

Bokoshe 74930

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

SELLER'S MARKET

\$317K

MEDIAN SALE PRICE

+135.1%

1-YR CHANGE

49

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

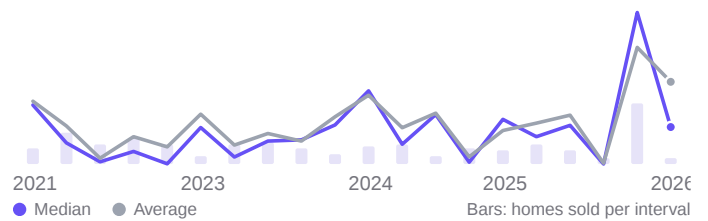
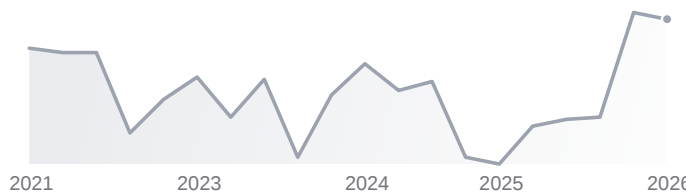
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$130K · Average \$232K

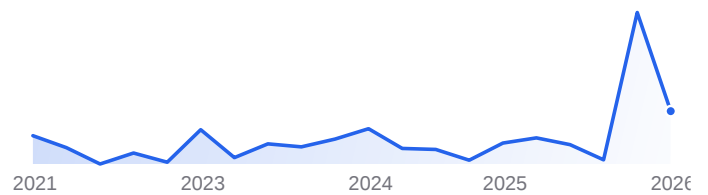
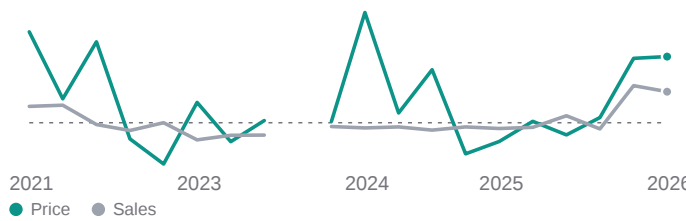


Growth (year over year)

Price +135.1% · Sales +63.3%

Price per square foot

\$138/ft²

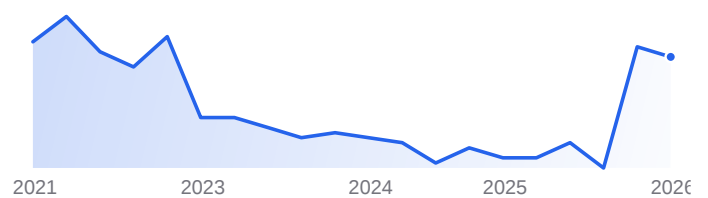


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

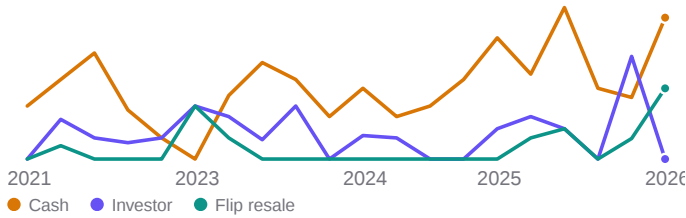
4.0%



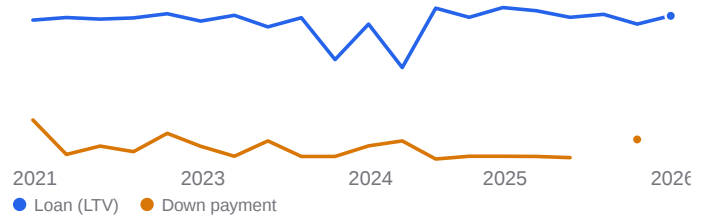
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 33%

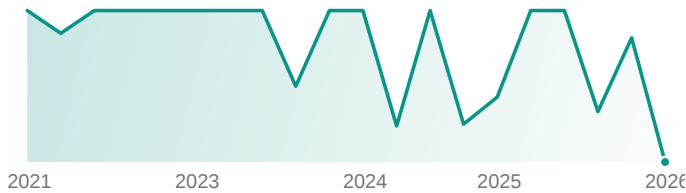


Financing (share of purchase price) Loan (LTV) 100% · Down payment 14%



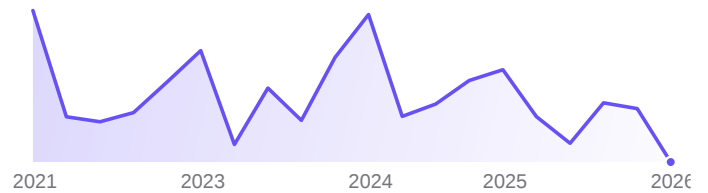
Sellers who sold at a gain

50%



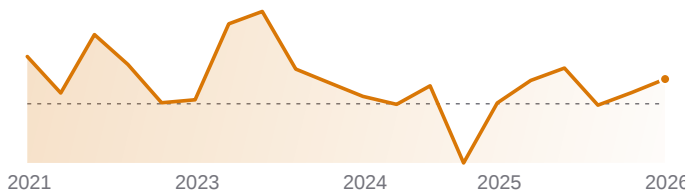
Typical hold before selling

0.3 yrs



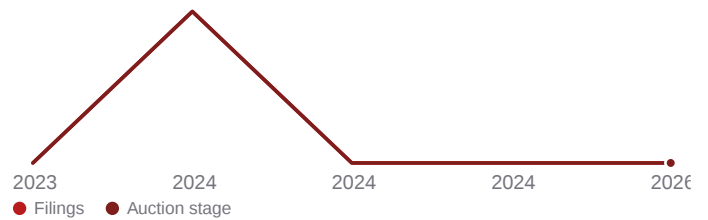
Median annualized return at resale

+12.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,236
Median value (AVM)	\$126K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1981
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.2%
Owner occupied	76%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	2,298
Density	32 / mi²
Median household income	\$42K
Average household income	\$54K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	41
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	17.6%
Unemployment	1.2%
Average temp	62°F
Annual precip	48 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.