

Tulsa 74104

ZIP code · OK · Oklahoma > Tulsa County > Tulsa

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

-13.3%

1-YR CHANGE

214

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



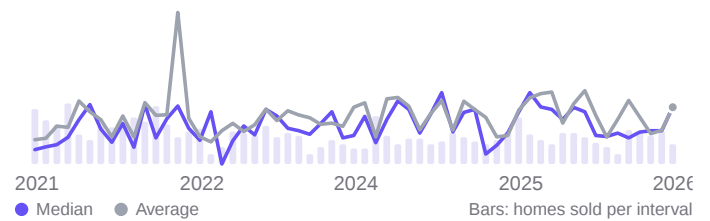
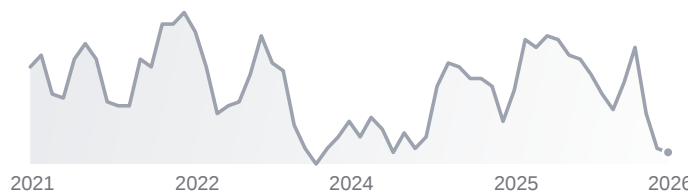
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$295K · Average \$294K

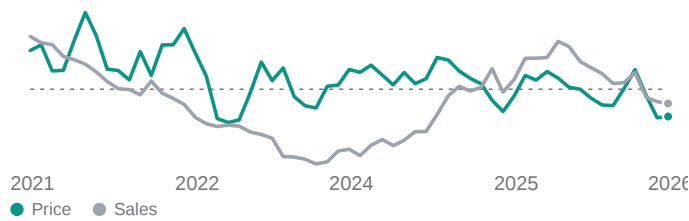


Growth (year over year)

Price -13.3% · Sales -7.0%

Price per square foot

\$181/ft²

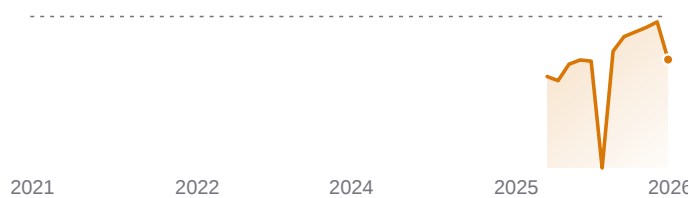


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

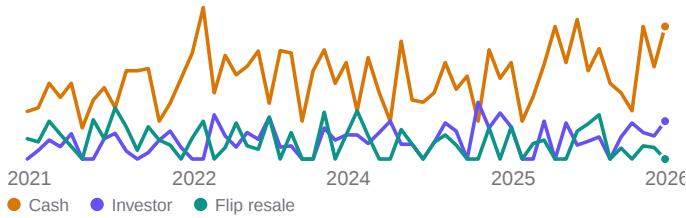
4.9%



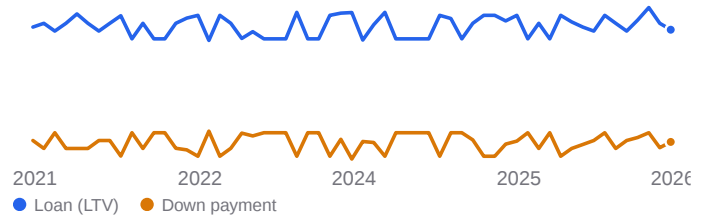
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 14% · Flip resale 0%

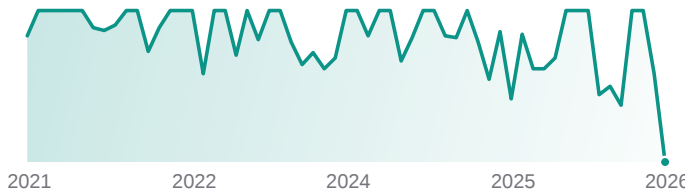


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Sellers who sold at a gain

60%



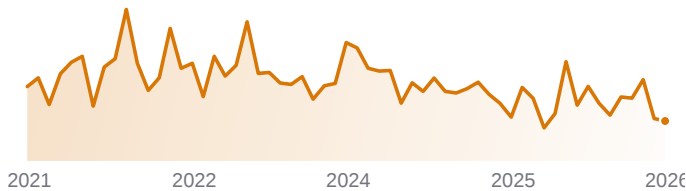
Typical hold before selling

5.3 yrs



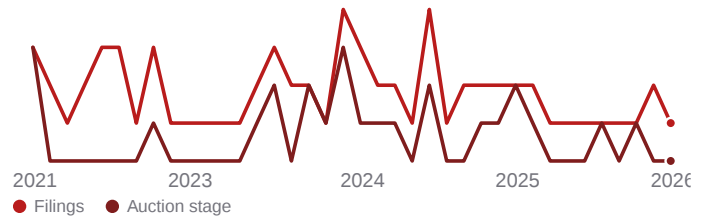
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,376
Median value (AVM)	\$262K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1929
Single family	93%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.6%
Owner occupied	63%
Company owned	34%
Median loan-to-value	38%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	12,330
Density	4,500 / mi²
Median household income	\$62K
Average household income	\$80K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	30
Homes occupied	88%
Bachelor's or higher	29%
Poverty rate	21.1%
Unemployment	1.0%
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.