

McAlester 74501

ZIP code · OK · Oklahoma > Pittsburg County > McAlester

SELLER'S MARKET

\$166K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

486

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

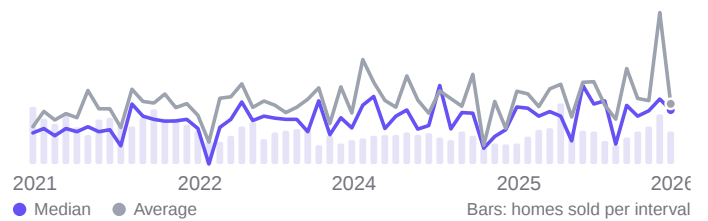
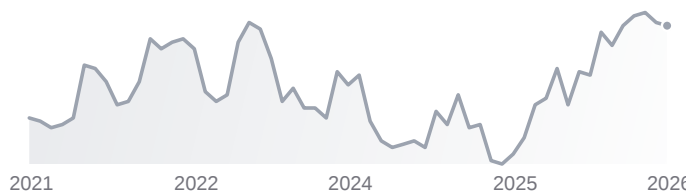
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$160K · Average \$170K

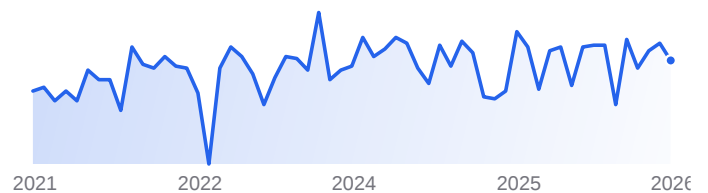
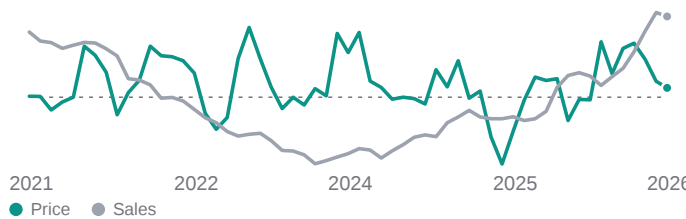


Growth (year over year)

Price +4.0% · Sales +34.6%

Price per square foot

\$103/ft²

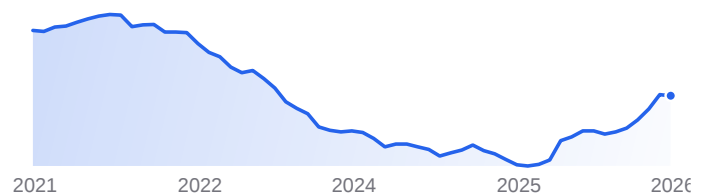
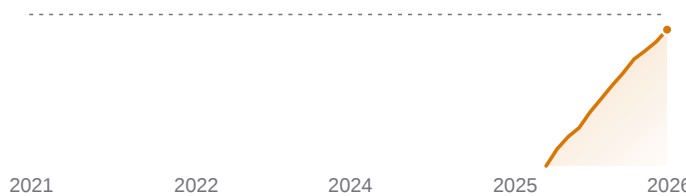


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

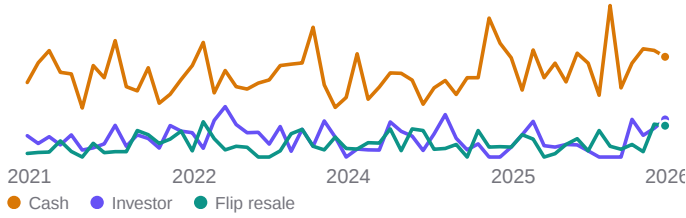
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 16% · Flip resale 13%



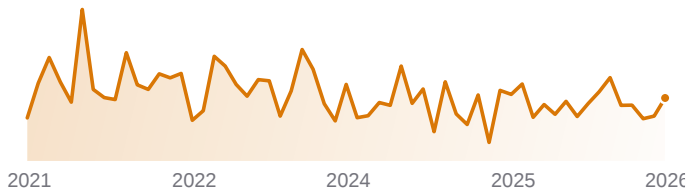
Sellers who sold at a gain

84%

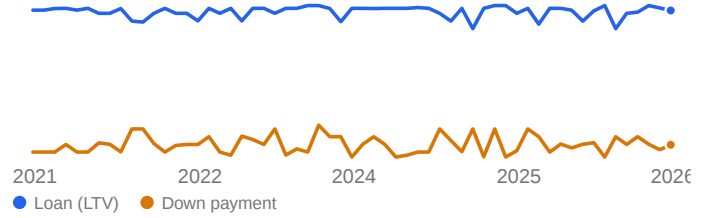


Median annualized return at resale

+5.3%

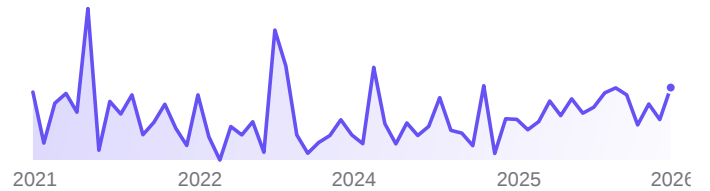


Financing (share of purchase price) Loan (LTV) 97% · Down payment 9.8%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,660
Median value (AVM)	\$152K
Median size	1,468 ft²
Median bedrooms	3
Median year built	1975
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.6%
Owner occupied	73%
Company owned	14%
Median loan-to-value	7%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	29,998
Density	46 / mi²
Median household income	\$57K
Average household income	\$75K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	42
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	18.1%
Unemployment	1.0%
Average temp	61°F
Annual precip	46 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.