

Valliant 74764

ZIP code · OK · Oklahoma > McCurtain County > Valliant

BUYER'S MARKET

\$93K

MEDIAN SALE PRICE

-59.0%

1-YR CHANGE

29

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



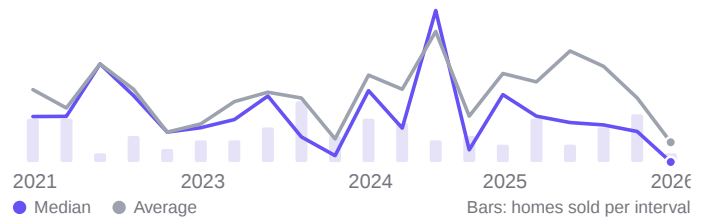
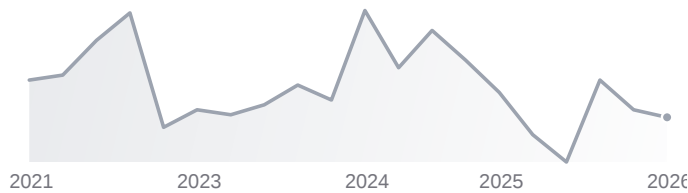
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$40K · Average \$76K

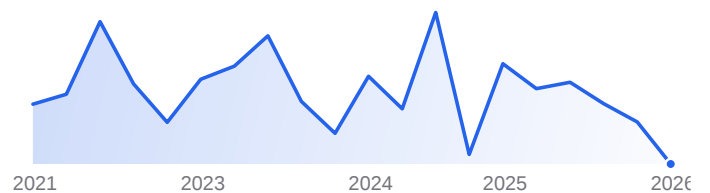
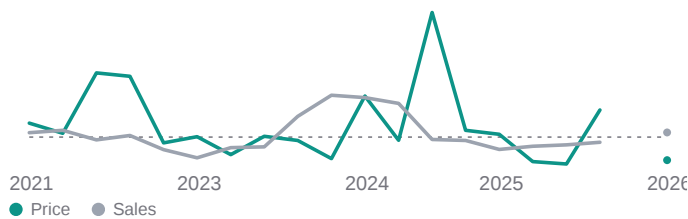


Growth (year over year)

Price -59.0% · Sales +11.5%

Price per square foot

\$34/ft²

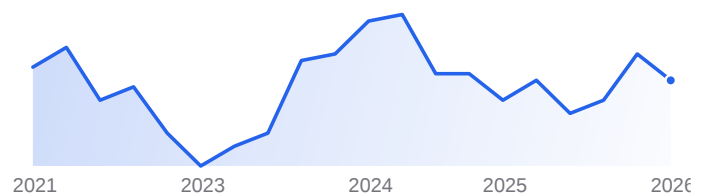
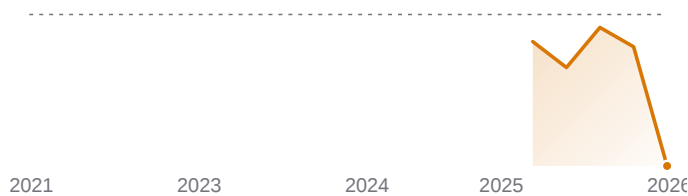


Sale premium vs estimated value

-88.8%

Annual turnover (share of homes sold)

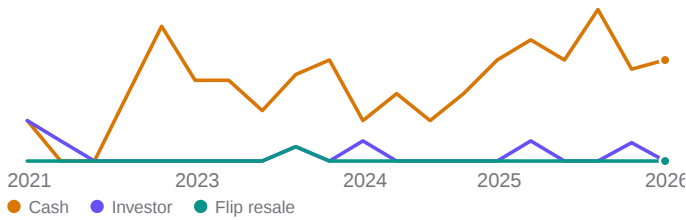
2.3%



BUYERS & OUTCOMES

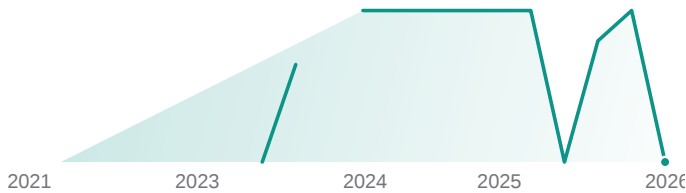
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



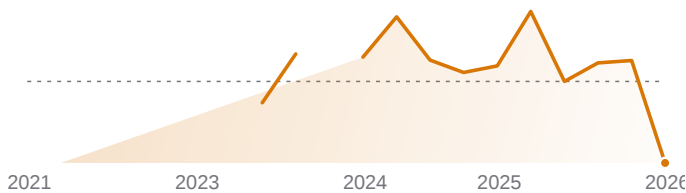
Sellers who sold at a gain

0%

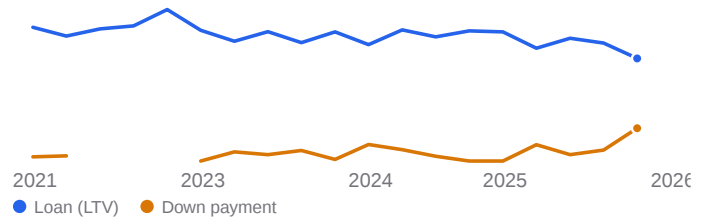


Median annualized return at resale

-23.8%

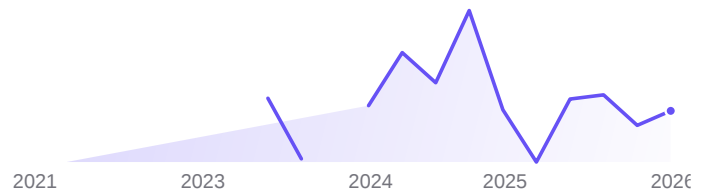


Financing (share of purchase price) Loan (LTV) 78% · Down payment 26%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,288
Median value (AVM)	\$167K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1980
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.3%
Owner occupied	73%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	3,436
Density	23 / mi²
Median household income	\$55K
Average household income	\$68K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	36
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	12.4%
Unemployment	1.4%
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.