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THE LAKE TENKILLER REPORT

A LOCAL MARKET UPDATE · PARK HILL LAKE COMMUNITY

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By Dayna Hume, Realtor

Adair County native · 5-10 years in real estate · 155 career transactions

What's Actually Selling Around the Lake

I'm Dayna Hume, a Realtor based in Adair County. I've sold homes across northeast Oklahoma for the last several years. I don't have a track record in your specific neighborhood yet, so I'm not going to pretend I do. What I have is a close eye on what's actually selling around the lake, and I wanted to share the real numbers, not the vague kind.

Over the last 12 months, homes across the Lake Tenkiller subdivisions in your part of Park Hill closed anywhere from $97,000 to nearly $862,000. A few of these are just one or two sales, so this isn't a guaranteed trend for every street. This area covers starter and vacation properties up past $800,000, and where your home falls depends on which section you're in.

Lake properties take longer to sell than homes in town, but the right buyer is serious when they show up. **Pricing wrong costs more here,** too, the buyer pool is smaller. Full subdivision breakdown on page 2.

$861,800
HIGHEST CLOSE, RUNNING SPRINGS ESTATES

14 Days
FASTEST SALE, INDIAN HILLS ESTATES, AT FULL PRICE

280 Days
SLOWEST SALE, WILDCAT POINT, A PRICING LESSON

> **"Whether you're thinking about selling this year or five years from now, knowing your real number now means you're not guessing later."**

BUSINESS SPOTLIGHT

The Deck at Cookson Village

One local spot around the lake, every issue. This month: an outdoor deck at Cookson Bend with pizza, burgers, cold drinks, yard games, and live music.

19725 W Cookson Bend Rd, Cookson · 918-457-5578 · Call ahead for hours

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Subdivision By Subdivision

Every number below is a real closed sale from MLS data pulled September 13, 2026. Several subdivisions only had one to three sales, called out honestly, not dressed up as a bigger trend.

SUBDIVISION	SOLD LAST 12MO	MEDIAN CLOSE	NOTES
Running Springs Estates	1	$861,800	
Lakewood II	1	$836,000	
Lakewood III	1	$578,800	
Indian Hills Estates	1	$500,000	14 days on market, full asking price
Sugar Mountain	3	$370,800	Averaging 45 days on market
Skyline Camp	1	$375,000	
Stoney Brook	2	$401,500	Averaging 40 days on market
Wildcat Point	1	$360,000	Took 280 days, pricing and marketing matter here too
Lakewood I	3	$345,000	
Hunters Hollow	3	$300,000	
Camden Heights II	1	$271,000	
Camden Heights No. 1	2	$247,500	
Pettit Bay Camp	1	$170,000	
Flintridge Park	3	$108,000	Only ~89% of asking, worth a real pricing talk here
Lake Tenkiller Harbor C & D	2	$110K-$125K	

WORTH KNOWING IF YOU'RE A HOMEOWNER OUT HERE

- **Lake homes take longer to sell,** but the right buyer is serious when they show up.
- **Pricing wrong costs more here,** a bad first impression can sit for months (see Wildcat Point).
- **Your number today beats a guess later,** whenever you decide to sell.

Curious what your home is worth in this market?

No pressure, no obligation, just a real number instead of a Zillow guess.

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