

Broken Bow 74728

ZIP code · OK · Oklahoma > McCurtain County > Broken Bow

SELLER'S MARKET

\$599K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

386

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

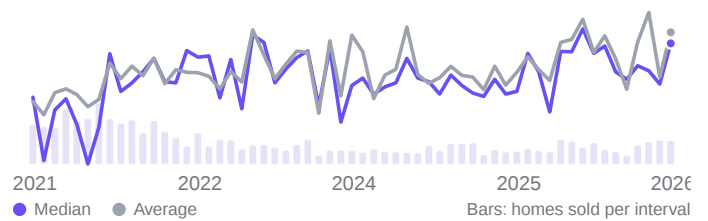
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$691K · Average \$736K

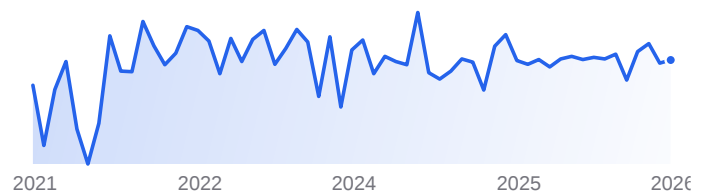
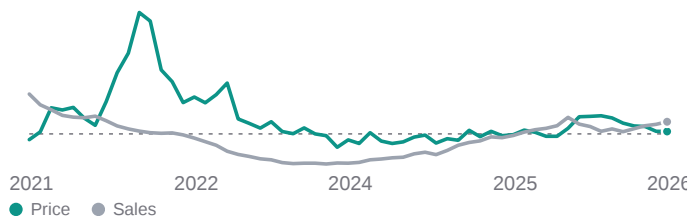


Growth (year over year)

Price +4.4% · Sales +21.8%

Price per square foot

\$325/ft²

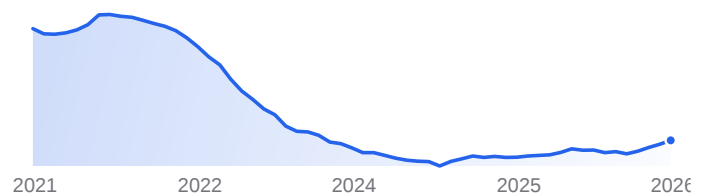
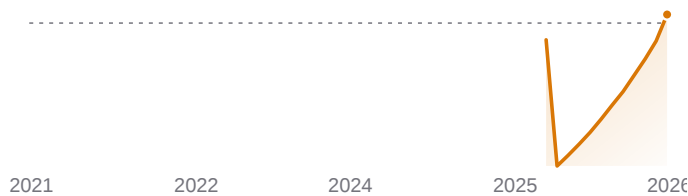


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

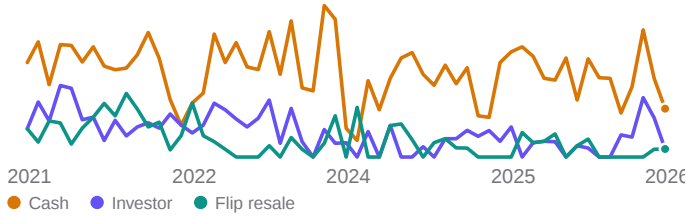
5.4%



BUYERS & OUTCOMES

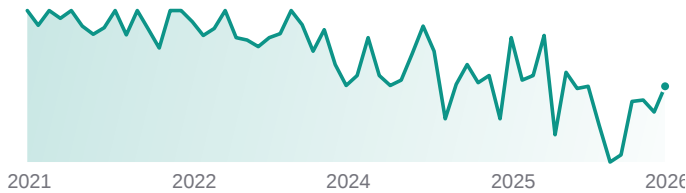
Buyer mix

Cash 15% · Investor 2.4% · Flip resale 2.4%



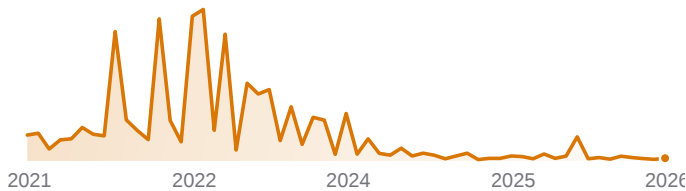
Sellers who sold at a gain

77%

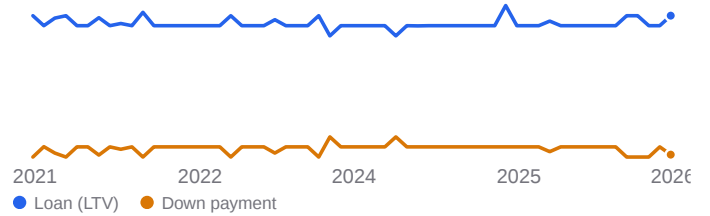


Median annualized return at resale

+5.2%

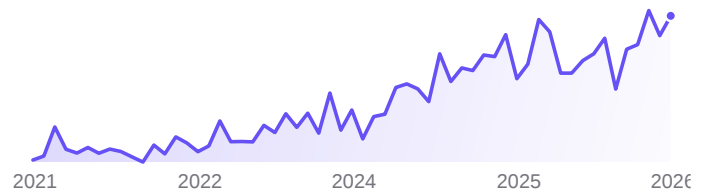


Financing (share of purchase price) Loan (LTV) 85% · Down payment 16%



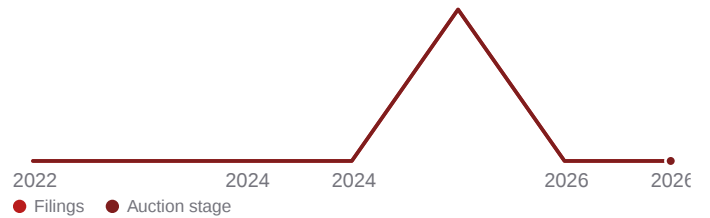
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,122
Median value (AVM)	\$346K
Median size	1,456 ft²
Median bedrooms	3
Median year built	2000
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.2%
Owner occupied	42%
Company owned	28%
Median loan-to-value	28%
Typical ownership tenure	5.5 yrs

COMMUNITY

Population	9,681
Density	20 / mi²
Median household income	\$55K
Average household income	\$68K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	37
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	18.0%
Unemployment	1.3%
Average temp	62°F
Annual precip	54 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.