

Shawnee 74801

ZIP code · OK · Oklahoma > Pottawatomie County > Shawnee

SELLER'S MARKET

\$162K

MEDIAN SALE PRICE

+24.7%

1-YR CHANGE

318

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

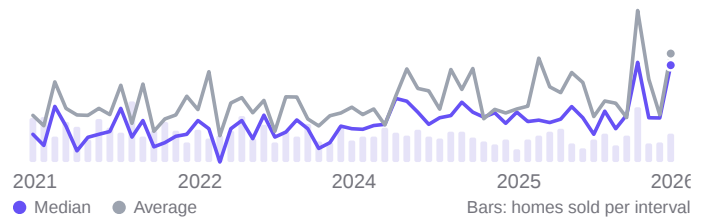
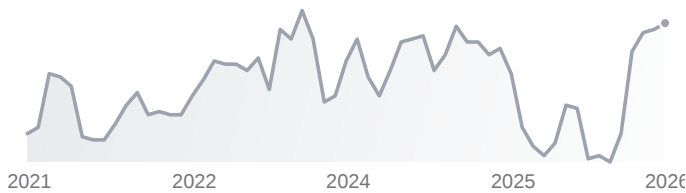
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$225K · Average \$246K

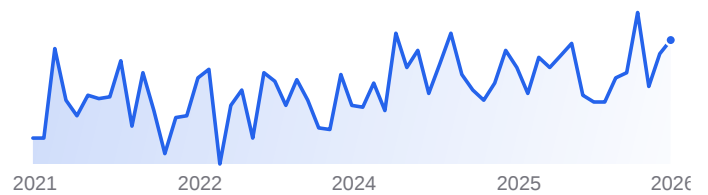
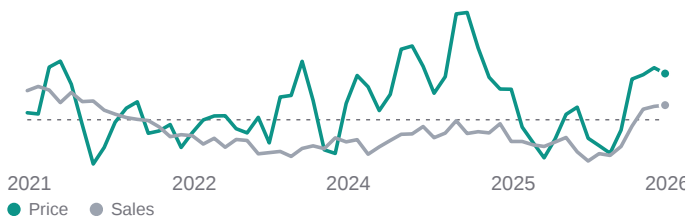


Growth (year over year)

Price +24.7% · Sales +7.8%

Price per square foot

\$119/ft²

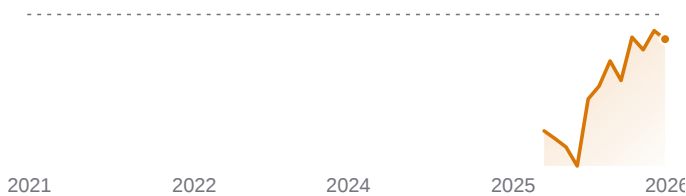


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

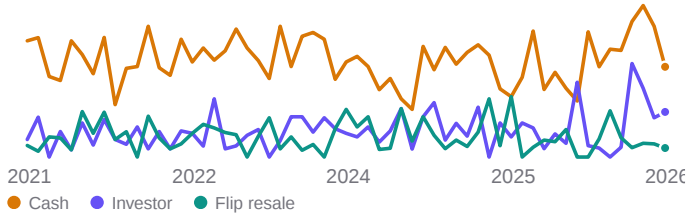
3.9%



BUYERS & OUTCOMES

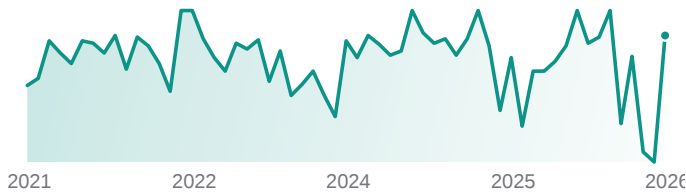
Buyer mix

Cash 34% · Investor 17% · Flip resale 3.4%



Sellers who sold at a gain

94%

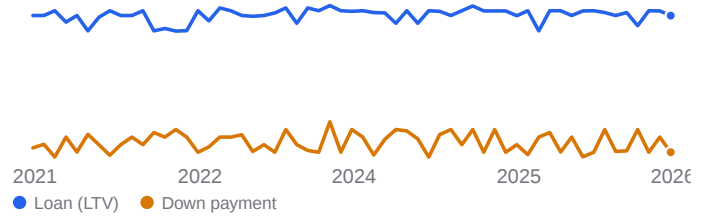


Median annualized return at resale

+6.5%

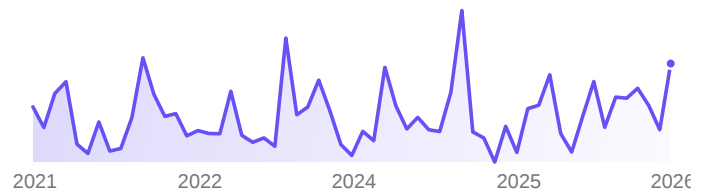


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



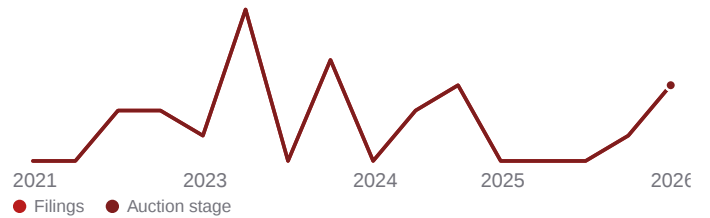
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,239
Median value (AVM)	\$122K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1960
Single family	91%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.4%
Owner occupied	69%
Company owned	24%
Median loan-to-value	34%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	22,817
Density	290 / mi²
Median household income	\$53K
Average household income	\$66K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	68
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	23.6%
Unemployment	0.9%
Average temp	61°F
Annual precip	39 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.