

Welling 74471

ZIP code · OK · Oklahoma · Cherokee County · Welling

STRONG BUYER'S MARKET

\$167K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 5 / 100



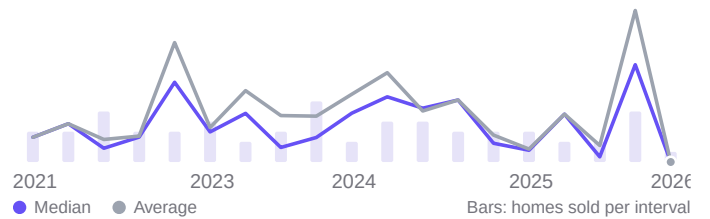
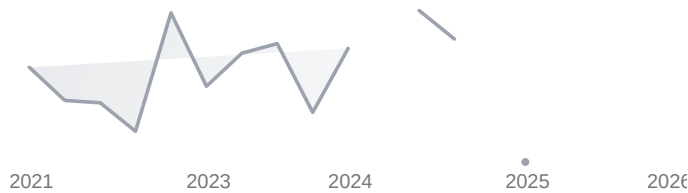
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

5 / 100

Sale prices

Median \$17K · Average \$17K

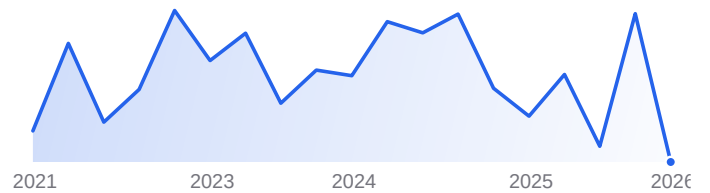
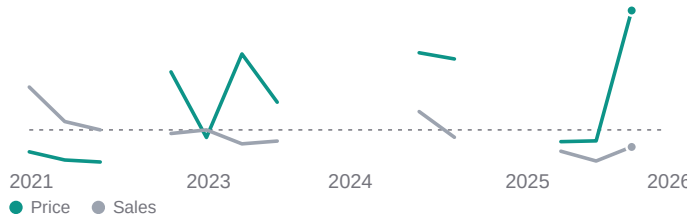


Growth (year over year)

Price +216.7% · Sales -30.8%

Price per square foot

\$16/ft²

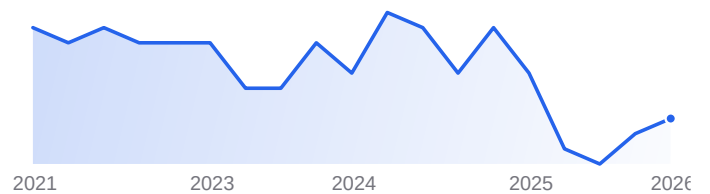
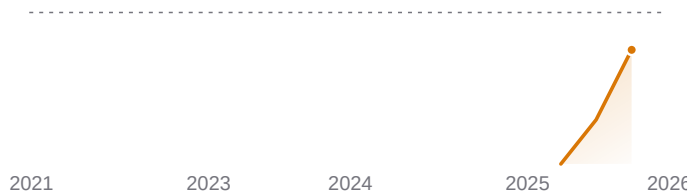


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

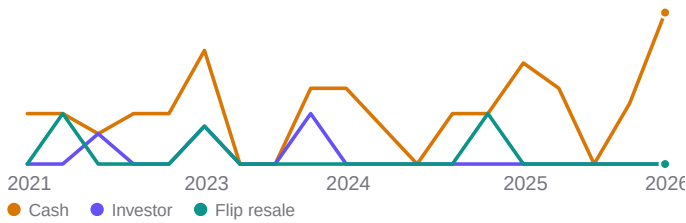
1.8%



BUYERS & OUTCOMES

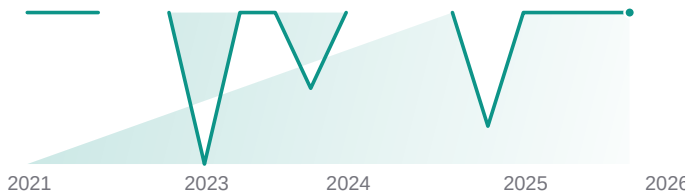
Buyer mix

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



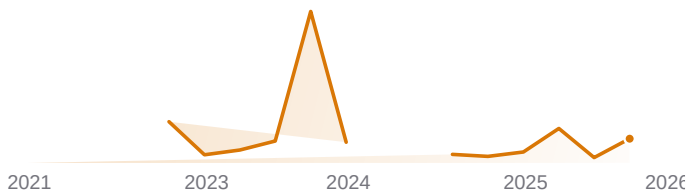
Sellers who sold at a gain

100%

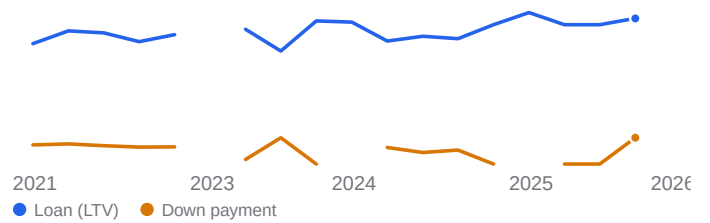


Median annualized return at resale

+14.9%

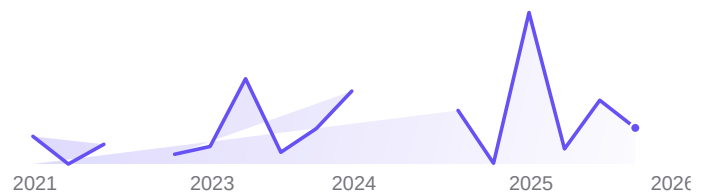


Financing (share of purchase price) Loan (LTV) 102% · Down payment 20%



Typical hold before selling

5.2 yrs



HOUSING STOCK

Homes	548
Median value (AVM)	\$196K
Median size	1,344 ft ²
Median bedrooms	3
Median year built	1988
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	16%
Median loan-to-value	17%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	2,323
Density	39 / mi²
Median household income	\$47K
Average household income	\$65K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	37
Homes occupied	84%
Bachelor's or higher	17%
Poverty rate	16.5%
Unemployment	0.9%
Average temp	60°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.