

Shawnee 74804

ZIP code · OK · Oklahoma > Pottawatomie County > Shawnee

SELLER'S MARKET

\$212K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

387

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

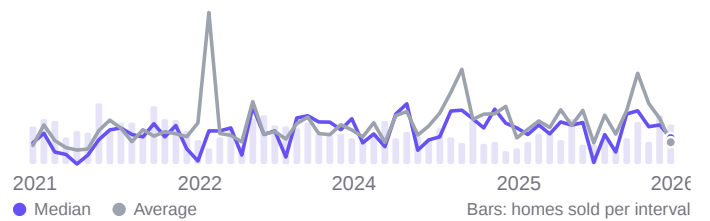
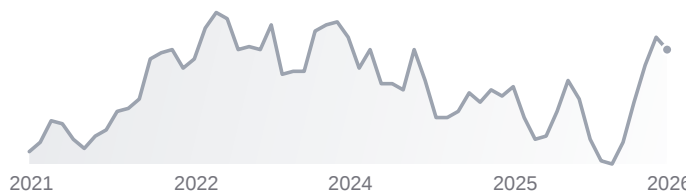
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$198K · Average \$191K

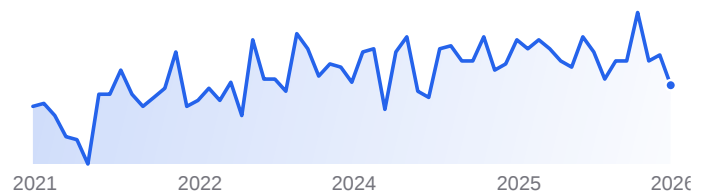
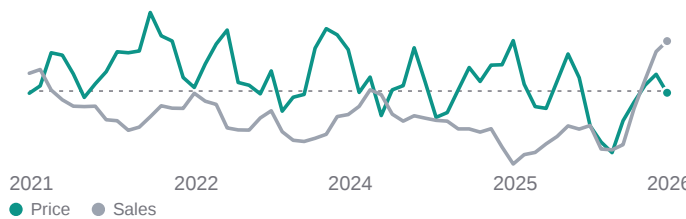


Growth (year over year)

Price -0.6% · Sales +18.0%

Price per square foot

\$125/ft²

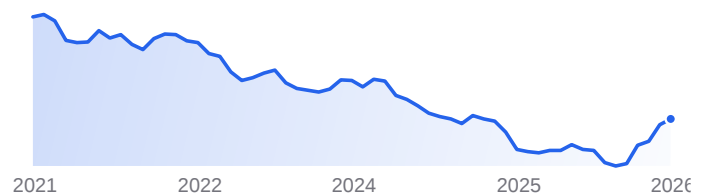
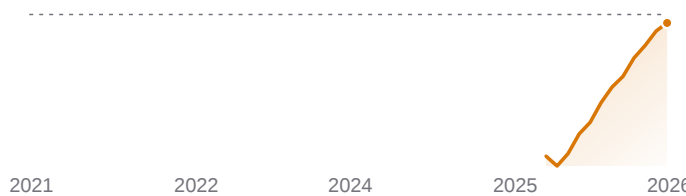


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

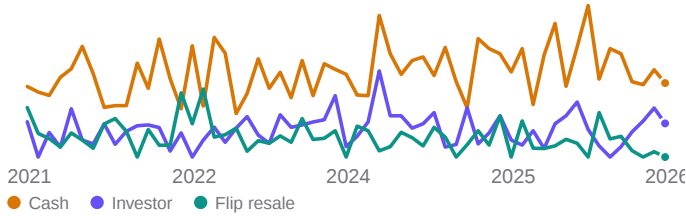
5.2%



BUYERS & OUTCOMES

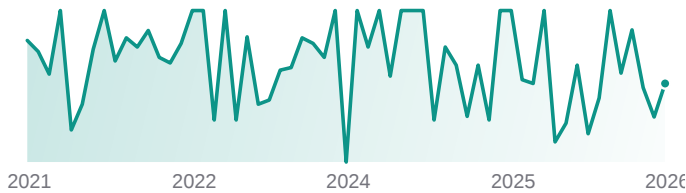
Buyer mix

Cash 26% · Investor 12% · Flip resale 0%



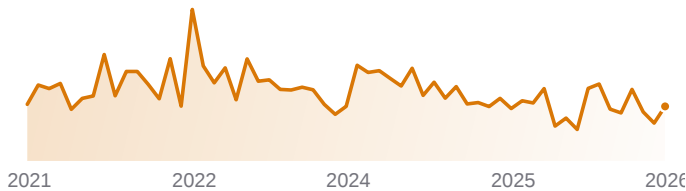
Sellers who sold at a gain

89%

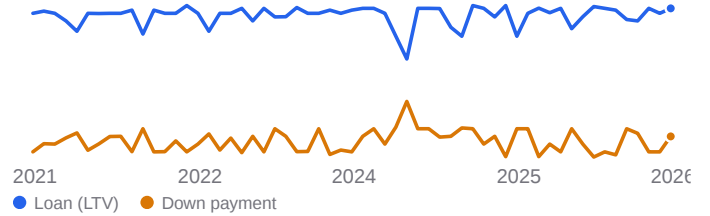


Median annualized return at resale

+4.6%

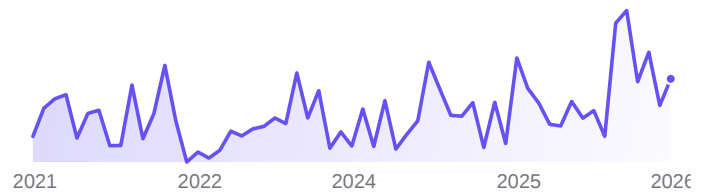


Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



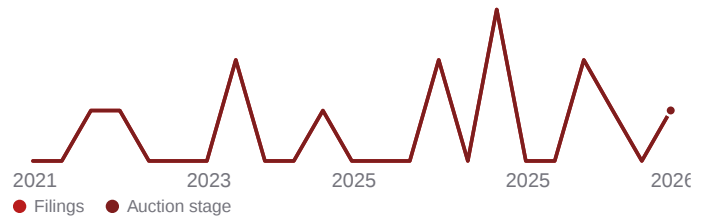
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,514
Median value (AVM)	\$220K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1980
Single family	91%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.4%
Owner occupied	81%
Company owned	20%
Median loan-to-value	50%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	23,690
Density	227 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	13.4%
Unemployment	0.9%
Average temp	61°F
Annual precip	40 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.