

Idabel 74745

ZIP code · OK · Oklahoma > McCurtain County > Idabel

SELLER'S MARKET

\$162K

MEDIAN SALE PRICE

+26.5%

1-YR CHANGE

95

SALES (12 MO)

\$119K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



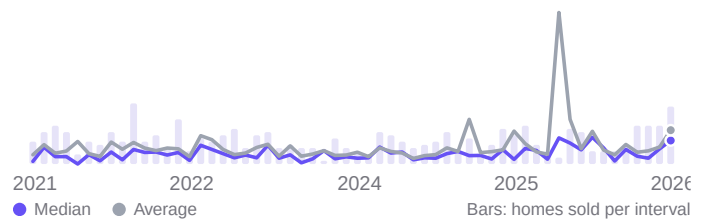
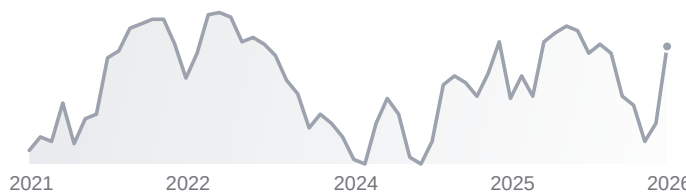
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$245K · Average \$344K

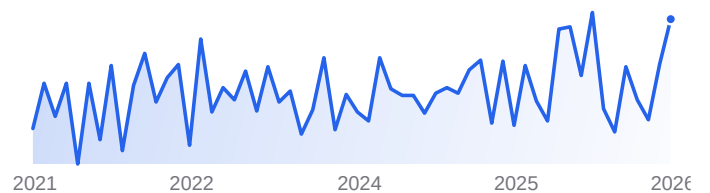
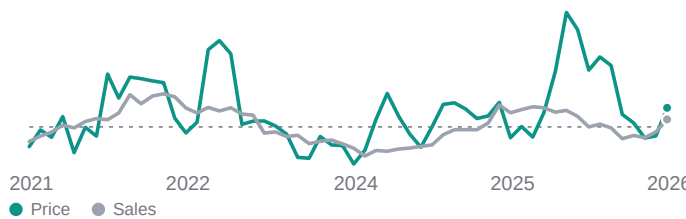


Growth (year over year)

Price +26.5% · Sales +10.5%

Price per square foot

\$146/ft²



Sale premium vs estimated value

+13.7%

Annual turnover (share of homes sold)

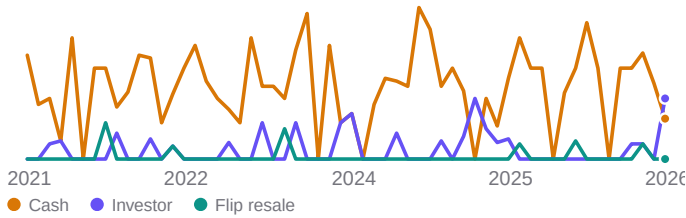
2.8%



BUYERS & OUTCOMES

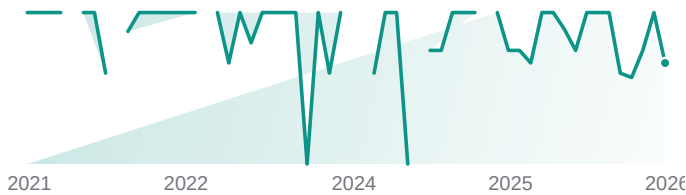
Buyer mix

Cash 22% · Investor 33% · Flip resale 0%



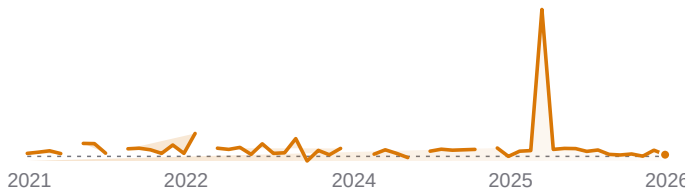
Sellers who sold at a gain

67%

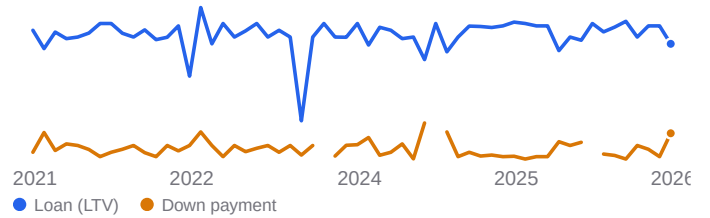


Median annualized return at resale

+2.4%

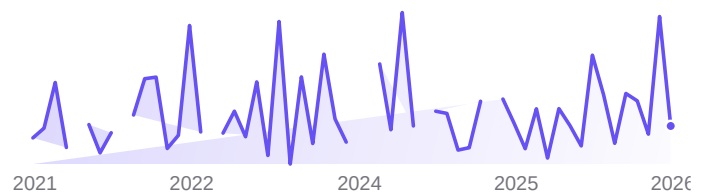


Financing (share of purchase price) Loan (LTV) 85% · Down payment 19%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,417
Median value (AVM)	\$119K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1973
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.5%
Owner occupied	70%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	10,712
Density	46 / mi²
Median household income	\$42K
Average household income	\$59K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	35
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	22.2%
Unemployment	1.2%
Average temp	63°F
Annual precip	51 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.