

Stilwell 74960

ZIP code · OK · Oklahoma > Adair County > Stilwell

STRONG BUYER'S MARKET

\$109K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

47

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



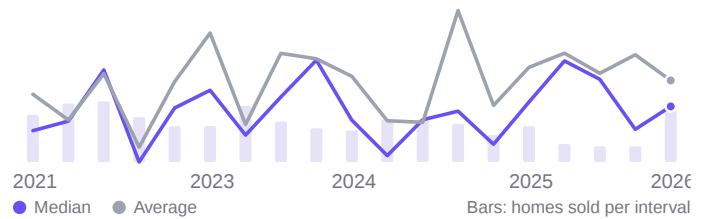
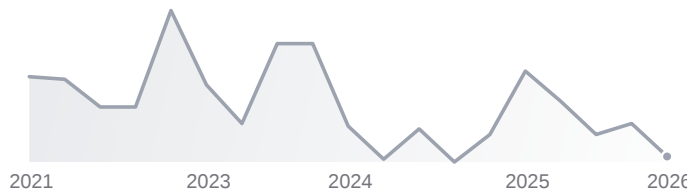
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$131K · Average \$158K

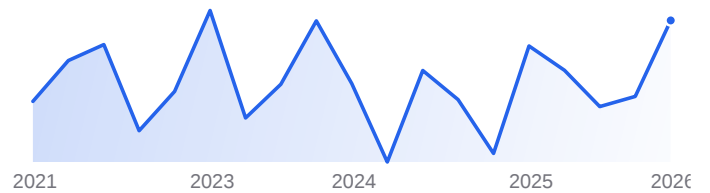
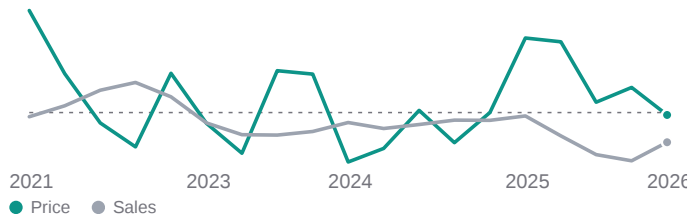


Growth (year over year)

Price -2.1% · Sales -26.6%

Price per square foot

\$112/ft²

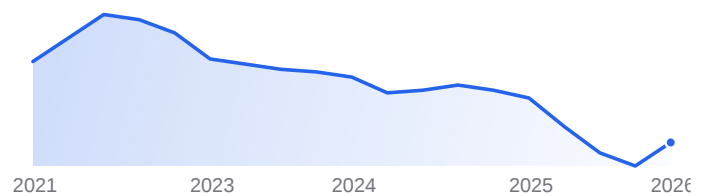
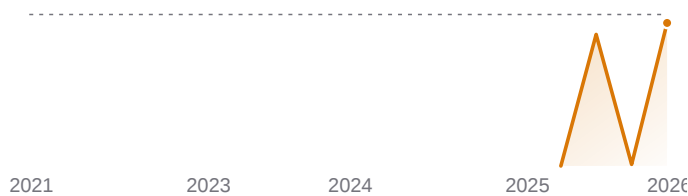


Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

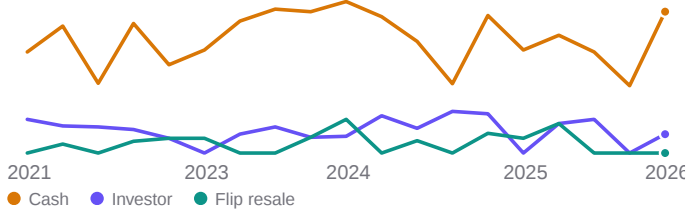
1.2%



BUYERS & OUTCOMES

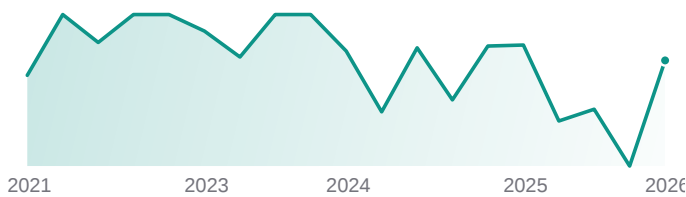
Buyer mix

Cash 60% · Investor 8.0% · Flip resale 0%



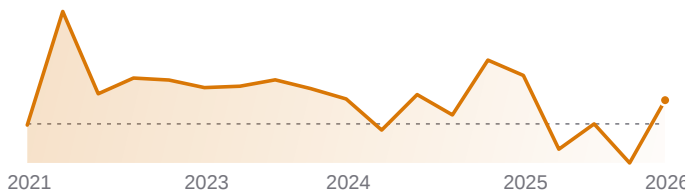
Sellers who sold at a gain

76%

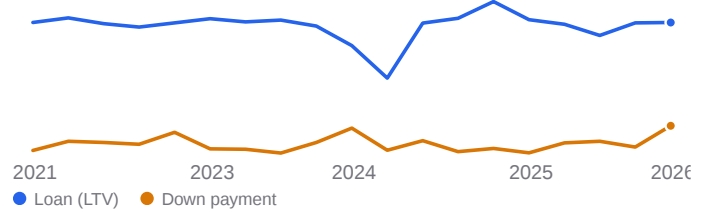


Median annualized return at resale

+5.7%

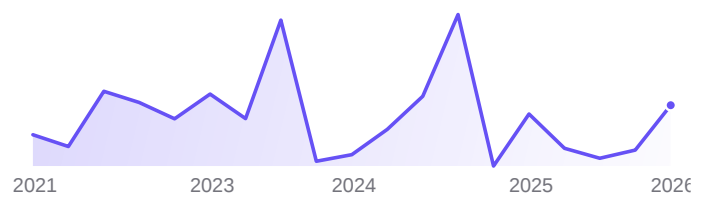


Financing (share of purchase price) Loan (LTV) 96% · Down payment 22%



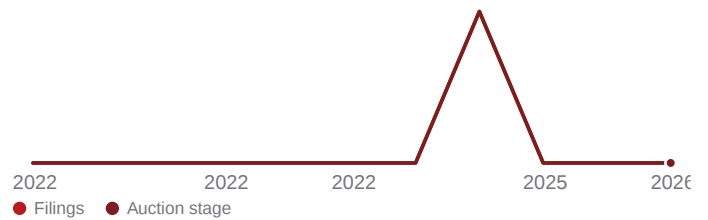
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,885
Median value (AVM)	\$143K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1979
Single family	57%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	17%
Median loan-to-value	0%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	11,211
Density	41 / mi ²
Median household income	\$40K
Average household income	\$52K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	37
Homes occupied	91%
Bachelor's or higher	7%
Poverty rate	18.9%
Unemployment	0.8%
Average temp	59°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.