

Peggs 74452

ZIP code · OK · Oklahoma > Cherokee County > Peggs

\$150K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

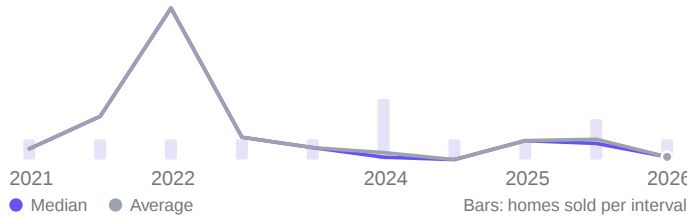
MARKET TRENDS (5 YEARS)

Sale prices

Median \$100K · Average \$100K

Growth (year over year)

Price +125.6% · Sales -60.0%

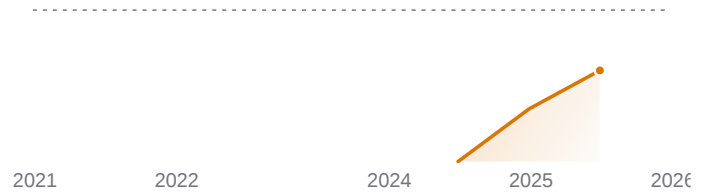
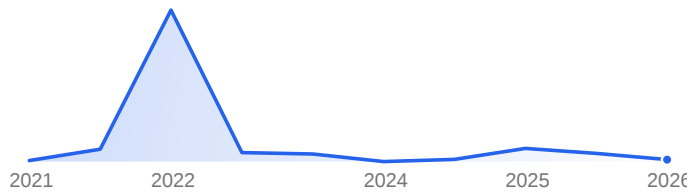


Price per square foot

\$74/ft²

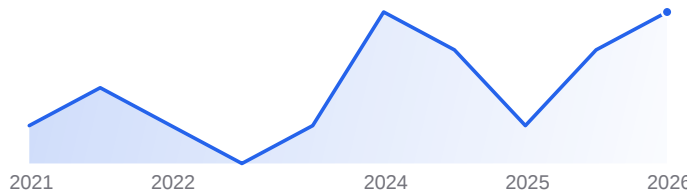
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

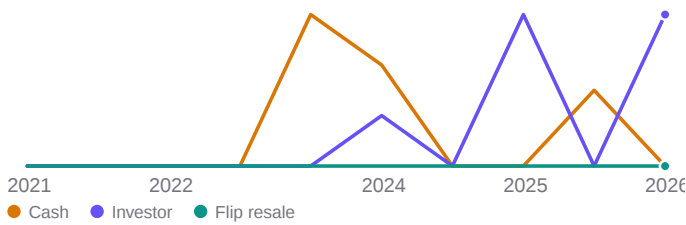
3.3%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



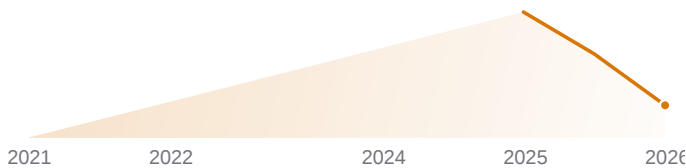
Sellers who sold at a gain

100%



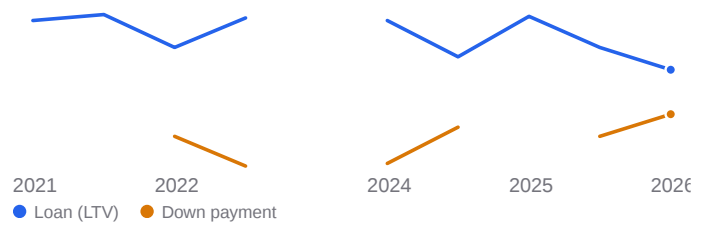
Median annualized return at resale

+1.9%



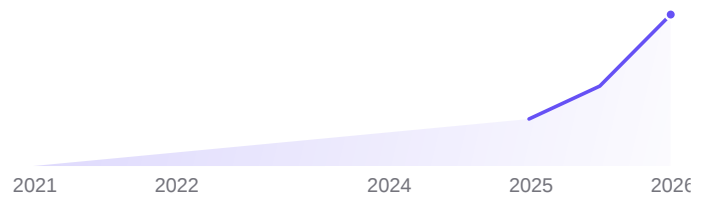
Financing (share of purchase price)

Loan (LTV) 65% · Down payment 35%



Typical hold before selling

20.7 yrs



HOUSING STOCK

Homes	152
Median value (AVM)	\$206K
Median size	1,372 ft²
Median bedrooms	3
Median year built	1996
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0%
Owner occupied	80%
Company owned	12%
Median loan-to-value	20%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	638
Density	25 / mi²
Median household income	\$44K
Average household income	\$61K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	16.3%
Unemployment	1.0%
Average temp	59°F
Annual precip	47 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.