

Wagoner 74467

ZIP code · OK · Oklahoma > Wagoner County > Wagoner

BUYER'S MARKET

\$180K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

233

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



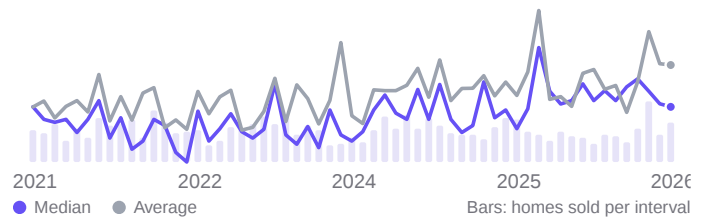
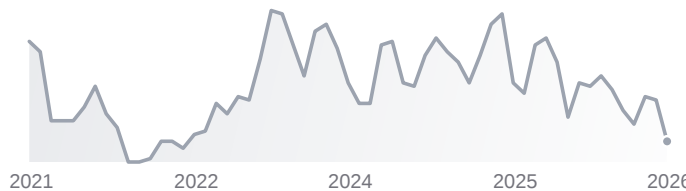
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$170K · Average \$237K

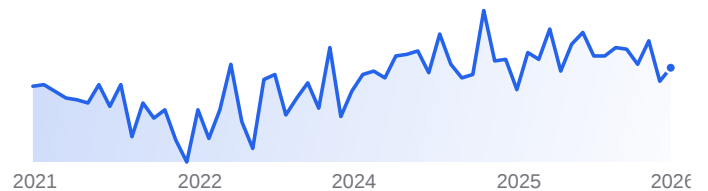
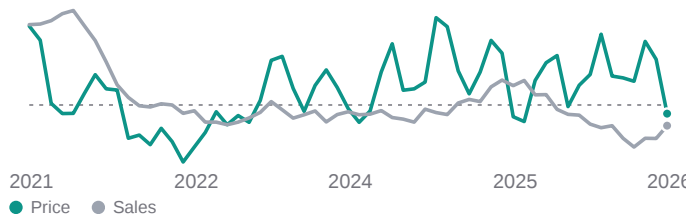


Growth (year over year)

Price -4.8% · Sales -11.4%

Price per square foot

\$113/ft²

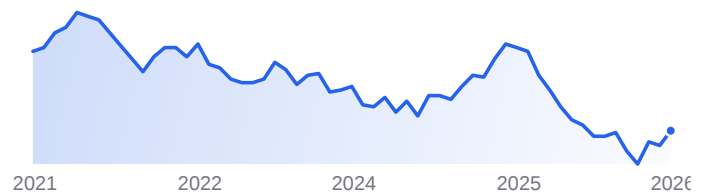
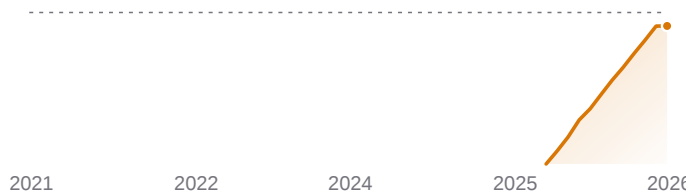


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

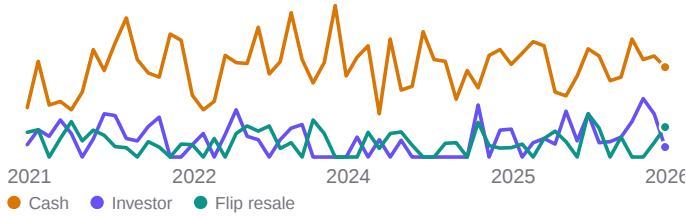
3.8%



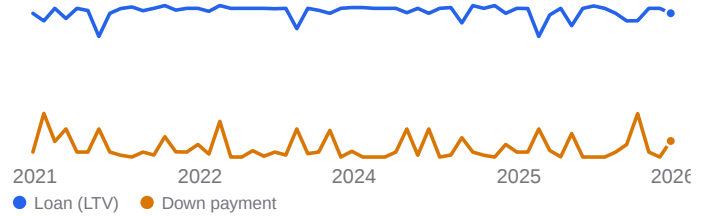
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 3.8% · Flip resale 12%

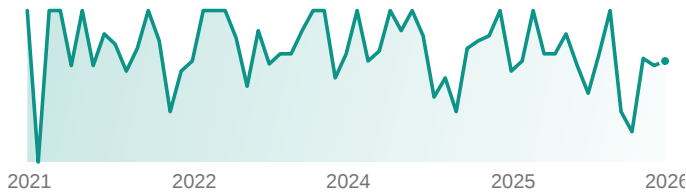


Financing (share of purchase price) Loan (LTV) 95% · Down payment 12%



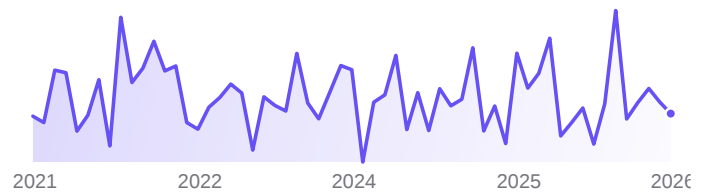
Sellers who sold at a gain

83%



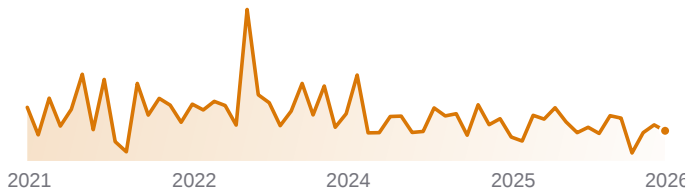
Typical hold before selling

3.9 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,194
Median value (AVM)	\$183K
Median size	1,462 ft²
Median bedrooms	3
Median year built	1977
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	72%
Company owned	20%
Median loan-to-value	31%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	15,137
Density	90 / mi²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	39
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	13.9%
Unemployment	0.9%
Average temp	61°F
Annual precip	45 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.