

Broken Arrow 74012

ZIP code · OK · Oklahoma > Tulsa County > Broken Arrow

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

946

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



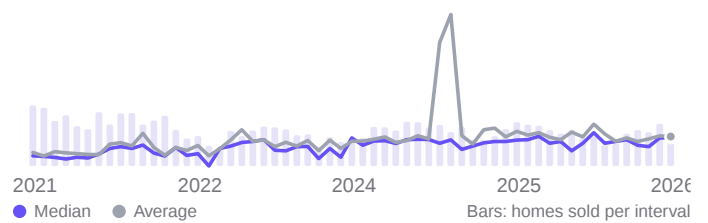
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$270K · Average \$274K

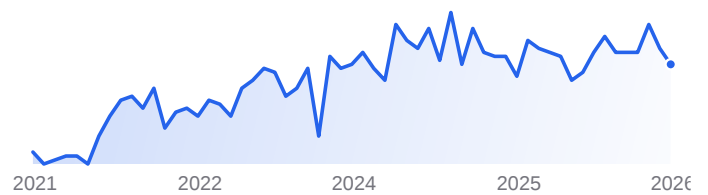
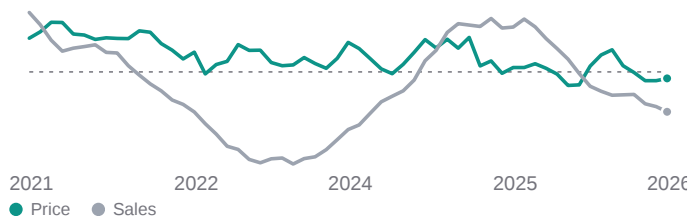


Growth (year over year)

Price -2.4% · Sales -14.5%

Price per square foot

\$143/ft²

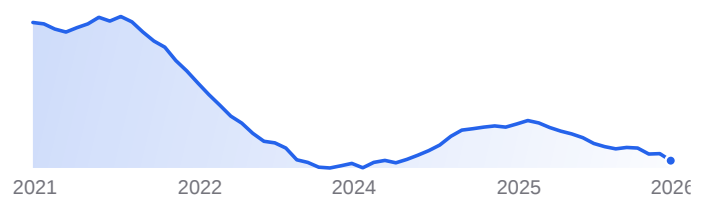
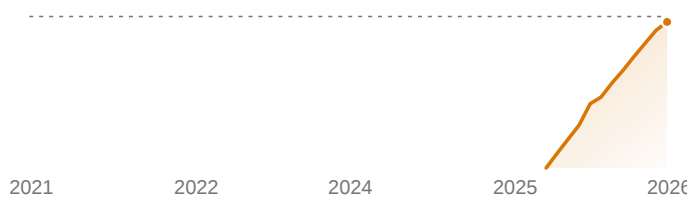


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

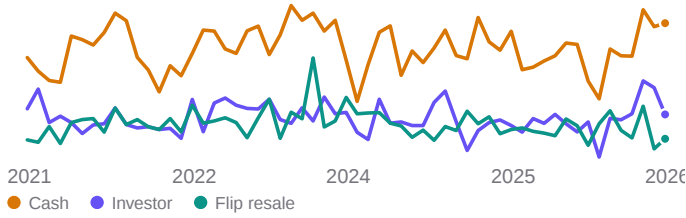
4.5%



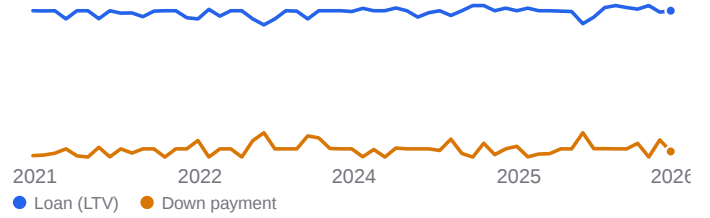
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 9.9% · Flip resale 4.2%

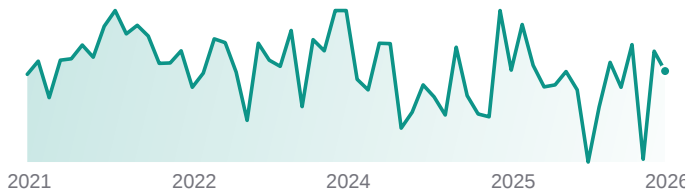


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.4%



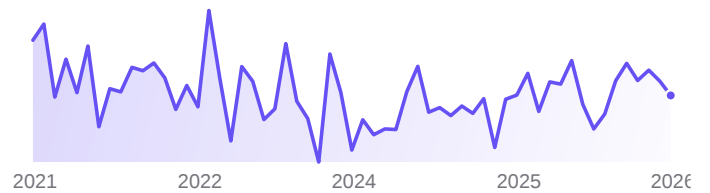
Sellers who sold at a gain

95%



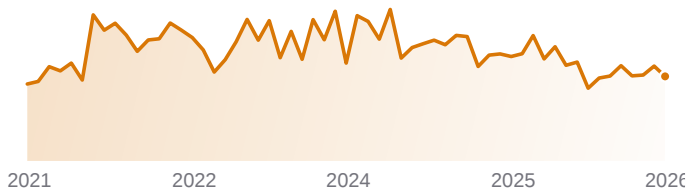
Typical hold before selling

6.7 yrs



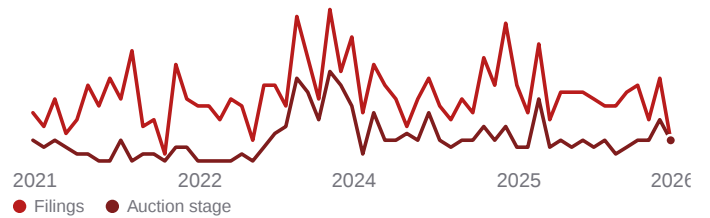
Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	21,092
Median value (AVM)	\$267K
Median size	1,854 ft²
Median bedrooms	3
Median year built	1988
Single family	98%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.3%
Owner occupied	81%
Company owned	22%
Median loan-to-value	48%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	65,560
Density	2,666 / mi²
Median household income	\$80K
Average household income	\$104K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	34
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	9.7%
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.