

Soper 74759

ZIP code · OK · Oklahoma > Choctaw County > Soper

BALANCED MARKET

\$163K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

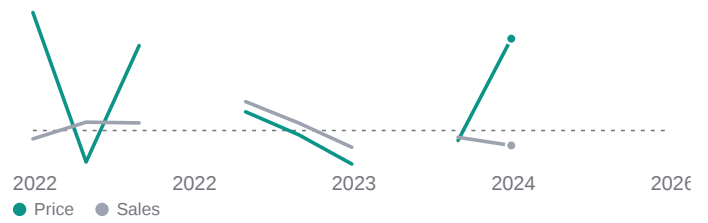
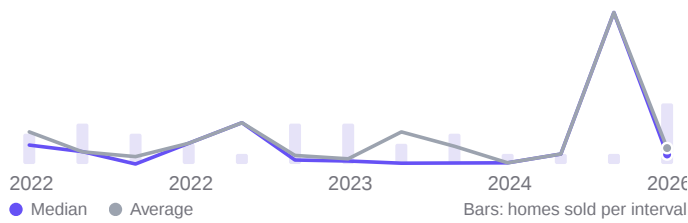
MARKET TRENDS (5 YEARS)

Sale prices

Median \$134K · Average \$177K

Growth (year over year)

Price +136.6% · Sales -22.2%

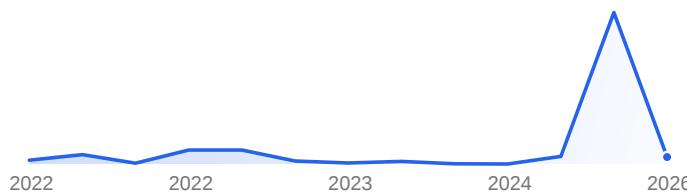


Price per square foot

\$98/ft²

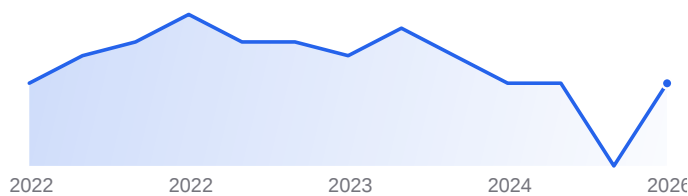
Sale premium vs estimated value

-7.8%



Annual turnover (share of homes sold)

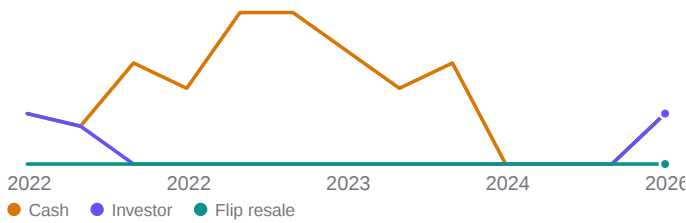
1.8%



BUYERS & OUTCOMES

Buyer mix

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



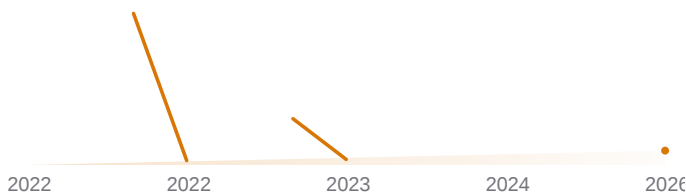
Sellers who sold at a gain

73%



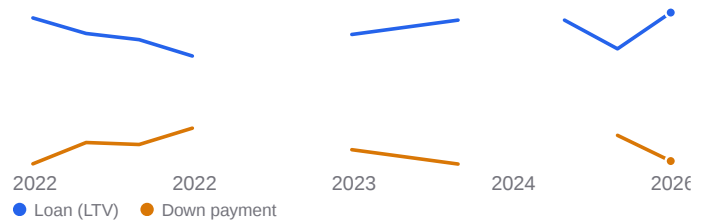
Median annualized return at resale

+4.1%



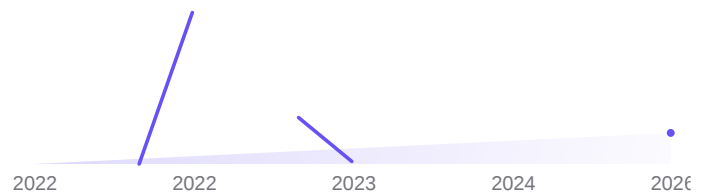
Financing (share of purchase price)

Loan (LTV) 105% · Down payment 2.1%



Typical hold before selling

5.0 yrs



HOUSING STOCK

Homes	382
Median value (AVM)	\$198K
Median size	1,410 ft²
Median bedrooms	3
Median year built	1984
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.5%
Owner occupied	63%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,444
Density	9 / mi ²
Median household income	\$50K
Average household income	\$70K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	42
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	20.9%
Unemployment	0.9%
Average temp	63°F
Annual precip	47 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.