

Warner 74469

ZIP code · OK · Oklahoma > Muskogee County > Warner

SELLER'S MARKET

\$144K

MEDIAN SALE PRICE

+42.1%

1-YR CHANGE

21

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



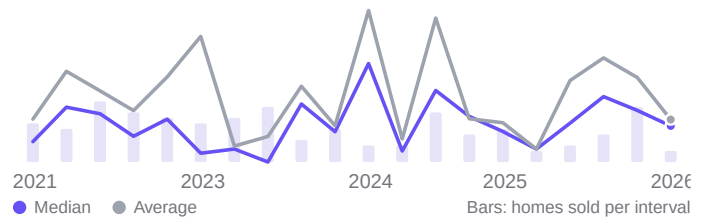
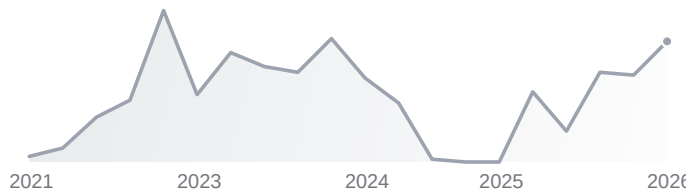
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$112K · Average \$123K

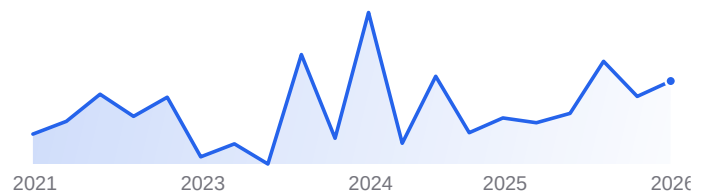
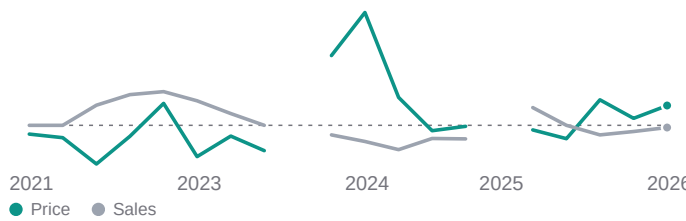


Growth (year over year)

Price +42.1% · Sales -4.5%

Price per square foot

\$104/ft²



Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

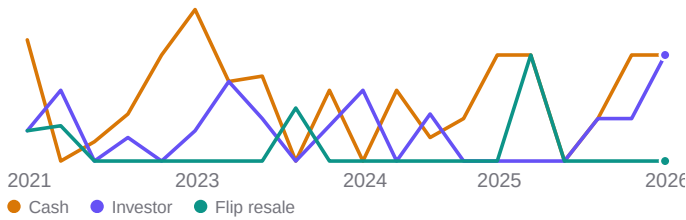
2.7%



BUYERS & OUTCOMES

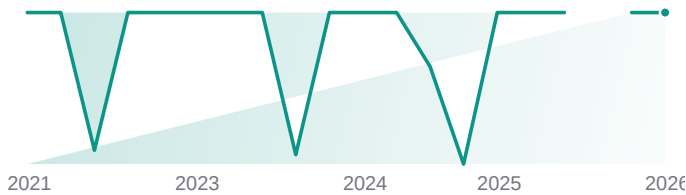
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



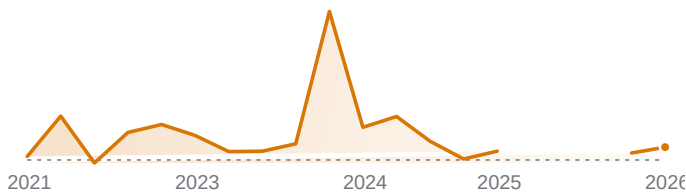
Sellers who sold at a gain

100%

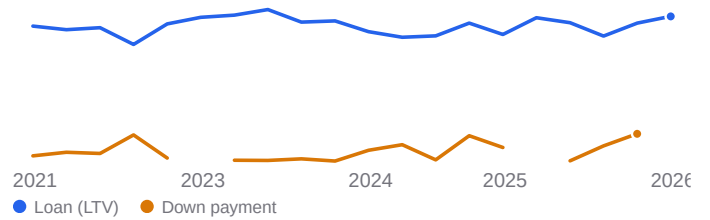


Median annualized return at resale

+7.0%

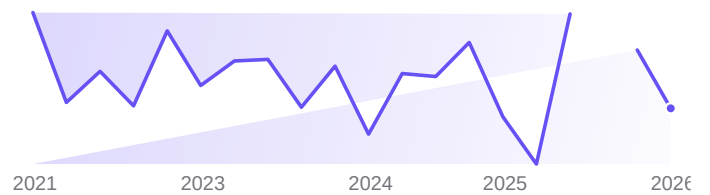


Financing (share of purchase price) Loan (LTV) 102% · Down payment 20%



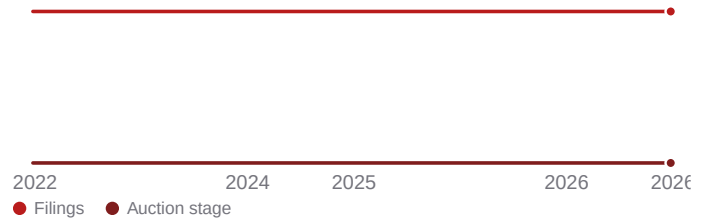
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	777
Median value (AVM)	\$166K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1980
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.4%
Owner occupied	75%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	2,976
Density	44 / mi²
Median household income	\$50K
Average household income	\$59K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	44
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	14.8%
Unemployment	1.2%
Average temp	61°F
Annual precip	46 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.