

Macomb 74852

ZIP code · OK · Oklahoma > Pottawatomie County > Macomb

SELLER'S MARKET

\$463K

MEDIAN SALE PRICE

+118.3%

1-YR CHANGE

16

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

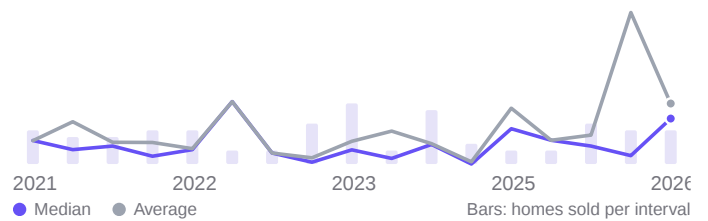
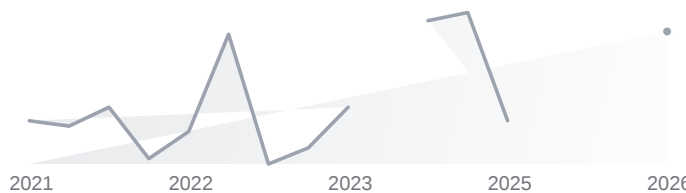
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$378K · Average \$493K

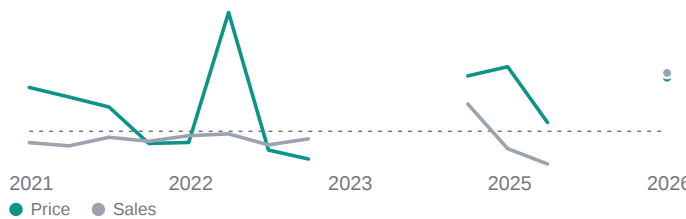


Growth (year over year)

Price +118.3% · Sales +128.6%

Price per square foot

\$105/ft²



Sale premium vs estimated value

+1.9%

Annual turnover (share of homes sold)

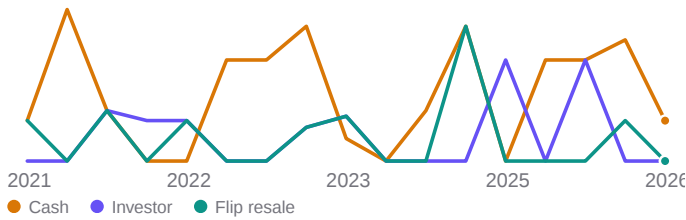
2.7%



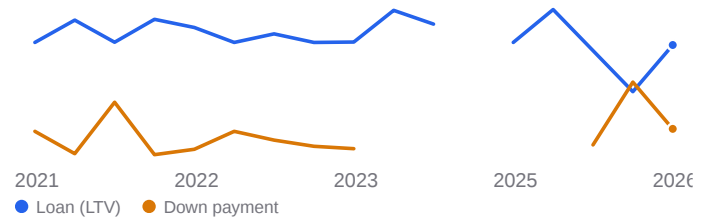
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

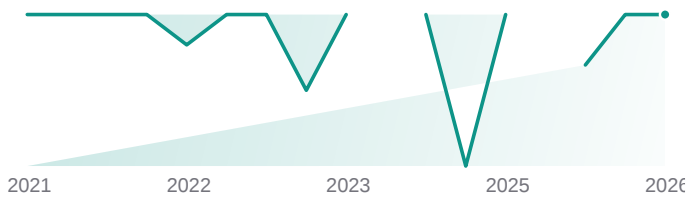


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



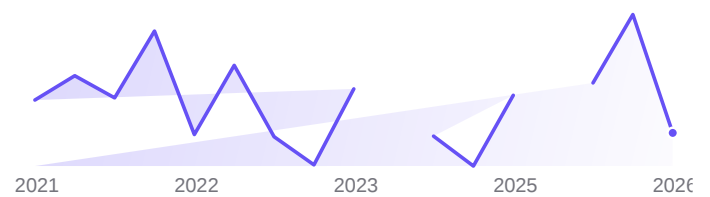
Sellers who sold at a gain

100%



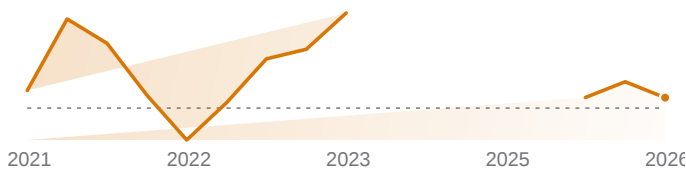
Typical hold before selling

2.5 yrs



Median annualized return at resale

+4.1%



HOUSING STOCK

Homes	598
Median value (AVM)	\$244K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1986
Single family	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	3.1%
Owner occupied	79%
Company owned	13%
Median loan-to-value	16%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,530
Density	21 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	66
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	18.1%
Unemployment	1.0%
Average temp	62°F
Annual precip	39 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.