

Sallisaw 74955

ZIP code · OK · Oklahoma > Sequoyah County > Sallisaw

BUYER'S MARKET

\$153K

MEDIAN SALE PRICE

-21.9%

1-YR CHANGE

188

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



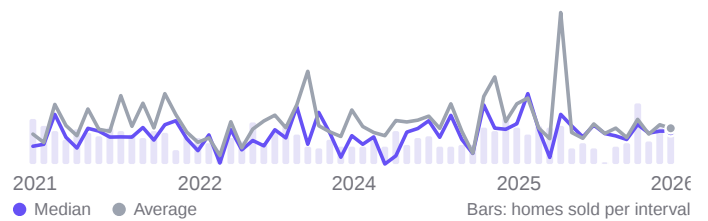
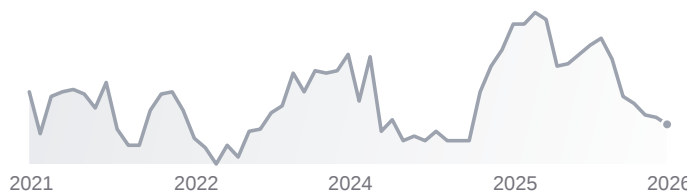
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$155K · Average \$163K

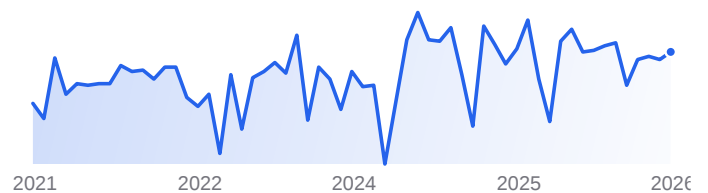
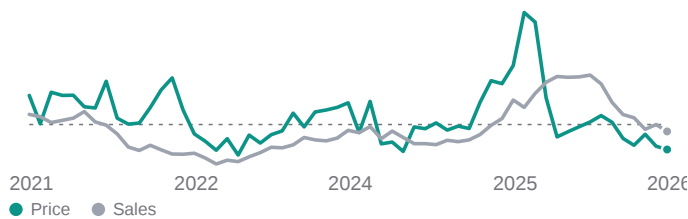


Growth (year over year)

Price -21.9% · Sales -6.0%

Price per square foot

\$119/ft²

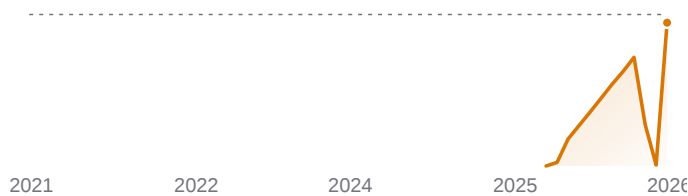


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

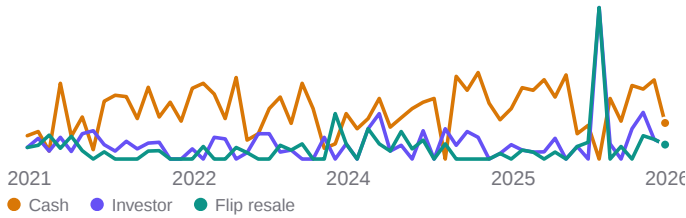
3.6%



BUYERS & OUTCOMES

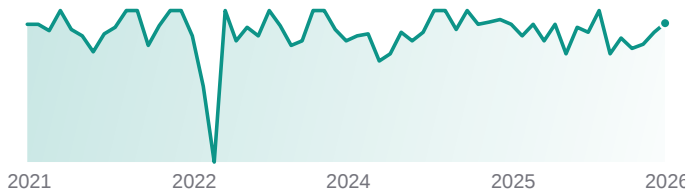
Buyer mix

Cash 24% · Investor 9.5% · Flip resale 9.5%



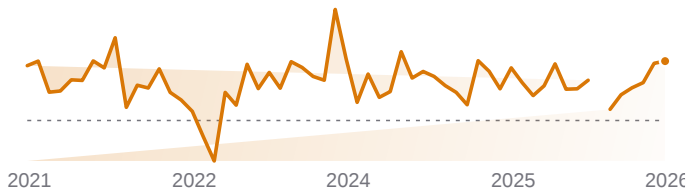
Sellers who sold at a gain

92%



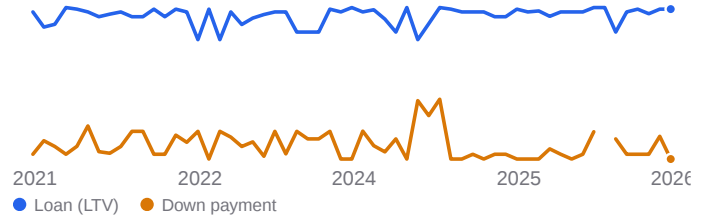
Median annualized return at resale

+10.5%



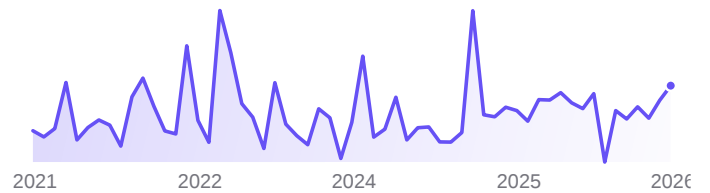
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



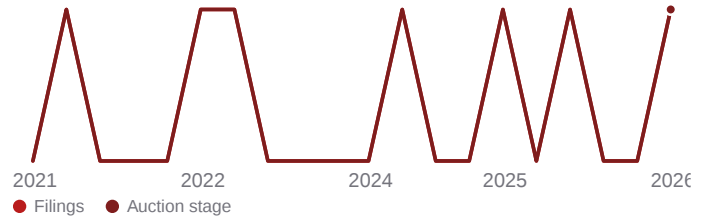
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,273
Median value (AVM)	\$169K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1983
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.9%
Owner occupied	76%
Company owned	16%
Median loan-to-value	27%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	14,702
Density	68 / mi²
Median household income	\$43K
Average household income	\$62K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	46
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	27.3%
Unemployment	1.0%
Average temp	61°F
Annual precip	48 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.