

McCurtain 74944

ZIP code · OK · Oklahoma > Haskell County > McCurtain

BALANCED MARKET

\$111K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$88K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

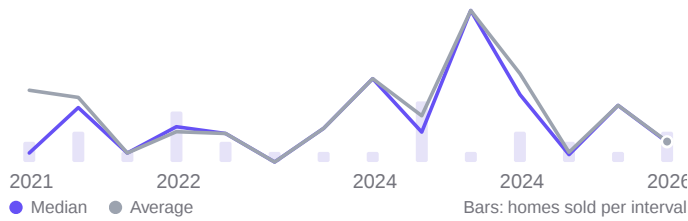
MARKET TRENDS (5 YEARS)

Sale prices

Median \$80K · Average \$82K

Growth (year over year)

Price +32.7% · Sales -60.0%



Price per square foot

\$50/ft²

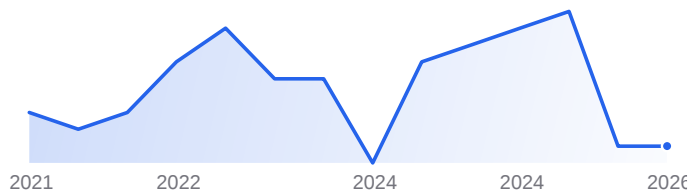
Sale premium vs estimated value

-36.2%



Annual turnover (share of homes sold)

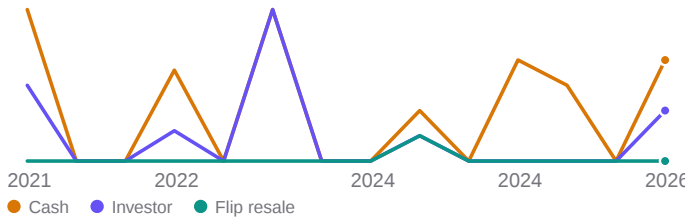
1.1%



BUYERS & OUTCOMES

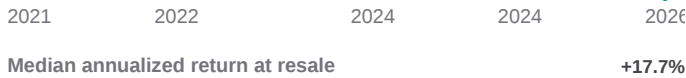
Buyer mix

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

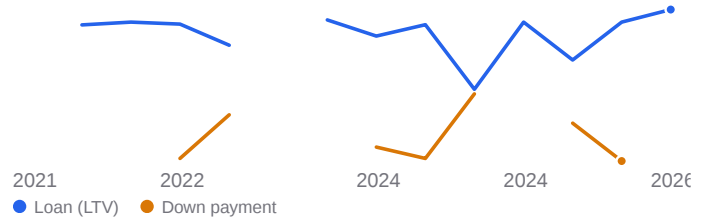


Sellers who sold at a gain

100%

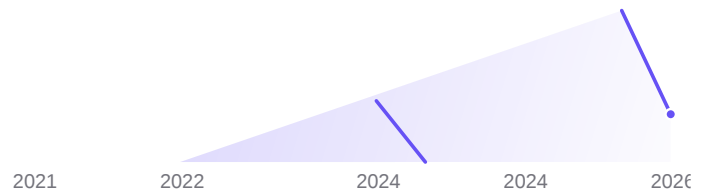


Financing (share of purchase price) Loan (LTV) 109% · Down payment 0.0%



Typical hold before selling

2.7 yrs



HOUSING STOCK

Homes	367
Median value (AVM)	\$88K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1978
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	4.2%
Owner occupied	80%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	1,210
Density	9 / mi ²
Median household income	\$42K
Average household income	\$65K
Crime index (US avg 100)	182
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	47
Homes occupied	81%
Bachelor's or higher	13%
Poverty rate	20.9%
Unemployment	1.2%
Average temp	62°F
Annual precip	49 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.