

Bartlesville 74003

ZIP code · OK · Oklahoma > Osage County > Bartlesville

BALANCED MARKET

\$107K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

250

SALES (12 MO)

\$90K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

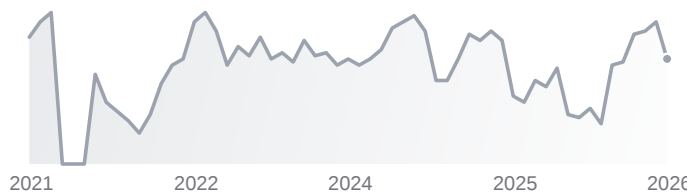
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

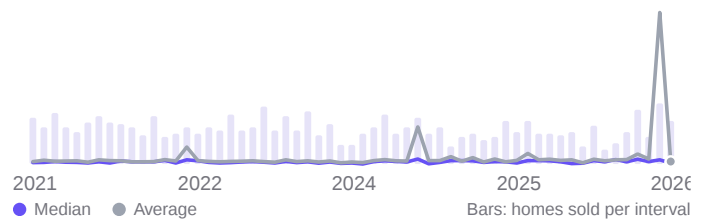
Market temperature (0-100)

52 / 100



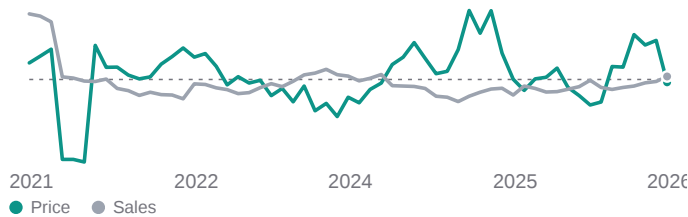
Sale prices

Median \$69K · Average \$107K



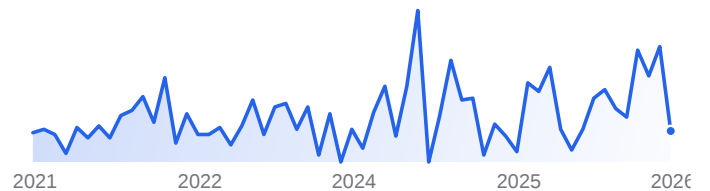
Growth (year over year)

Price -2.8% · Sales +2.9%



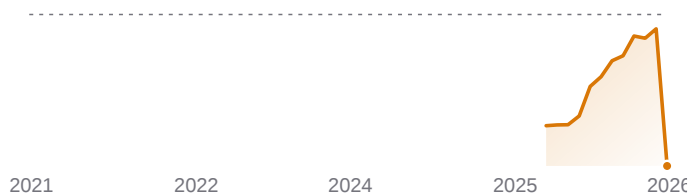
Price per square foot

\$68/ft²



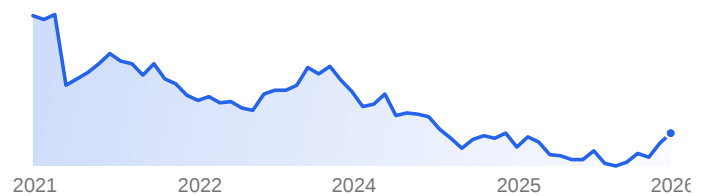
Sale premium vs estimated value

-6.6%



Annual turnover (share of homes sold)

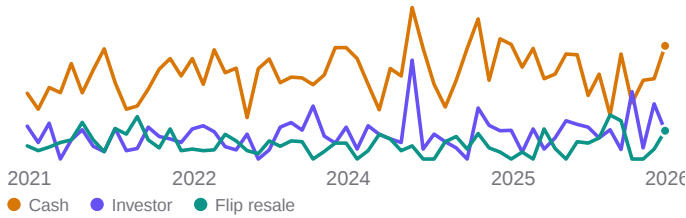
4.5%



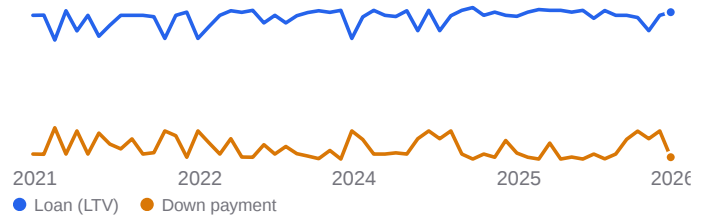
BUYERS & OUTCOMES

Buyer mix

Cash 59% · Investor 15% · Flip resale 15%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



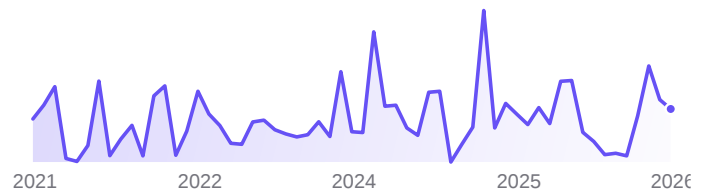
Sellers who sold at a gain

89%



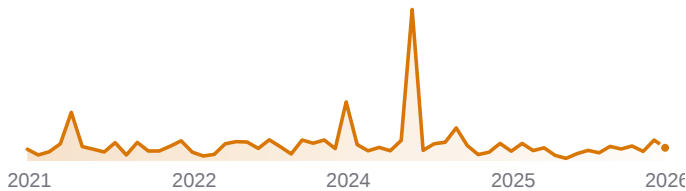
Typical hold before selling

5.0 yrs



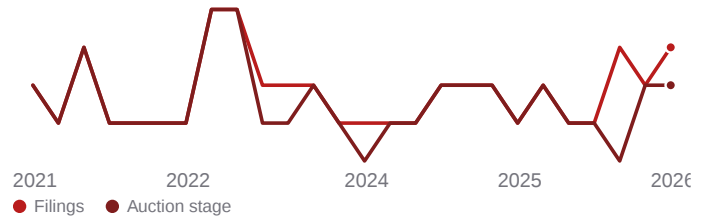
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	5,575
Median value (AVM)	\$90K
Median size	1,256 ft²
Median bedrooms	3
Median year built	1949
Single family	90%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.6%
Owner occupied	66%
Company owned	25%
Median loan-to-value	0%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	14,008
Density	106 / mi²
Median household income	\$45K
Average household income	\$60K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	26
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	20.3%
Unemployment	1.1%
Average temp	59°F
Annual precip	40 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.