

Garvin 74736

ZIP code · OK · Oklahoma > McCurtain County > Garvin

SELLER'S MARKET

\$101K

MEDIAN SALE PRICE

+49.8%

1-YR CHANGE

12

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

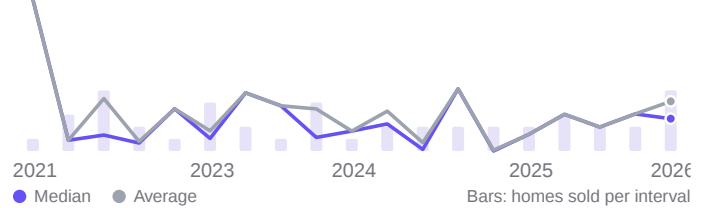
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$116K · Average \$171K



Growth (year over year)

Price +49.8% · Sales +50.0%

Price per square foot

\$79/ft²

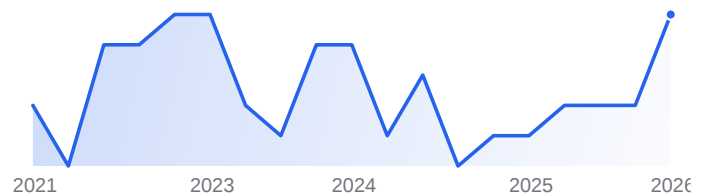
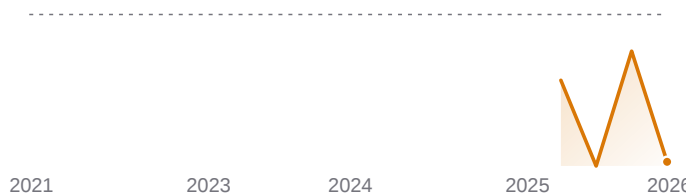


Sale premium vs estimated value

-34.1%

Annual turnover (share of homes sold)

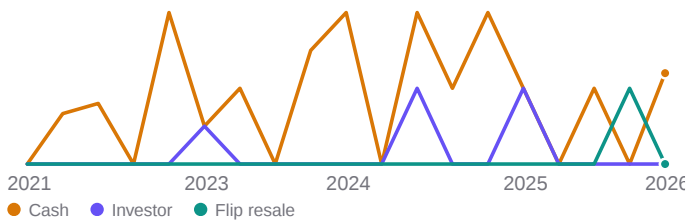
2.5%



BUYERS & OUTCOMES

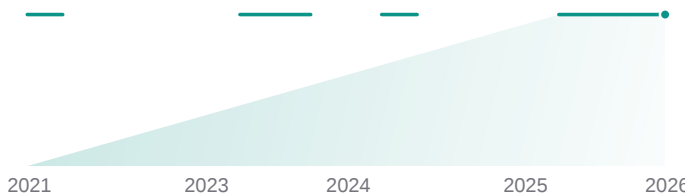
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



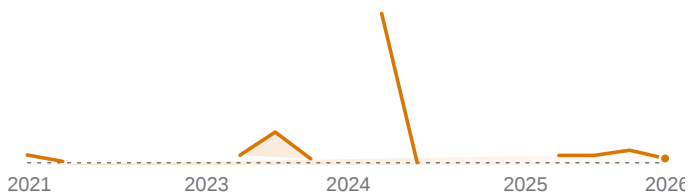
Sellers who sold at a gain

100%

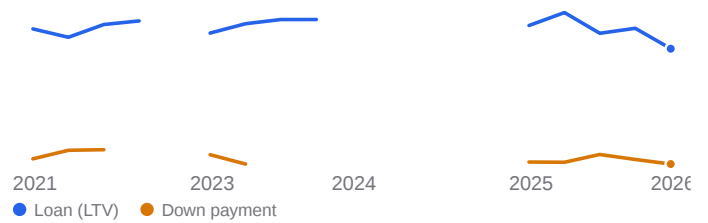


Median annualized return at resale

+5.4%

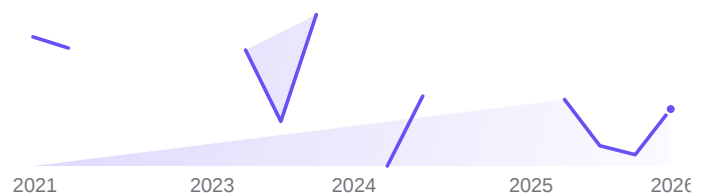


Financing (share of purchase price) Loan (LTV) 81% · Down payment 1.8%



Typical hold before selling

7.7 yrs



HOUSING STOCK

Homes	475
Median value (AVM)	\$146K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1980
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	4.4%
Owner occupied	75%
Company owned	6.9%
Median loan-to-value	0%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	343
Density	19 / mi²
Median household income	\$56K
Average household income	\$70K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	36
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	18.8%
Unemployment	1.4%
Average temp	63°F
Annual precip	51 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.