

Bixby 74008

ZIP code · OK · Oklahoma > Tulsa County > Bixby

BUYER'S MARKET

\$368K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

702

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



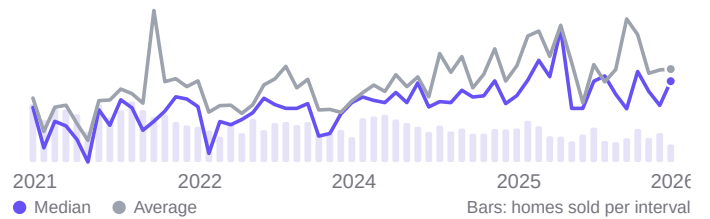
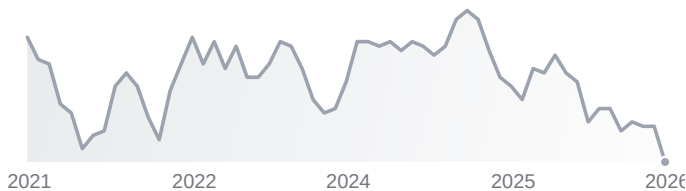
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$388K · Average \$409K

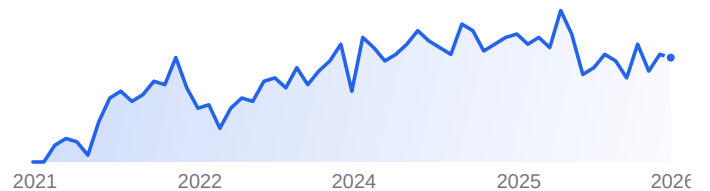
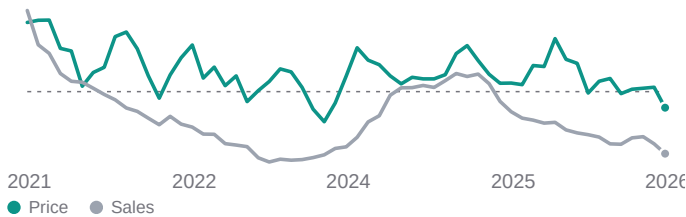


Growth (year over year)

Price -6.3% · Sales -24.4%

Price per square foot

\$168/ft²

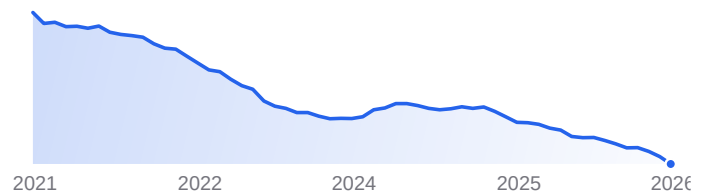
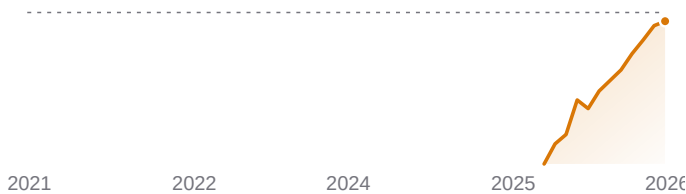


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

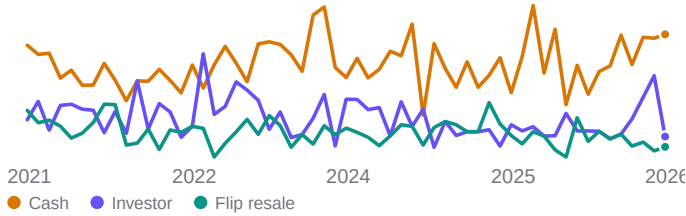
5.5%



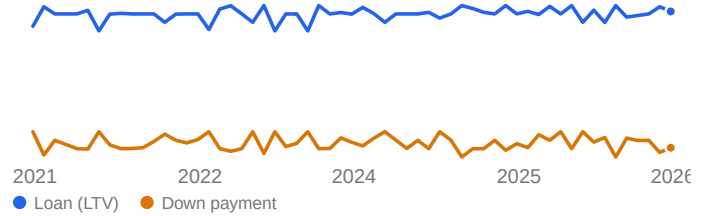
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 4.9% · Flip resale 2.4%

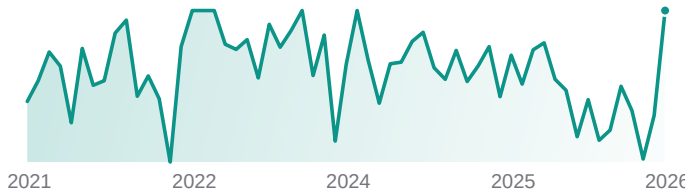


Financing (share of purchase price) Loan (LTV) 92% · Down payment 11%



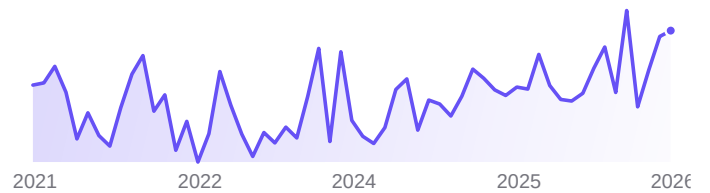
Sellers who sold at a gain

100%



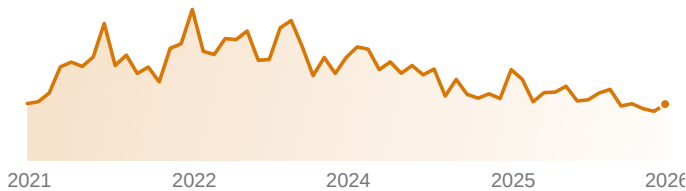
Typical hold before selling

5.9 yrs



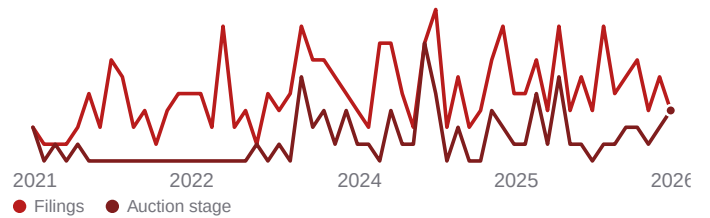
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,689
Median value (AVM)	\$351K
Median size	2,079 ft²
Median bedrooms	3
Median year built	2006
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.5%
Owner occupied	84%
Company owned	24%
Median loan-to-value	56%
Typical ownership tenure	5.9 yrs

COMMUNITY

Population	34,924
Density	431 / mi²
Median household income	\$98K
Average household income	\$124K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	34
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	6.1%
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.