

Tulsa County, OK

County · OK · Oklahoma

BALANCED MARKET

\$266K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

9,635

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



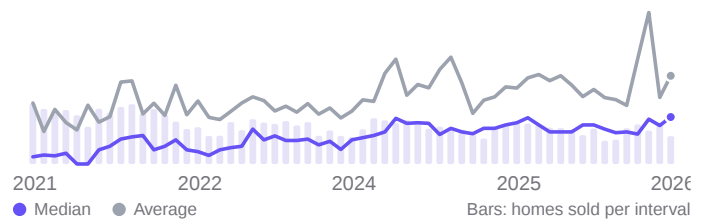
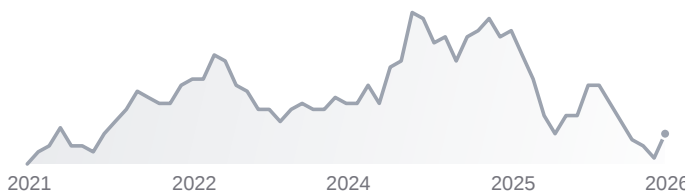
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$271K · Average \$329K

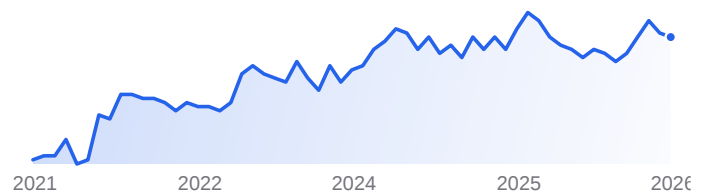
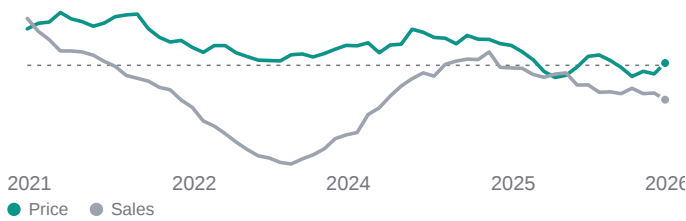


Growth (year over year)

Price +0.6% · Sales -9.6%

Price per square foot

\$152/ft²

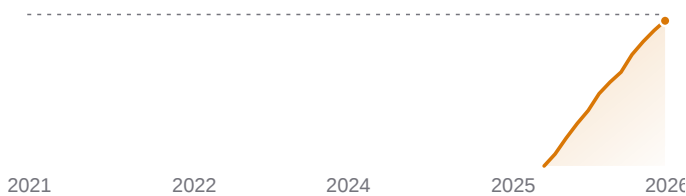


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

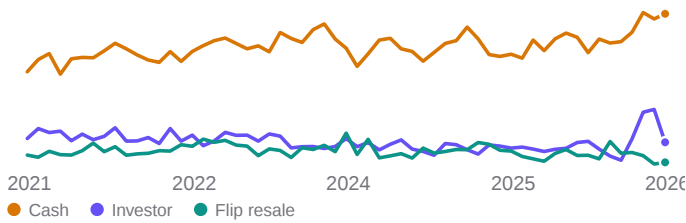
4.4%



BUYERS & OUTCOMES

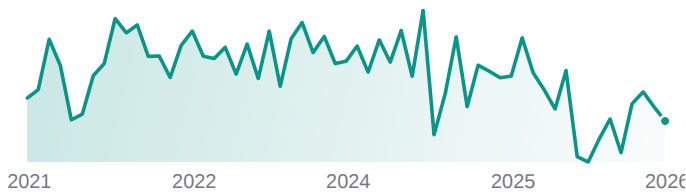
Buyer mix

Cash 35% · Investor 9.3% · Flip resale 5.3%



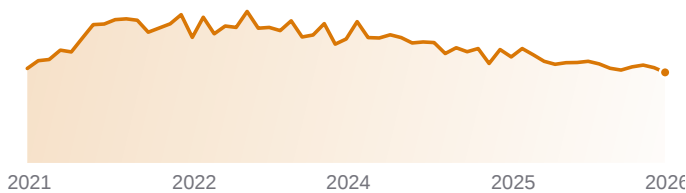
Sellers who sold at a gain

91%

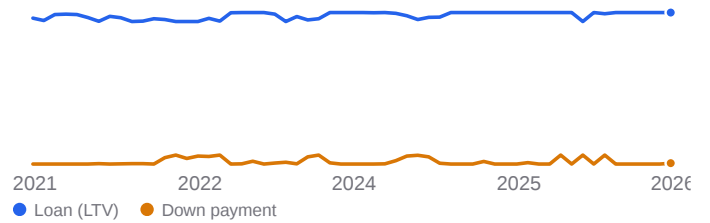


Median annualized return at resale

+4.3%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



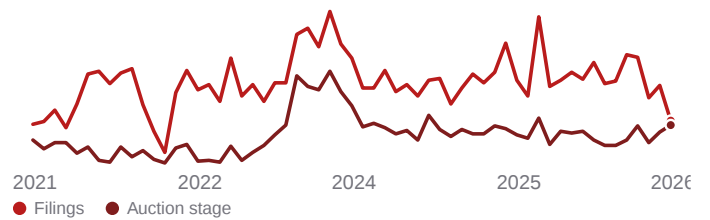
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 48 · Auction stage 43



HOUSING STOCK

Homes	219,976
Median value (AVM)	\$245K
Median size	1,643 ft²
Median bedrooms	3
Median year built	1977
Single family	93%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.9%
Owner occupied	76%
Company owned	25%
Median loan-to-value	45%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	695,972
Density	1,221 / mi²
Median household income	\$64K
Average household income	\$93K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	15.1%
Unemployment	1.1%
Average temp	60°F
Annual precip	42 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.