

Wister 74966

ZIP code · OK · Oklahoma > Le Flore County > Wister

BALANCED MARKET

\$190K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

44

SALES (12 MO)

\$179K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



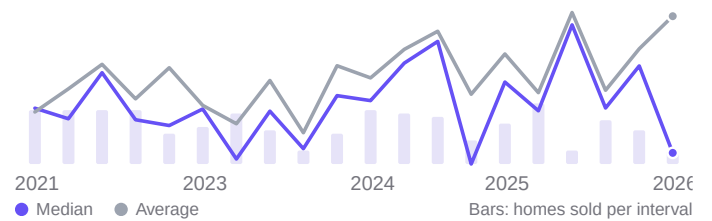
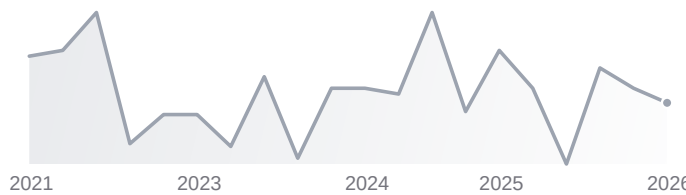
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$80K · Average \$284K

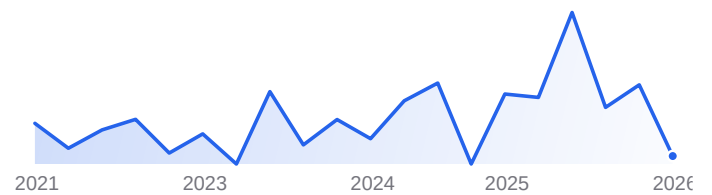
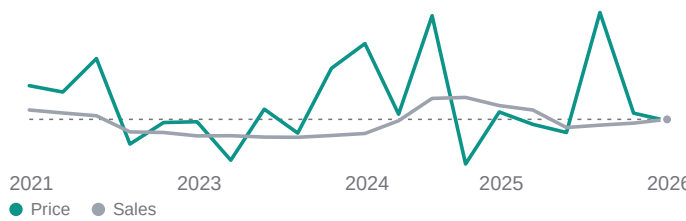


Growth (year over year)

Price -2.1% · Sales +0.0%

Price per square foot

\$63/ft²

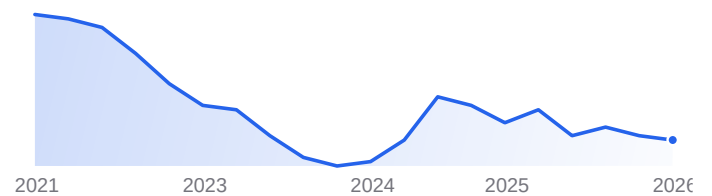


Sale premium vs estimated value

-42.4%

Annual turnover (share of homes sold)

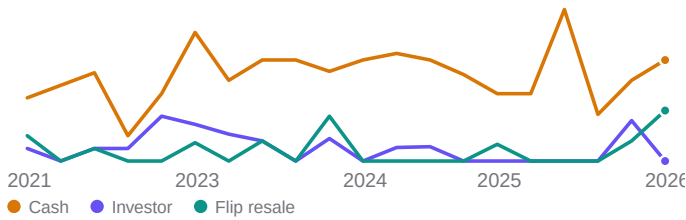
2.7%



BUYERS & OUTCOMES

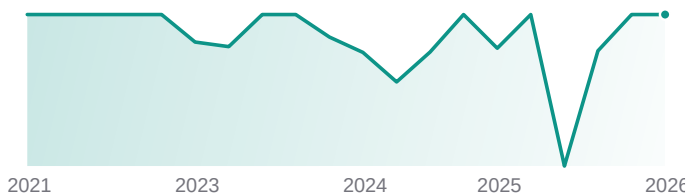
Buyer mix

Cash 50% · Investor 0% · Flip resale 25%



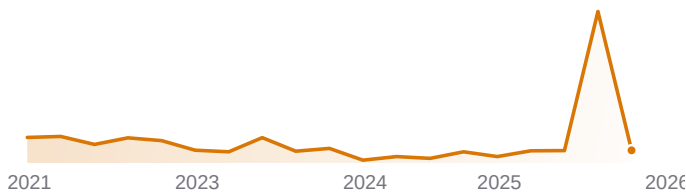
Sellers who sold at a gain

100%

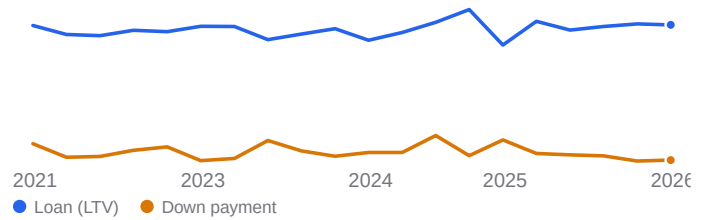


Median annualized return at resale

+7.5%

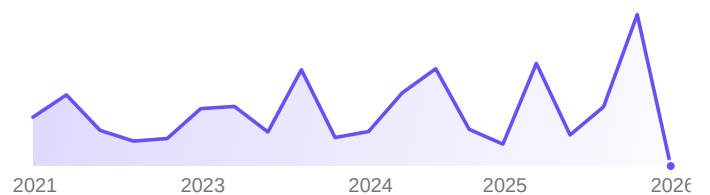


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



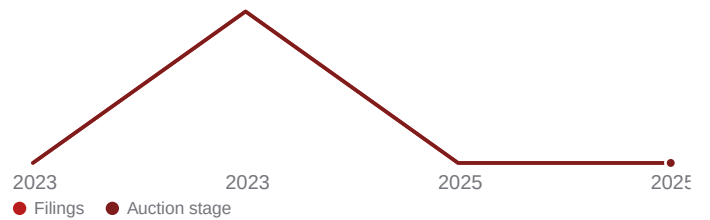
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,655
Median value (AVM)	\$179K
Median size	1,437 ft²
Median bedrooms	3
Median year built	1989
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	10.0%
Median loan-to-value	0%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	4,808
Density	16 / mi²
Median household income	\$57K
Average household income	\$77K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	43
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	15.9%
Unemployment	1.1%
Average temp	61°F
Annual precip	52 in
Sunshine	62%

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