

Gans 74936

ZIP code · OK · Oklahoma > Sequoyah County > Gans

BALANCED MARKET

\$264K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



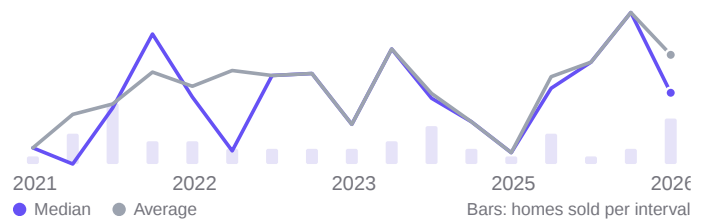
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$145K · Average \$210K

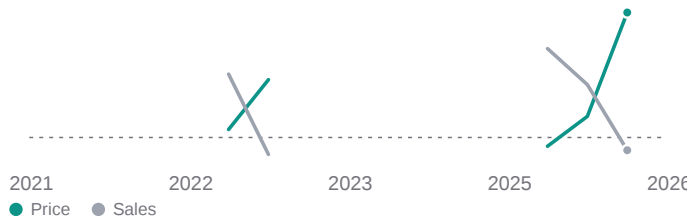


Growth (year over year)

Price +196.8% · Sales -20.0%

Price per square foot

\$78/ft²

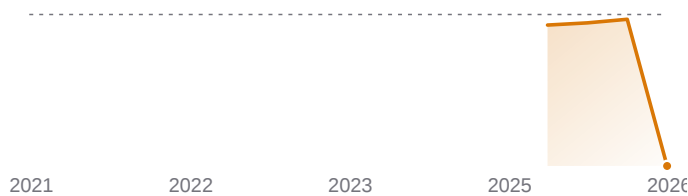


Sale premium vs estimated value

-30.5%

Annual turnover (share of homes sold)

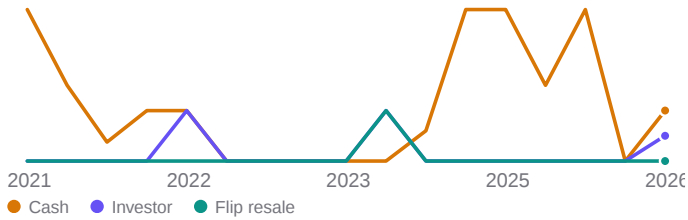
3.5%



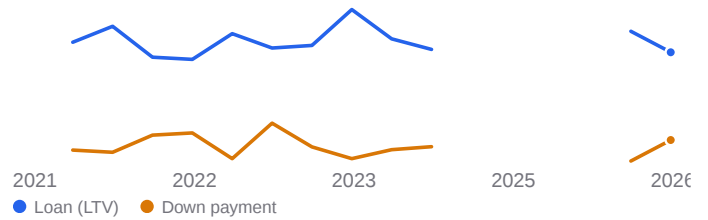
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 17% · Flip resale 0%

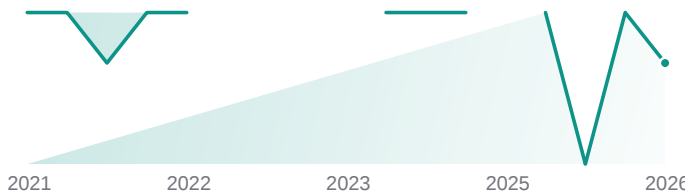


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



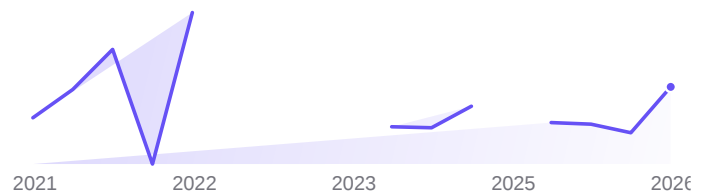
Sellers who sold at a gain

67%



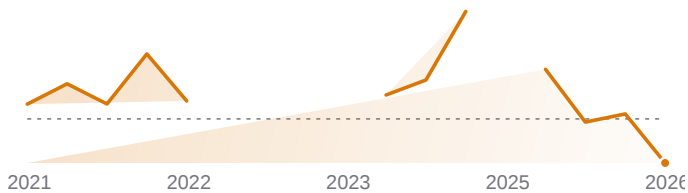
Typical hold before selling

7.3 yrs



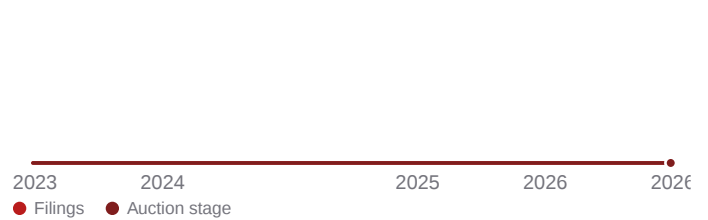
Median annualized return at resale

-15.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	374
Median value (AVM)	\$143K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1982
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.5%
Owner occupied	78%
Company owned	14%
Median loan-to-value	12%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	998
Density	42 / mi²
Median household income	\$50K
Average household income	\$79K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	45
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	19.3%
Unemployment	1.1%
Average temp	62°F
Annual precip	47 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.