

Arkoma 74901

ZIP code · OK · Oklahoma > Le Flore County > Arkoma

STRONG BUYER'S MARKET

\$56K

MEDIAN SALE PRICE

-29.0%

1-YR CHANGE

17

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



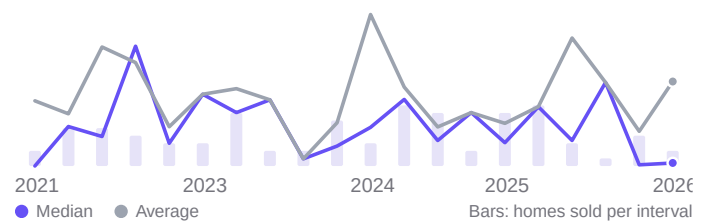
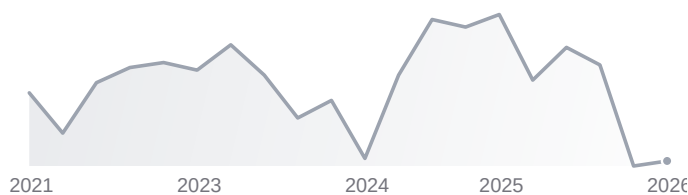
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

8 / 100

Sale prices

Median \$50K · Average \$130K

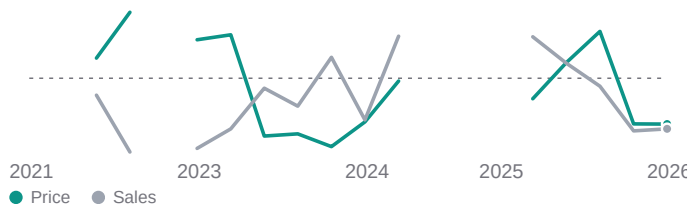


Growth (year over year)

Price -29.0% · Sales -32.0%

Price per square foot

\$32/ft²

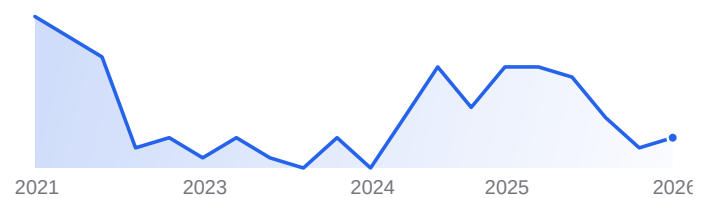
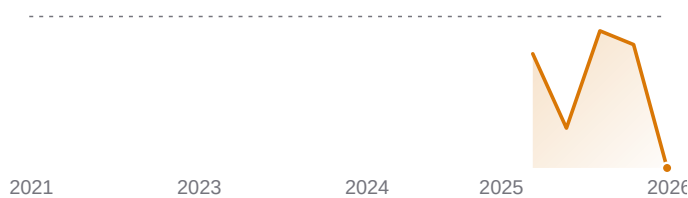


Sale premium vs estimated value

-63.9%

Annual turnover (share of homes sold)

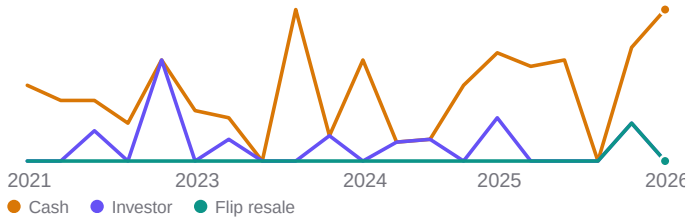
2.3%



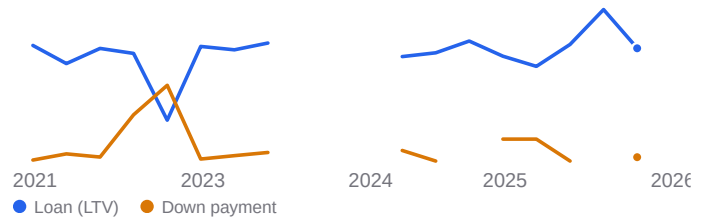
BUYERS & OUTCOMES

Buyer mix

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

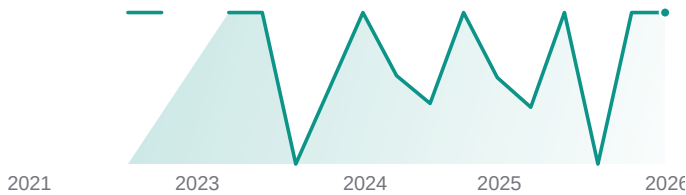


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



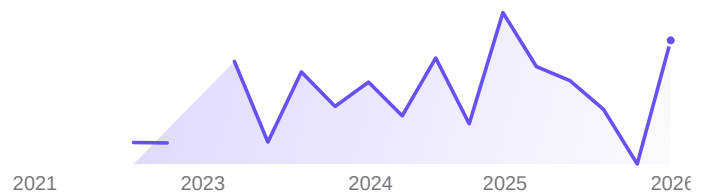
Sellers who sold at a gain

100%



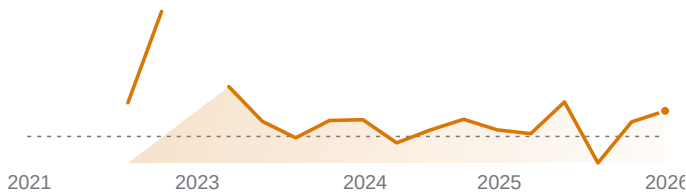
Typical hold before selling

11.1 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	743
Median value (AVM)	\$99K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1965
Single family	86%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.3%
Owner occupied	64%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	1,748
Density	171 / mi²
Median household income	\$38K
Average household income	\$55K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	43
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	23.2%
Unemployment	1.0%
Average temp	62°F
Annual precip	45 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.