

Westville 74965

ZIP code · OK · Oklahoma > Adair County > Westville

BUYER'S MARKET

\$197K

MEDIAN SALE PRICE

+37.4%

1-YR CHANGE

33

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



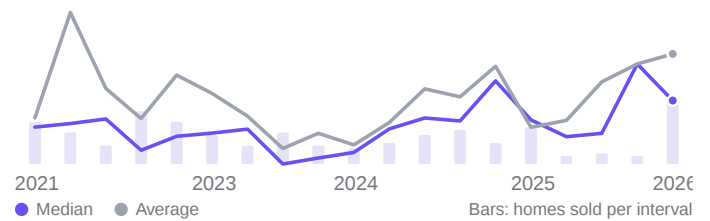
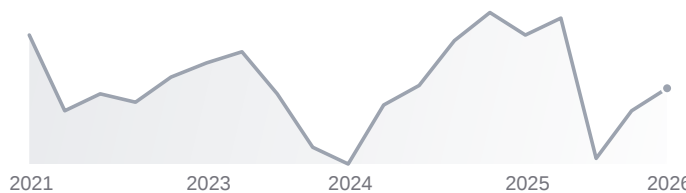
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$177K · Average \$255K

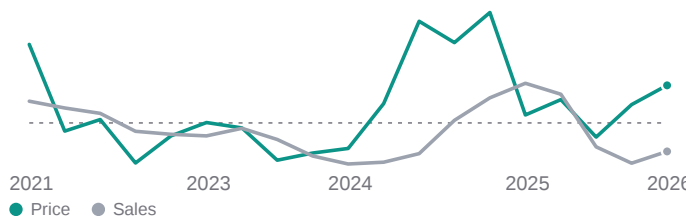


Growth (year over year)

Price +37.4% · Sales -28.3%

Price per square foot

\$158/ft²

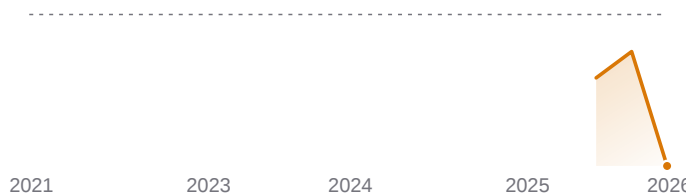


Sale premium vs estimated value

-12.3%

Annual turnover (share of homes sold)

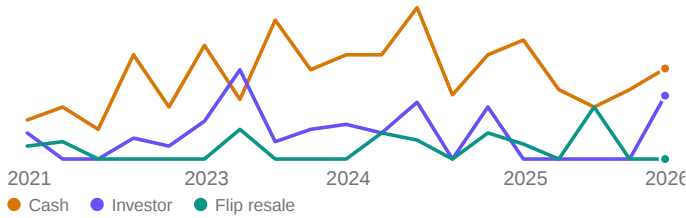
2.0%



BUYERS & OUTCOMES

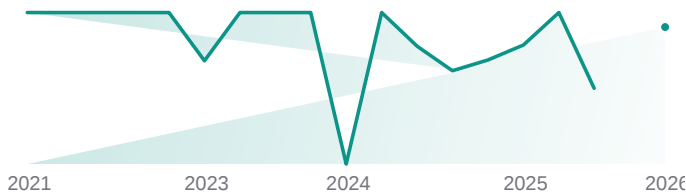
Buyer mix

Cash 43% · Investor 30% · Flip resale 0%



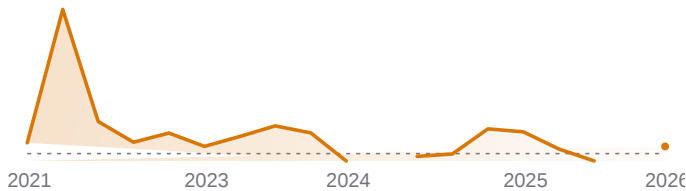
Sellers who sold at a gain

90%

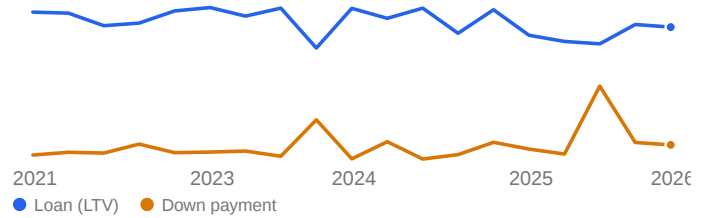


Median annualized return at resale

+5.1%

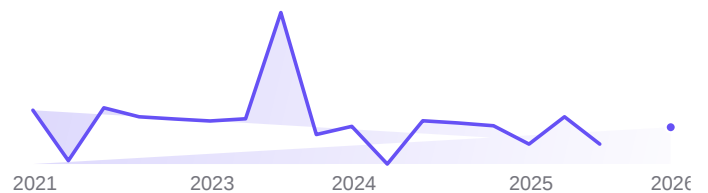


Financing (share of purchase price) Loan (LTV) 87% · Down payment 9.4%



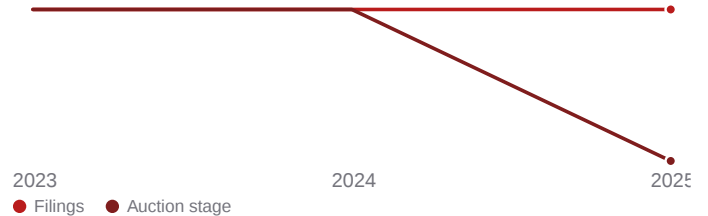
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,611
Median value (AVM)	\$180K
Median size	1,410 ft²
Median bedrooms	3
Median year built	1979
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.9%
Owner occupied	76%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	4,523
Density	47 / mi²
Median household income	\$47K
Average household income	\$54K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	40
Homes occupied	87%
Bachelor's or higher	5%
Poverty rate	16.4%
Unemployment	0.9%
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.