

Wanette 74878

ZIP code · OK · Oklahoma · Pottawatomie County · Wanette

STRONG BUYER'S MARKET

\$69K

MEDIAN SALE PRICE

-68.9%

1-YR CHANGE

17

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



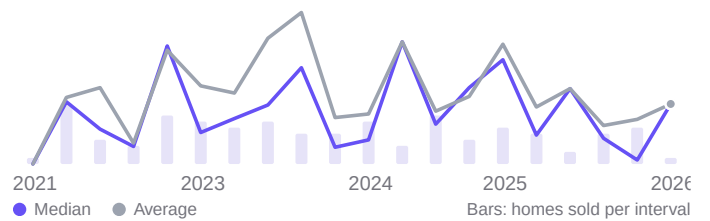
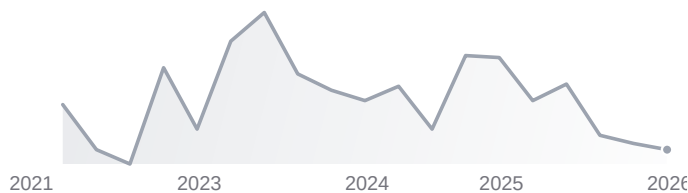
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$179K · Average \$179K

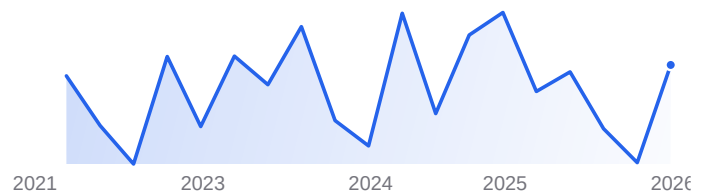
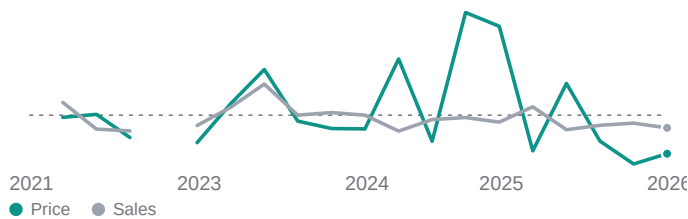


Growth (year over year)

Price -68.9% · Sales -22.7%

Price per square foot

\$123/ft²

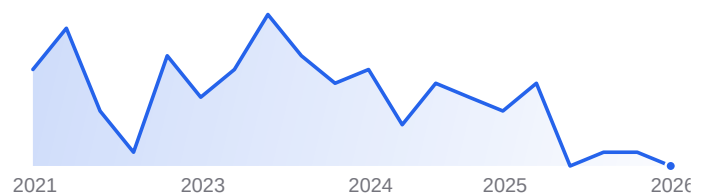
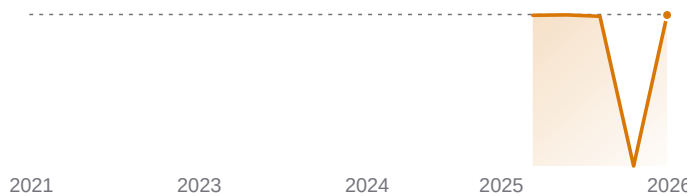


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

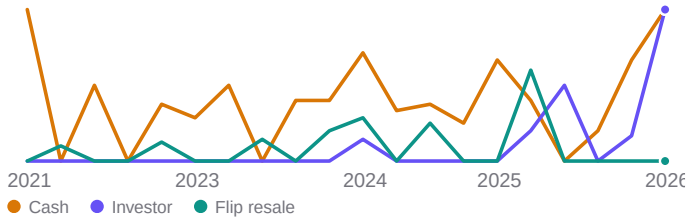
2.6%



BUYERS & OUTCOMES

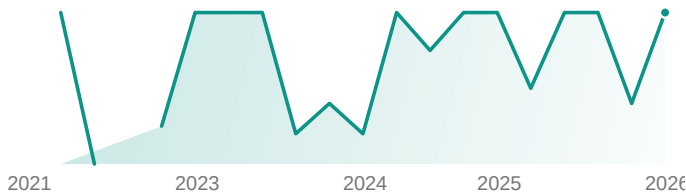
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



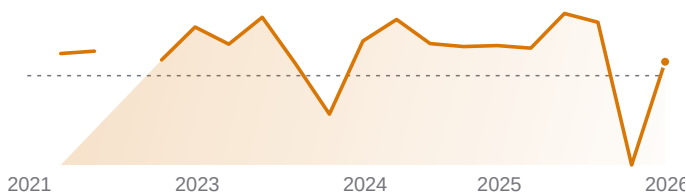
Sellers who sold at a gain

100%

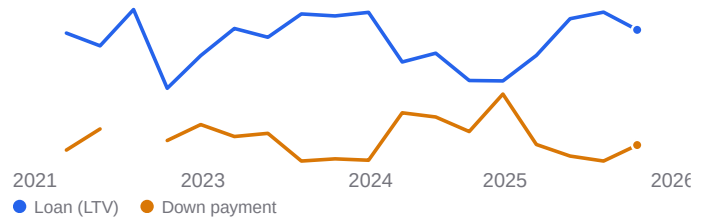


Median annualized return at resale

+3.4%

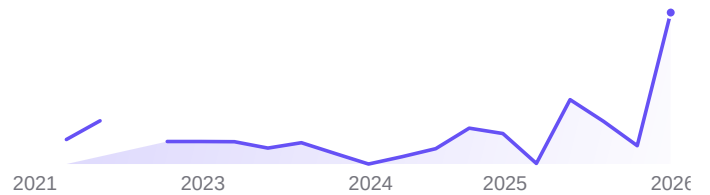


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



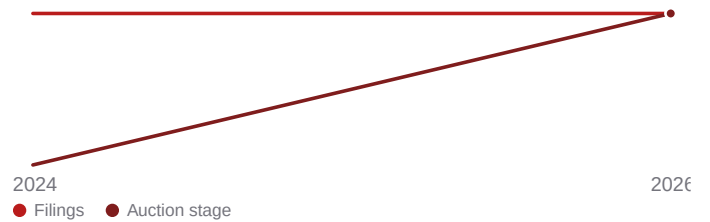
Typical hold before selling

19.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	647
Median value (AVM)	\$189K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1983
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.5%
Owner occupied	78%
Company owned	11%
Median loan-to-value	19%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	1,689
Density	14 / mi ²
Median household income	\$58K
Average household income	\$83K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	64
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	16.2%
Unemployment	0.7%
Average temp	62°F
Annual precip	39 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.