

Webbers Falls 74470

ZIP code · OK · Oklahoma > Muskogee County > Webbers Falls

SELLER'S MARKET

\$38K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

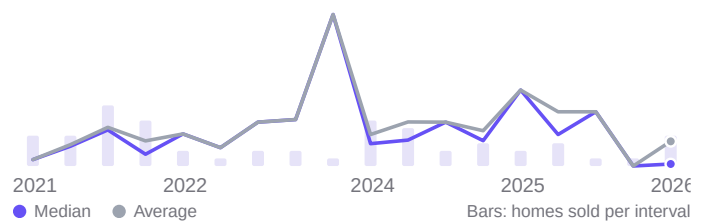
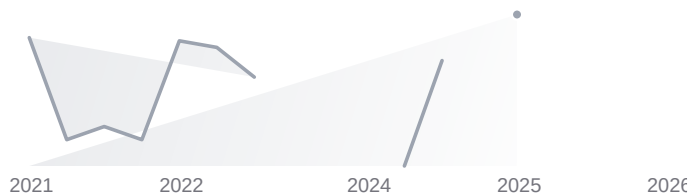
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$38K · Average \$124K

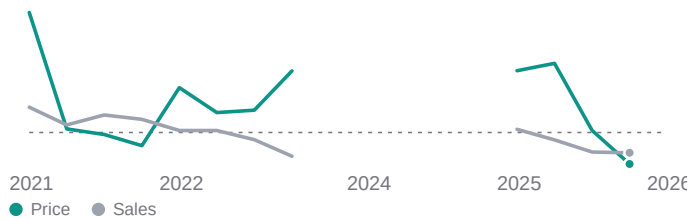


Growth (year over year)

Price -90.6% · Sales -58.3%

Price per square foot

\$41/ft²

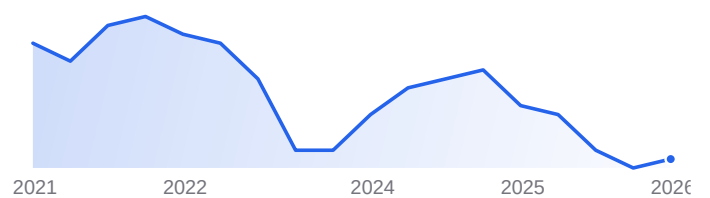
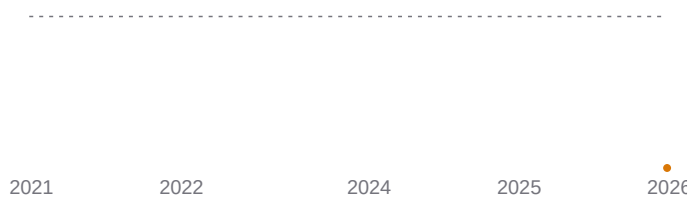


Sale premium vs estimated value

-17.1%

Annual turnover (share of homes sold)

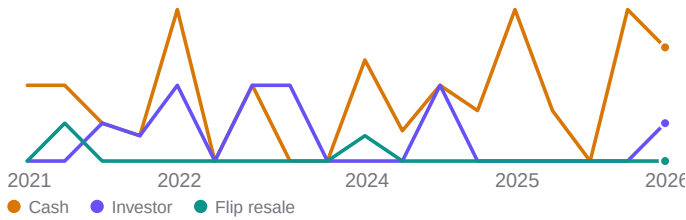
1.0%



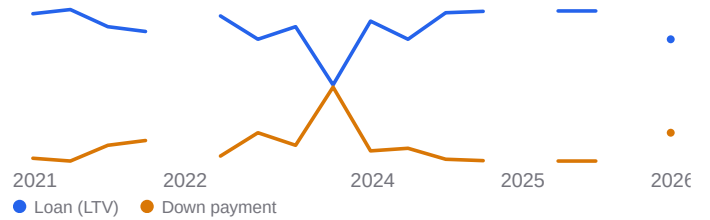
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 25% · Flip resale 0%

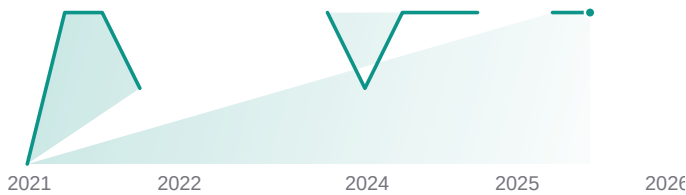


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



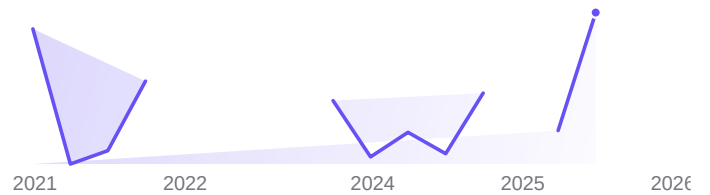
Sellers who sold at a gain

100%



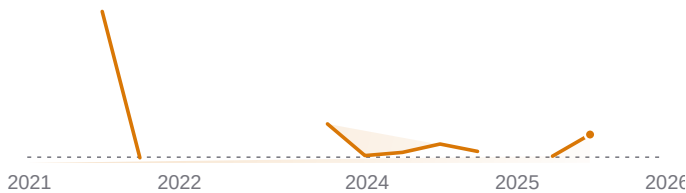
Typical hold before selling

10.2 yrs



Median annualized return at resale

+35.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	621
Median value (AVM)	\$170K
Median size	1,379 ft²
Median bedrooms	3
Median year built	1986
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	3.7%
Owner occupied	75%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	758
Density	16 / mi²
Median household income	\$48K
Average household income	\$87K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	45
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	14.3%
Unemployment	1.2%
Average temp	61°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.