

Broken Arrow 74014

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

BUYER'S MARKET

\$292K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

755

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



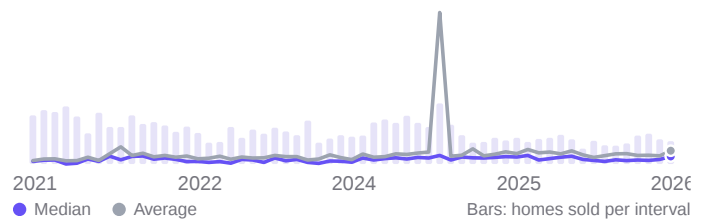
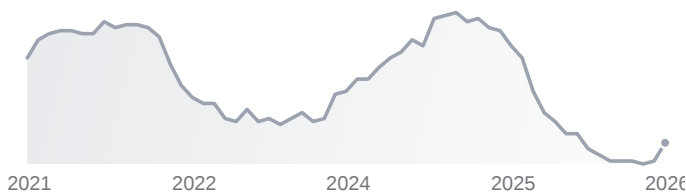
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$315K · Average \$373K

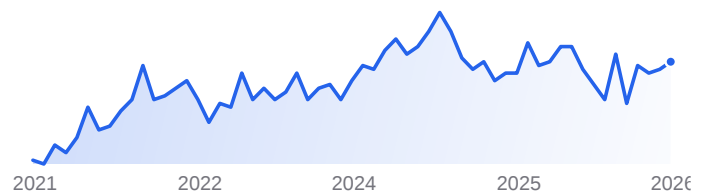
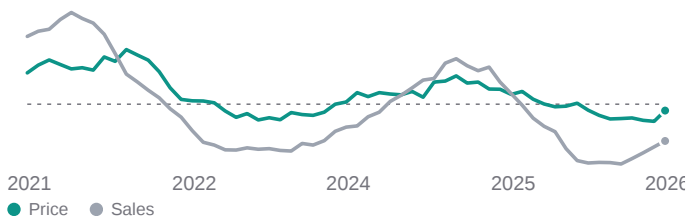


Growth (year over year)

Price -4.3% · Sales -24.3%

Price per square foot

\$160/ft²

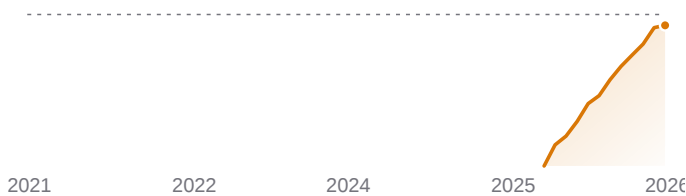


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

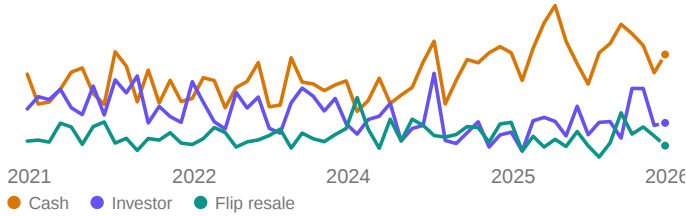
4.3%



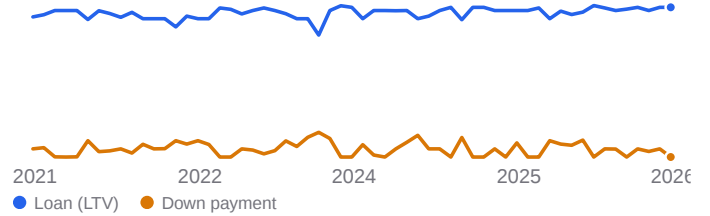
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 9.8% · Flip resale 3.3%

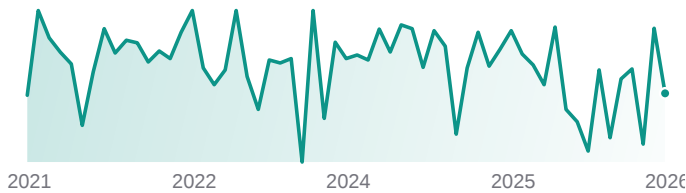


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



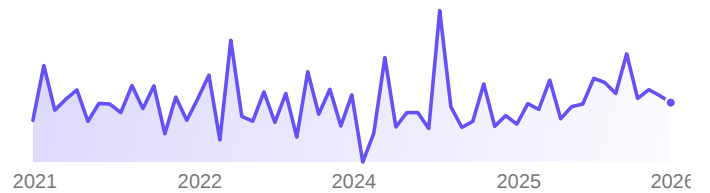
Sellers who sold at a gain

91%



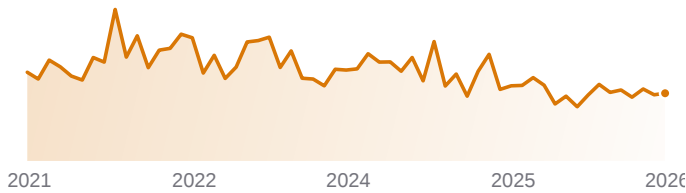
Typical hold before selling

4.5 yrs



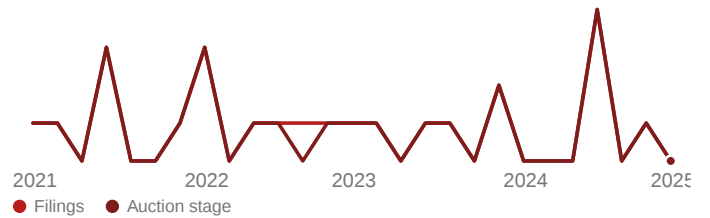
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	17,520
Median value (AVM)	\$295K
Median size	1,917 ft²
Median bedrooms	3
Median year built	2003
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.2%
Owner occupied	88%
Company owned	18%
Median loan-to-value	55%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	49,615
Density	433 / mi²
Median household income	\$89K
Average household income	\$107K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	34
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	6.7%
Unemployment	1.1%
Average temp	60°F
Annual precip	43 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.