

Tulsa 74116

ZIP code · OK · Oklahoma > Tulsa County > Tulsa

BALANCED MARKET

\$104K

MEDIAN SALE PRICE

-16.9%

1-YR CHANGE

24

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



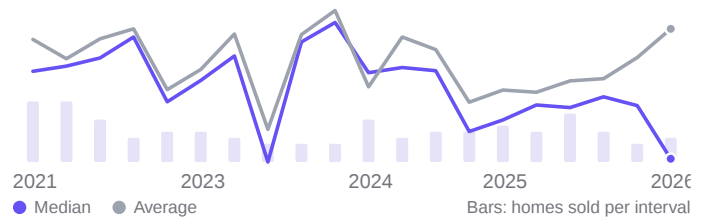
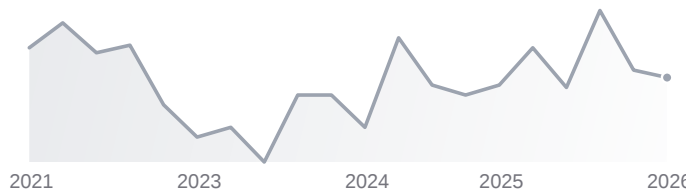
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$70K · Average \$204K

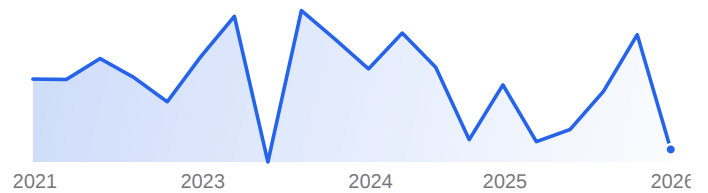
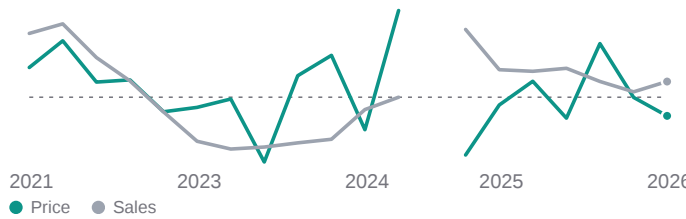


Growth (year over year)

Price -16.9% · Sales +14.3%

Price per square foot

\$61/ft²



Sale premium vs estimated value

-47.1%

Annual turnover (share of homes sold)

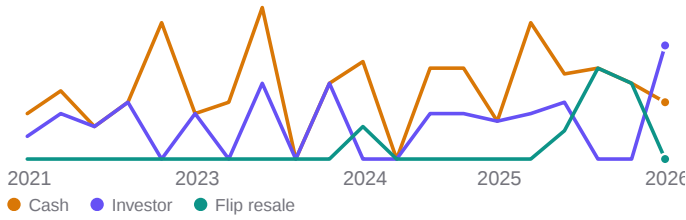
3.5%



BUYERS & OUTCOMES

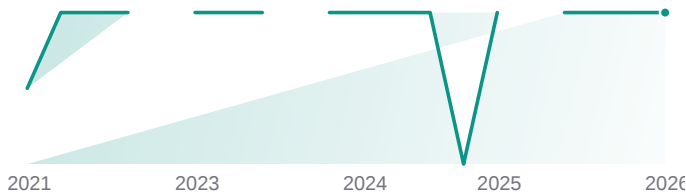
Buyer mix

Cash 25% · Investor 50% · Flip resale 0%



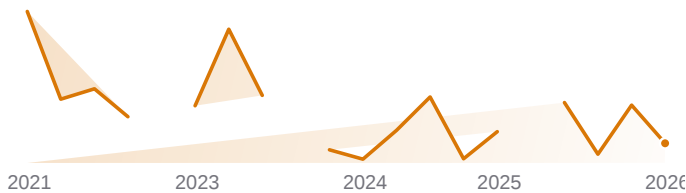
Sellers who sold at a gain

100%

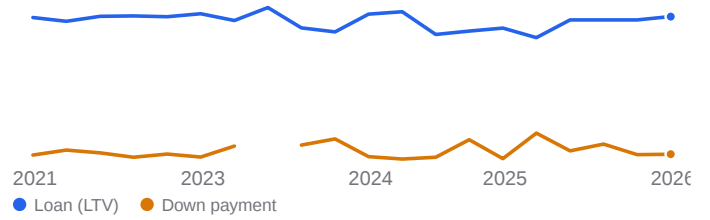


Median annualized return at resale

+3.0%

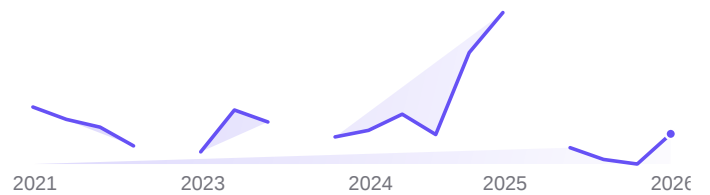


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	679
Median value (AVM)	\$175K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1968
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.9%
Owner occupied	77%
Company owned	19%
Median loan-to-value	36%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	4,354
Density	204 / mi²
Median household income	\$52K
Average household income	\$65K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	31
Homes occupied	87%
Bachelor's or higher	7%
Poverty rate	23.0%
Unemployment	1.2%
Average temp	60°F
Annual precip	42 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.