

Osage County, OK

County · OK · Oklahoma

BUYER'S MARKET

\$194K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

569

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



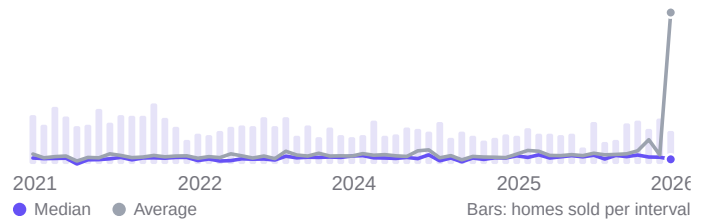
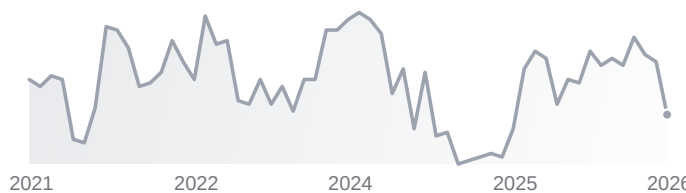
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$170K · Average \$2.6M

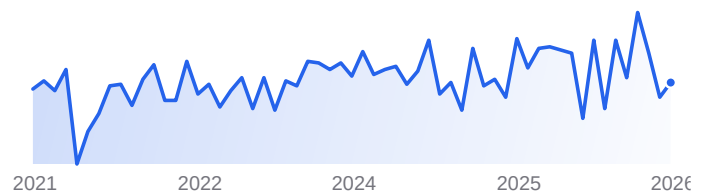
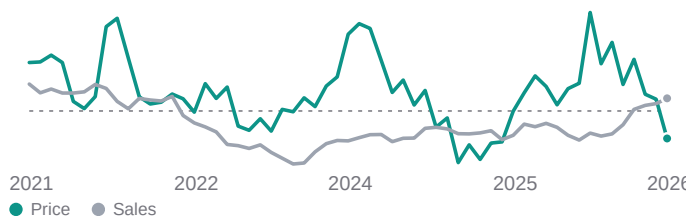


Growth (year over year)

Price -13.0% · Sales +6.0%

Price per square foot

\$117/ft²

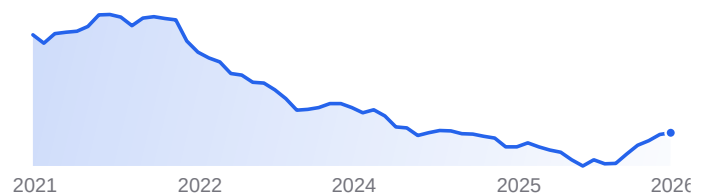
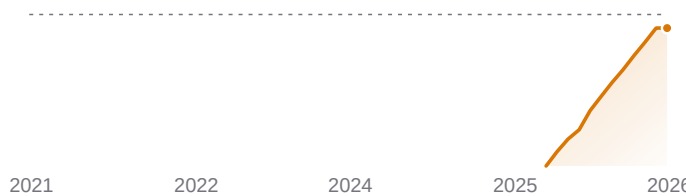


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

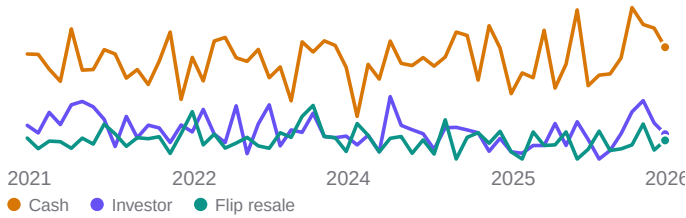
2.8%



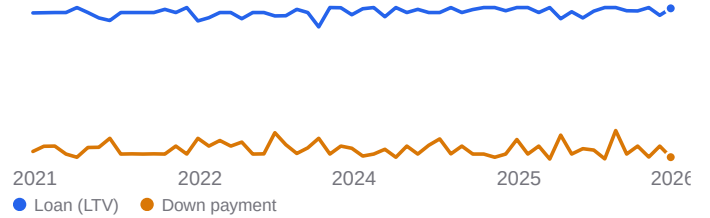
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 8.3% · Flip resale 6.3%

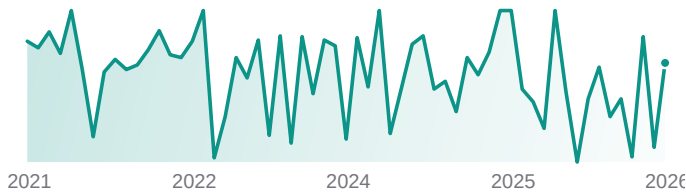


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



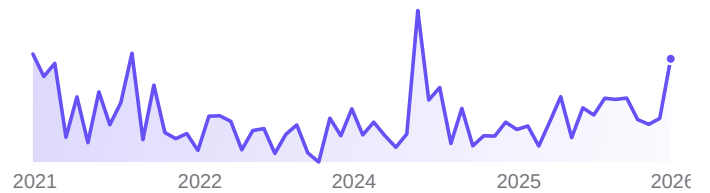
Sellers who sold at a gain

93%



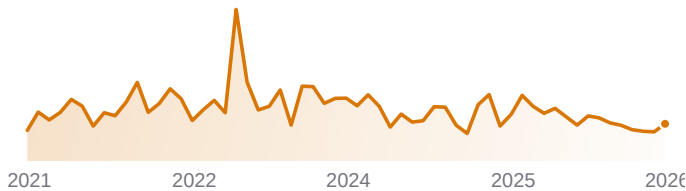
Typical hold before selling

8.0 yrs



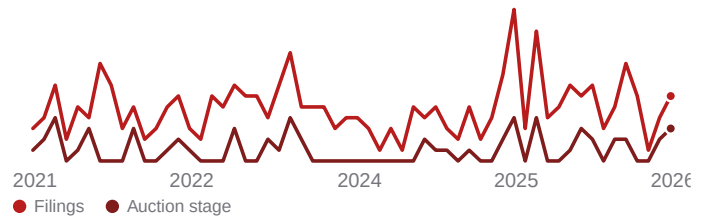
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	20,029
Median value (AVM)	\$202K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1979
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.2%
Owner occupied	76%
Company owned	18%
Median loan-to-value	26%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	46,917
Density	21 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	32
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	10.8%
Unemployment	1.0%
Average temp	60°F
Annual precip	41 in
Sunshine	62%

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