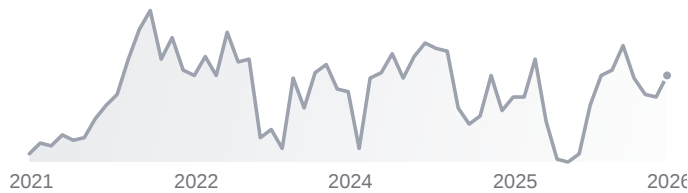
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$285K · Average \$350K

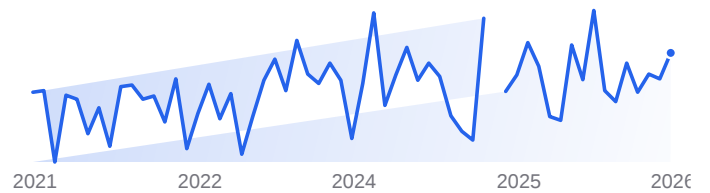
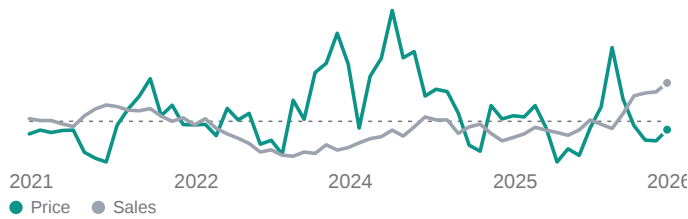


Growth (year over year)

Price -10.3% · Sales +48.0%

Price per square foot

\$169/ft²

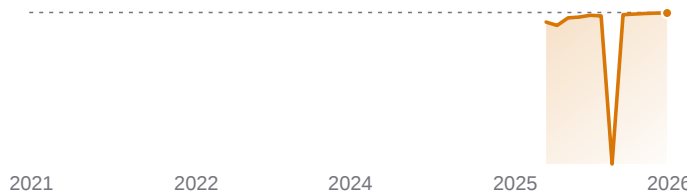


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

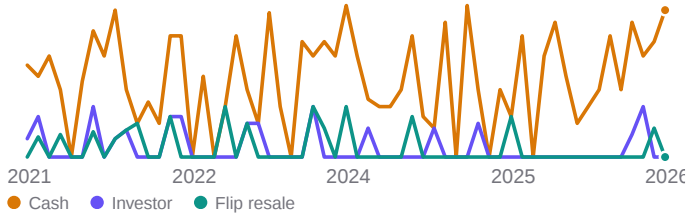
3.5%



BUYERS & OUTCOMES

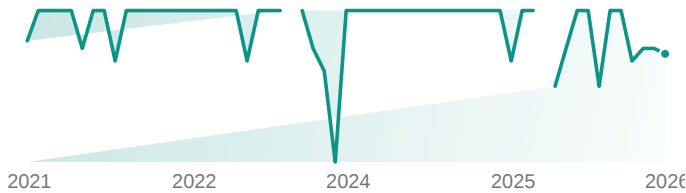
Buyer mix

Cash 73% · Investor 0% · Flip resale 0%



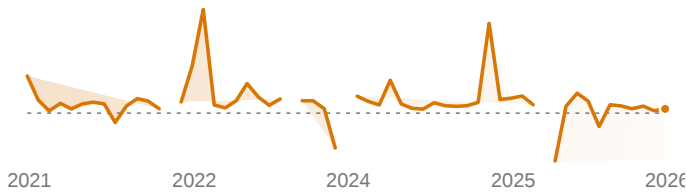
Sellers who sold at a gain

71%

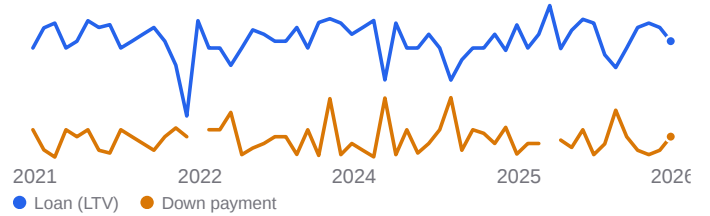


Median annualized return at resale

+3.1%

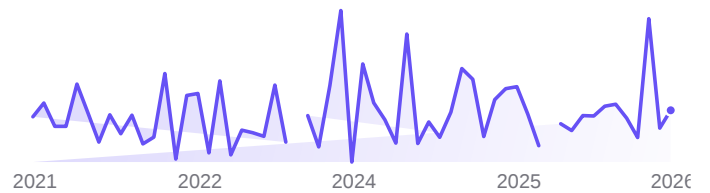


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



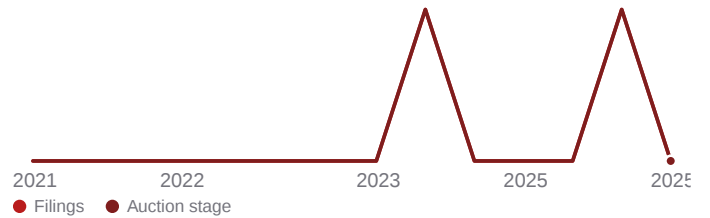
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,137
Median value (AVM)	\$219K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1989
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.4%
Owner occupied	61%
Company owned	20%
Median loan-to-value	24%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	4,245
Density	39 / mi²
Median household income	\$58K
Average household income	\$65K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	39
Homes occupied	70%
Bachelor's or higher	16%
Poverty rate	17.0%
Unemployment	1.0%
Average temp	60°F
Annual precip	47 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.