

Tahlequah 74464

ZIP code · OK · Oklahoma > Cherokee County > Tahlequah

SELLER'S MARKET

\$206K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

309

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



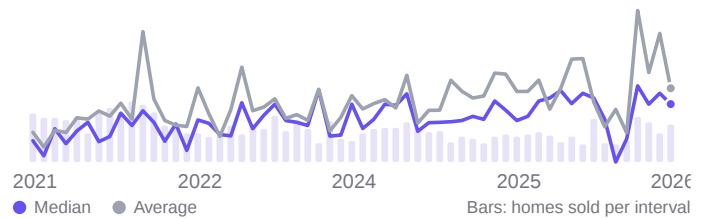
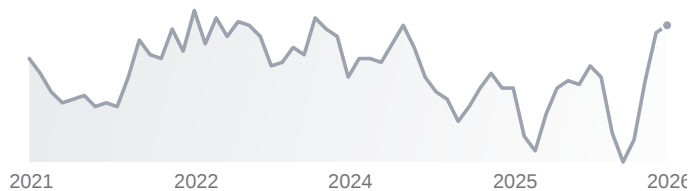
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$200K · Average \$226K

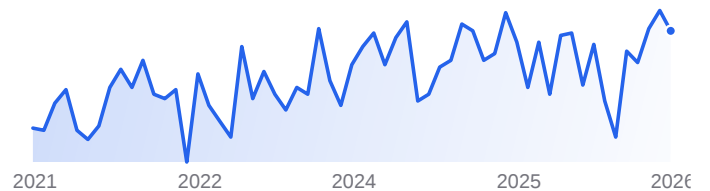
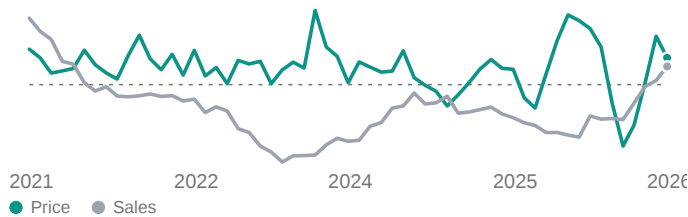


Growth (year over year)

Price +10.8% · Sales +7.3%

Price per square foot

\$146/ft²

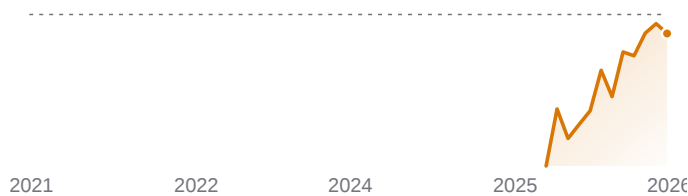


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

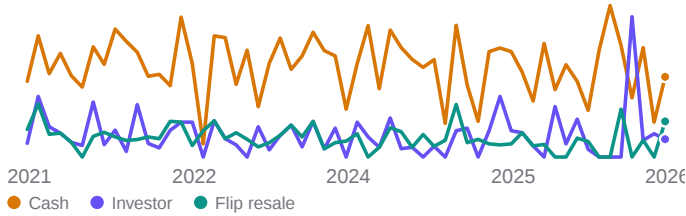
3.4%



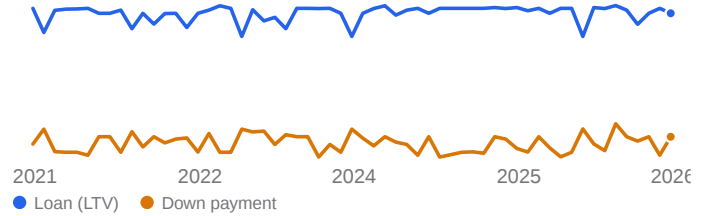
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 5.9% · Flip resale 12%

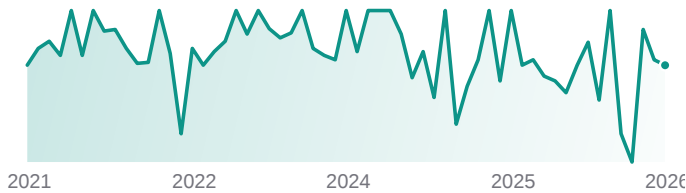


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



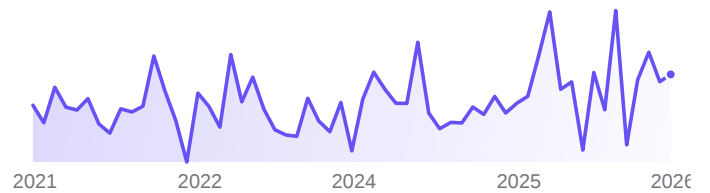
Sellers who sold at a gain

89%



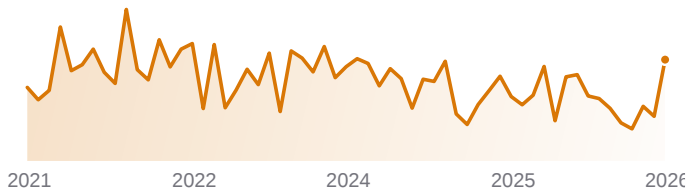
Typical hold before selling

5.1 yrs



Median annualized return at resale

+9.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,060
Median value (AVM)	\$188K
Median size	1,418 ft²
Median bedrooms	3
Median year built	1980
Single family	83%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.8%
Owner occupied	73%
Company owned	23%
Median loan-to-value	35%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	30,668
Density	120 / mi ²
Median household income	\$46K
Average household income	\$68K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	36
Homes occupied	88%
Bachelor's or higher	21%
Poverty rate	18.1%
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.