THE MARKET REPORT · SUPPLEMENT

Adair County Market Report

Residential · Vacant Land · Commercial | April 12 – October 12, 2026

CENTURY 21 WRIGHT REAL ESTATE

DH

Dayna Hume
REALTOR • NORTHEAST OKLAHOMA

RESIDENTIAL

50 sold

Median sale price **$177,000**
61 active · 13 pending · 97 new
$11,094,885 total sold

VACANT LAND

33 sold

Median sale price **$40,000**
78 active · 10 pending · 94 new
$5,203,062 total sold

COMMERCIAL

4 sold

Median sale price **$240,750**
6 active · 3 pending · 5 new
$961,500 total sold

Residential Homes

Homes by price point. Sold homes are grouped by sale price; all other listings by list price.

	$0 – $200,000	$200,001 – $500,000	$500,001 and up	All residential
Active listings today	25	28	8	61
Pending today	4	8	1	13
New listings	44	43	10	97
Sold	26	22	2	50
Expired	9	15	6	30
Withdrawn / released	8	6	1	15
Median sale price	$145,200	$262,450	$725,000†	$177,000
Median days on market (sold)	60	92	175†	72
Sale price vs. list price (median)	99.4%	94.5%	93.5%†	95.0%
Median asking price (active)	$139,900	$299,000	$700,000	$245,000
Months of supply	5.8	7.6	24.0†	7.3

WHERE THE 50 HOME SALES LANDED, BY PRICE POINT



Gray: $0–200,000 · Green: $200,001–500,000 · Orange: $500,001 and up

WHAT STOOD OUT

- **Under $200,000 is where the action was:** 26 of 50 sales, selling at a median 99.4% of list price in about 60 days.
- **$200,001–$500,000:** 22 sold and 15 expired. Sales closed at a median 94.5% of list price, with 7.6 months of supply.
- **$500,001 and up:** 2 sales against 8 active listings, a slower pace at this level.

HOW TO READ THIS

- **Months of supply** = active listings today ÷ sales per month over the six months. Lower means homes are moving faster.
- **Sale price vs. list price** = what sold homes closed for compared with the final asking price.
- † Fewer than 5 sales, so treat the number as a snapshot, not a trend.

Dayna Hume, Realtor® · Oklahoma license 182549 · Century 21 Wright Real Estate · Stilwell: 1100 N. 2nd St., Stilwell, OK 74960 · 918-696-3793. Source: Focus1st MLS exports for Adair County, OK (residential, commercial, vacant land), pulled October 12, 2026. Window: April 12 – October 12, 2026. Sold, expired and withdrawn/released listings are counted by off-market date, new listings by listing date; active and pending are as of October 12, 2026. Sales dates are off-market dates. Market figures are from MLS closed sales and are not a guarantee of future value. Information deemed reliable but not guaranteed. Each office is independently owned and operated. Equal Housing Opportunity.

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Vacant Land & Commercial

ADAIR COUNTY · APR 12 – OCT 12, 2026

Vacant Land by Acreage

Every lot and tract, smallest to largest. Each group counts the upper limit (5 acres goes in the first group, 10 in the second, 20 in the third).

	Up to 5 acres	Over 5 – 10 acres	Over 10 – 20 acres	Over 20 acres	All land
Active listings today	35	16	10	17	78
Pending today	4	2	0	4	10
New listings	30	26	15	23	94
Sold	17	2	3	11	33
Expired	17	12	7	14	50
Withdrawn / released	5	2	2	5	14
Median sale price	$18,000	$68,500†	$40,000†	$310,000	$40,000
Median days on market (sold)	204	203†	1†	86	119
Sale price vs. list price (median)	97.1%	95.5%†	100.0%†	93.0%	96.0%
Median asking price (active)	$15,000	$75,000	$79,500	$332,500	$71,172
Median sale price per acre	$49,569	$6,850†	$2,000†	$3,427	$7,374
Months of supply	12.4	48.0†	20.0†	9.3	14.2

WITHIN "OVER 20 ACRES"

100+ Acre Tracts

6	2	3	4
active	pending	sold	expired

The 3 sales were 130, 170 and 423 acres, closing between $360,000 and $922,250.

WHAT STOOD OUT

- **Up to 5 acres:** 17 sales, the most of any size, at a median $18,000 (about 204 days).
- **Over 5 – 20 acres:** 5 sales against 19 expired listings, a slower stretch.
- **Over 20 acres:** 11 sales for $4,075,662 total volume, 9.3 months of supply.

READING THE LAND NUMBERS

- Price per acre varies widely with location, road access and what is on the land.
- Groups with few sales (†) can swing a lot from one deal.

Commercial

All commercial buildings grouped together.

	Active today	Pending	New	Sold	Expired	Median sale price	Median days (sold)
Commercial	6	3	5	4†	5	$240,750†	128†

Commercial sales closed from $50,000 to $430,000; asking prices on active listings now run up to $1,450,000.



Thinking about buying, selling or just curious what your property is worth?

Let's talk about what these numbers mean for your home, land or building.

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