

Sawyer 74756

ZIP code · OK · Oklahoma > Choctaw County > Sawyer

BALANCED MARKET

\$160K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

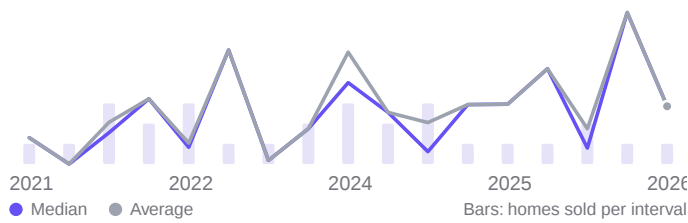
MARKET TRENDS (5 YEARS)

Sale prices

Median \$160K · Average \$160K

Growth (year over year)

Price +36.4% · Sales -54.5%



Price per square foot

\$148/ft²

Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

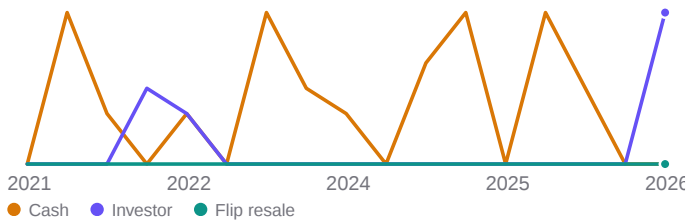
2.4%



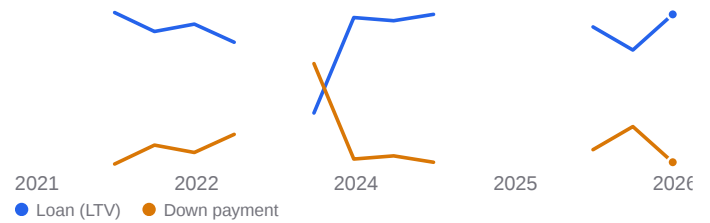
BUYERS & OUTCOMES

Buyer mix

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

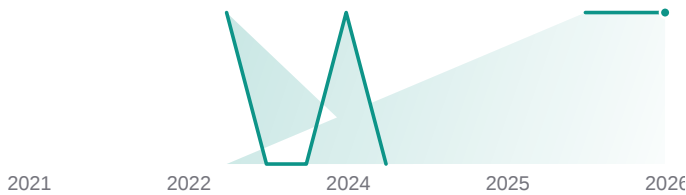


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



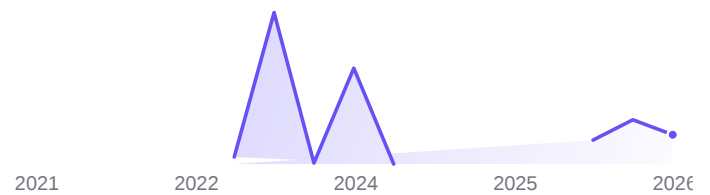
Sellers who sold at a gain

100%



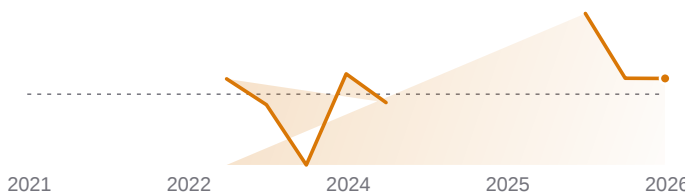
Typical hold before selling

4.2 yrs



Median annualized return at resale

+8.1%



HOUSING STOCK

Homes	249
Median value (AVM)	\$231K
Median size	1,502 ft²
Median bedrooms	3
Median year built	1986
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.2%
Owner occupied	79%
Company owned	8.4%
Median loan-to-value	0%
Typical ownership tenure	29.0 yrs

COMMUNITY

Population	263
Density	12 / mi ²
Median household income	\$48K
Average household income	\$68K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	41
Homes occupied	83%
Bachelor's or higher	12%
Poverty rate	11.6%
Unemployment	0.8%
Average temp	63°F
Annual precip	49 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.