

Boswell 74727

ZIP code · OK · Oklahoma > Choctaw County > Boswell

SELLER'S MARKET

\$57K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

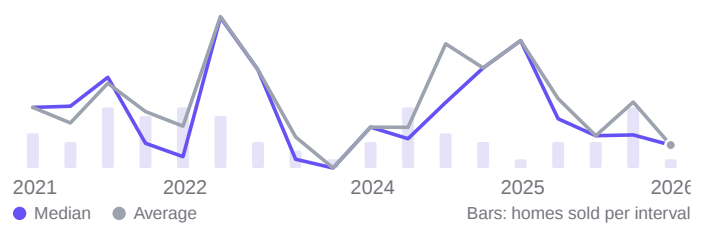
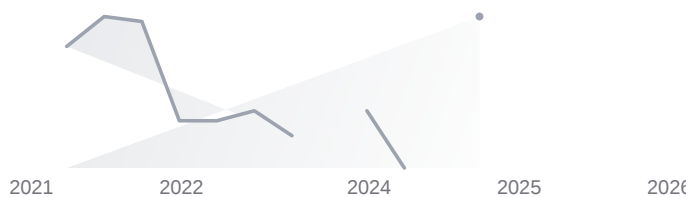
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

77 / 100

Sale prices

Median \$68K · Average \$68K

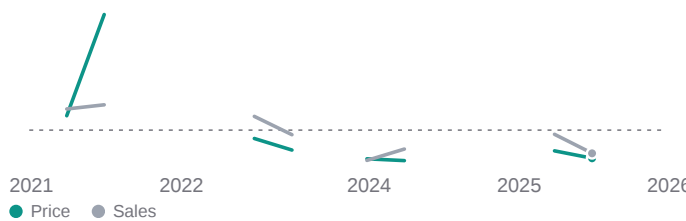


Growth (year over year)

Price -60.7% · Sales -50.0%

Price per square foot

\$51/ft²



Sale premium vs estimated value

-25.3%

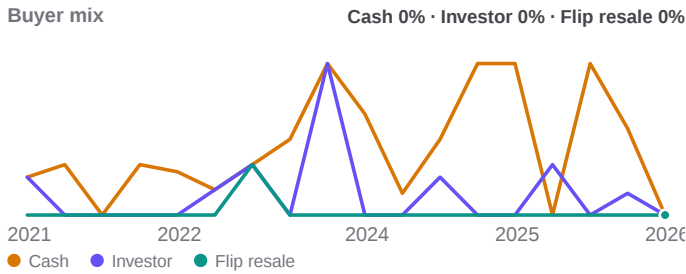
Annual turnover (share of homes sold)

2.0%

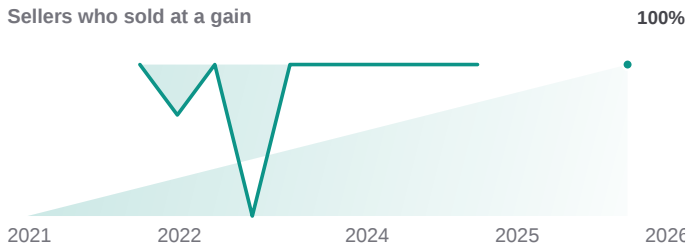


BUYERS & OUTCOMES

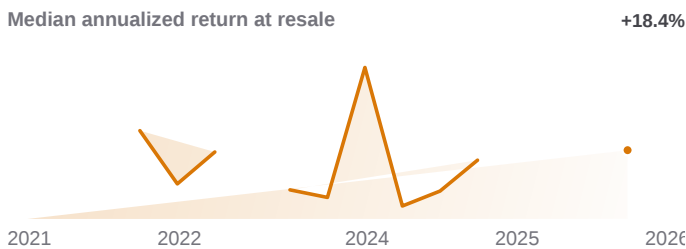
Buyer mix



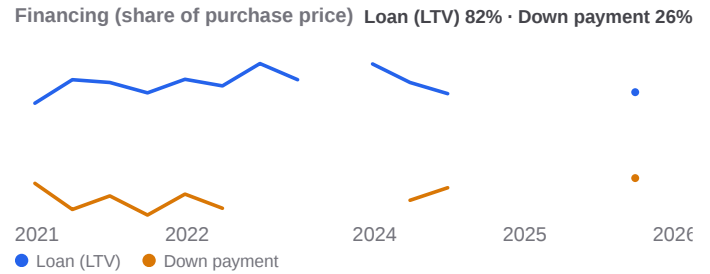
Sellers who sold at a gain



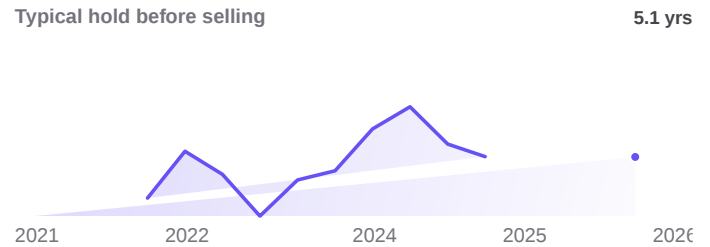
Median annualized return at resale



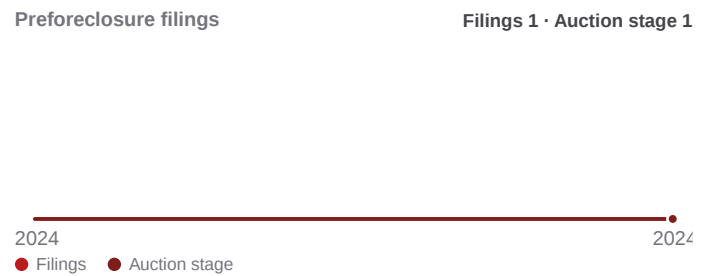
Financing (share of purchase price) Loan (LTV) 82% · Down payment 26%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	760
Median value (AVM)	\$160K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1980
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	2.2%
Owner occupied	59%
Company owned	9.1%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,885
Density	11 / mi²
Median household income	\$39K
Average household income	\$51K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	40
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	19.5%
Unemployment	0.9%
Average temp	63°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.