

Proctor 74457

ZIP code · OK · Oklahoma > Cherokee County > Proctor

BALANCED MARKET

\$56K

MEDIAN SALE PRICE

-60.0%

1-YR CHANGE

9

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



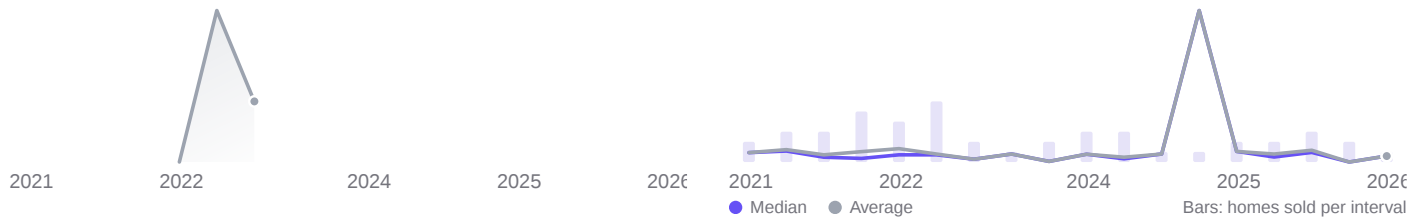
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$98K · Average \$98K

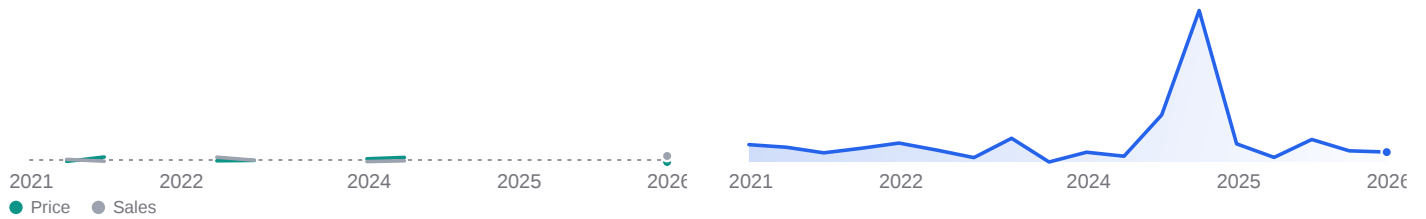


Growth (year over year)

Price -60.0% · Sales +125.0%

Price per square foot

\$62/ft²

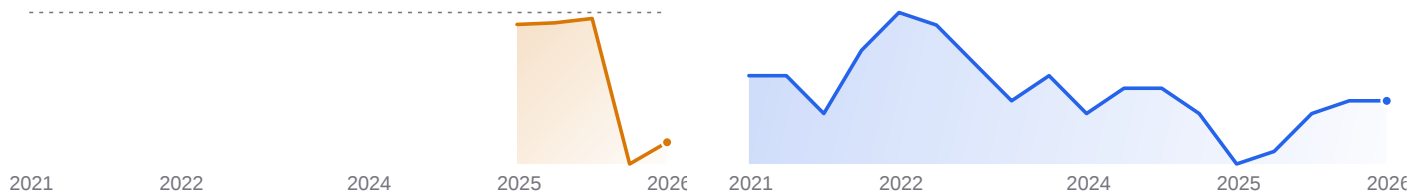


Sale premium vs estimated value

-65.4%

Annual turnover (share of homes sold)

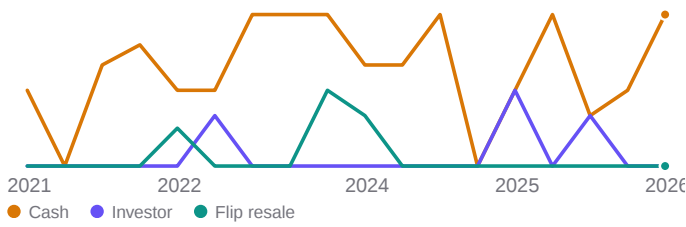
3.4%



BUYERS & OUTCOMES

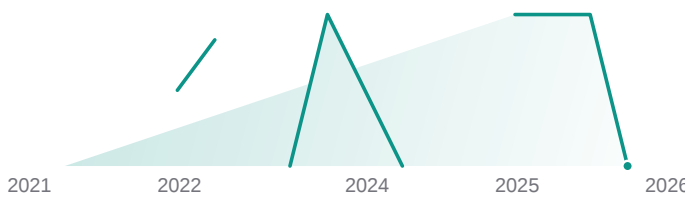
Buyer mix

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



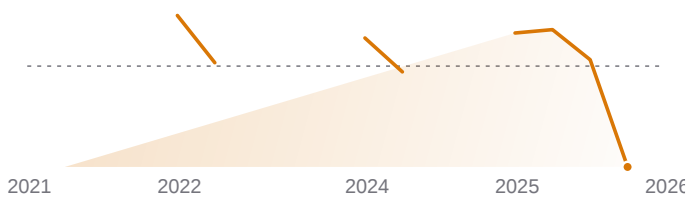
Sellers who sold at a gain

0%

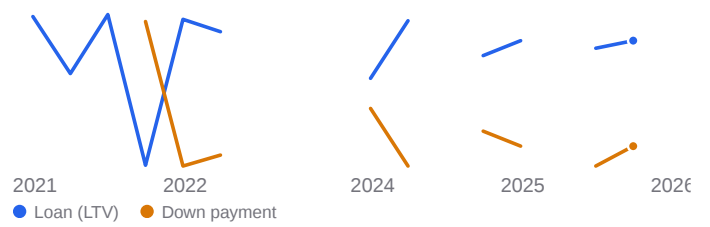


Median annualized return at resale

-50.8%

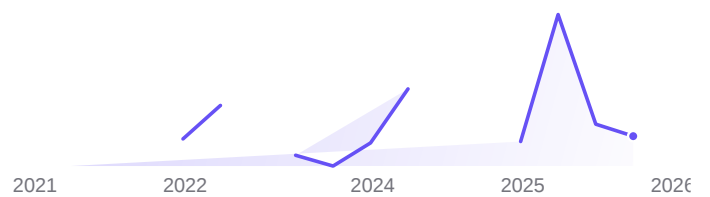


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

2.8 yrs



HOUSING STOCK

Homes	268
Median value (AVM)	\$207K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1993
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.4%
Owner occupied	73%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	1,109
Density	16 / mi²
Median household income	\$54K
Average household income	\$71K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	41
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	19.4%
Unemployment	0.8%
Average temp	59°F
Annual precip	48 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.