

Pocola 74902

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

BUYER'S MARKET

\$104K

MEDIAN SALE PRICE

-27.3%

1-YR CHANGE

49

SALES (12 MO)

\$179K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



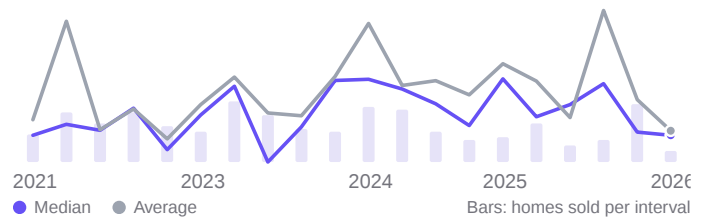
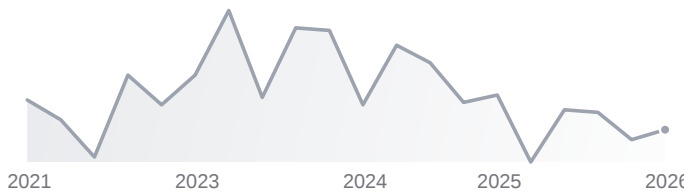
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$125K · Average \$131K

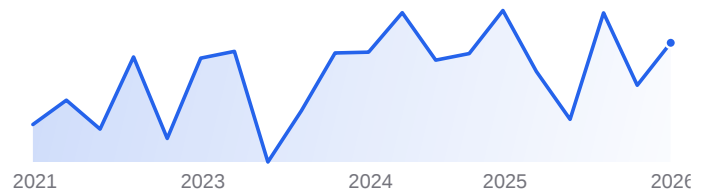
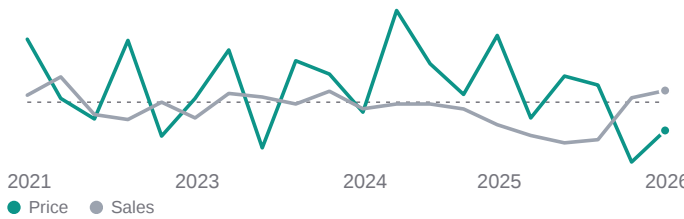


Growth (year over year)

Price -27.3% · Sales +11.4%

Price per square foot

\$119/ft²

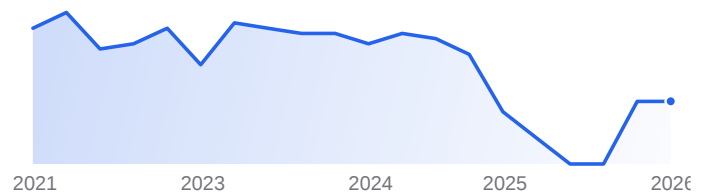


Sale premium vs estimated value

+13.8%

Annual turnover (share of homes sold)

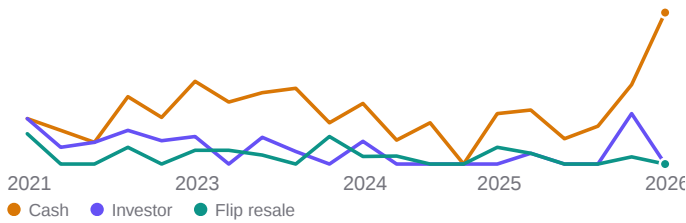
3.0%



BUYERS & OUTCOMES

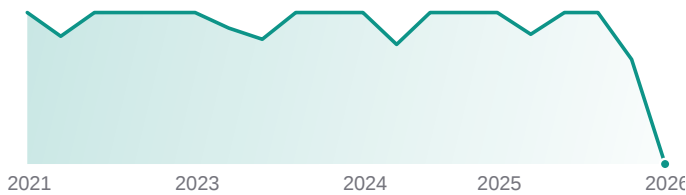
Buyer mix

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



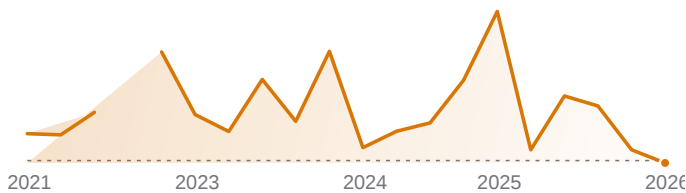
Sellers who sold at a gain

0%

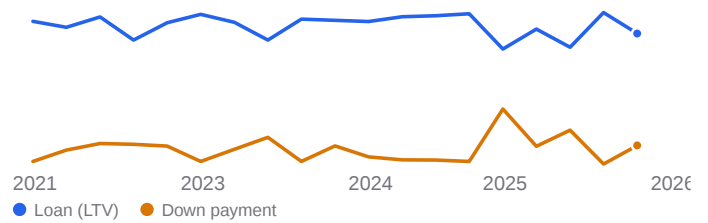


Median annualized return at resale

-0.4%

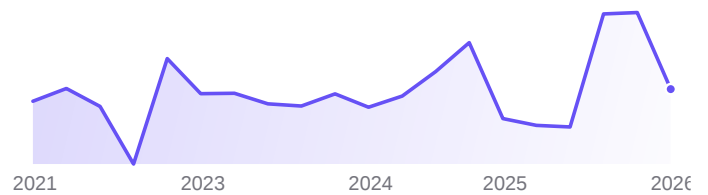


Financing (share of purchase price) Loan (LTV) 87% · Down payment 12%



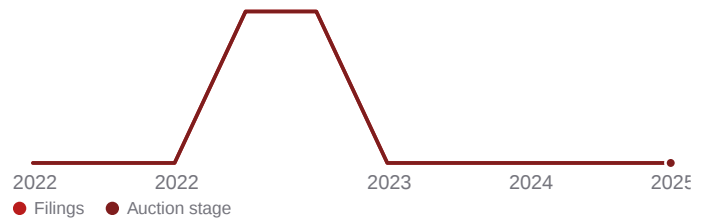
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,639
Median value (AVM)	\$179K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1984
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	15%
Median loan-to-value	24%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	3,876
Density	128 / mi²
Median household income	\$47K
Average household income	\$58K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	43
Homes occupied	93%
Bachelor's or higher	9%
Poverty rate	15.3%
Unemployment	1.0%
Average temp	62°F
Annual precip	47 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.