

Fort Towson 74735

ZIP code · OK · Oklahoma > Choctaw County > Fort Towson

STRONG BUYER'S MARKET

\$156K

MEDIAN SALE PRICE

-12.0%

1-YR CHANGE

12

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



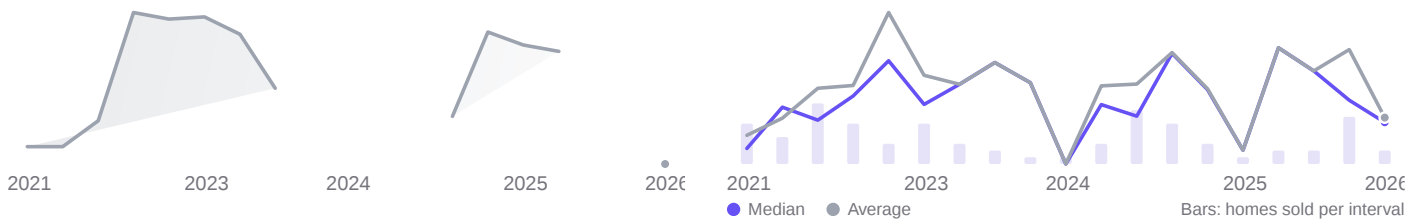
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$115K · Average \$125K

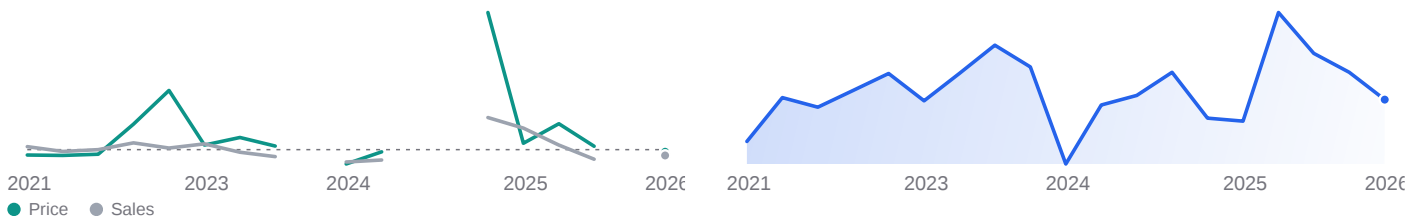


Growth (year over year)

Price -12.0% · Sales -33.3%

Price per square foot

\$92/ft²

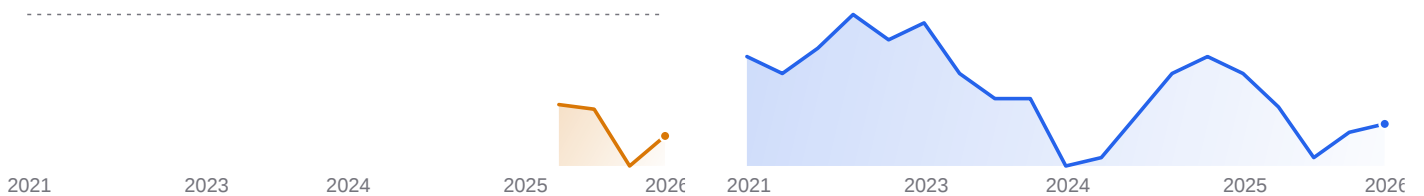


Sale premium vs estimated value

-18.1%

Annual turnover (share of homes sold)

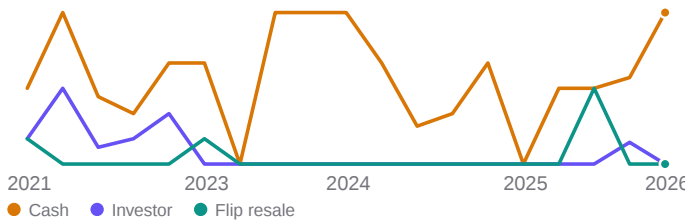
2.2%



BUYERS & OUTCOMES

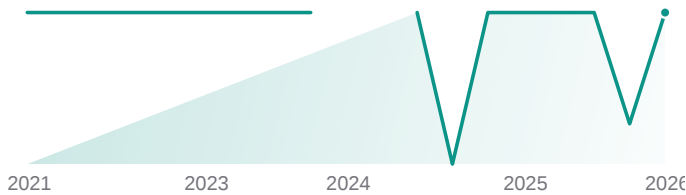
Buyer mix

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



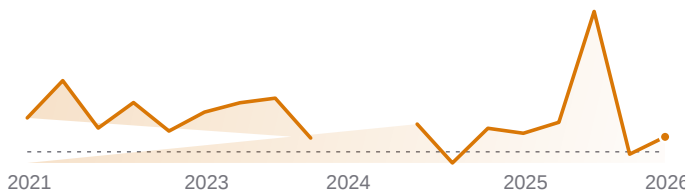
Sellers who sold at a gain

100%

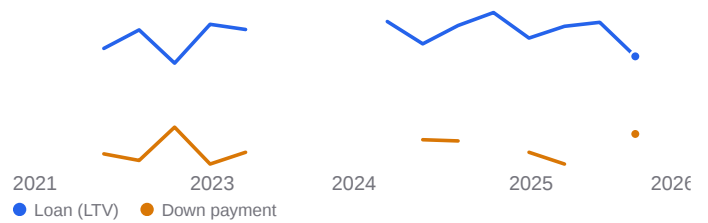


Median annualized return at resale

+4.8%

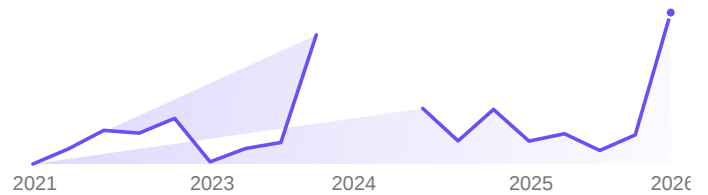


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



Typical hold before selling

19.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	554
Median value (AVM)	\$190K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1980
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.9%
Owner occupied	63%
Company owned	8.8%
Median loan-to-value	0%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	2,018
Density	10 / mi²
Median household income	\$52K
Average household income	\$69K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	43
Homes occupied	81%
Bachelor's or higher	10%
Poverty rate	13.4%
Unemployment	0.9%
Average temp	63°F
Annual precip	51 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.