

Tulsa 74126

ZIP code · OK · Oklahoma > Osage County > Tulsa

BUYER'S MARKET

\$69K

MEDIAN SALE PRICE

-24.6%

1-YR CHANGE

142

SALES (12 MO)

\$72K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



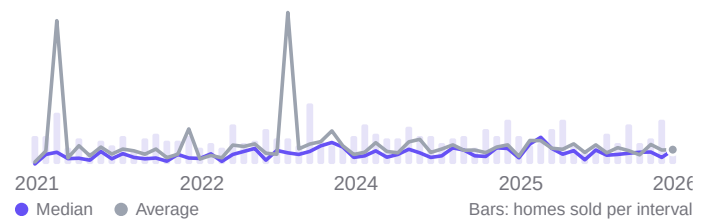
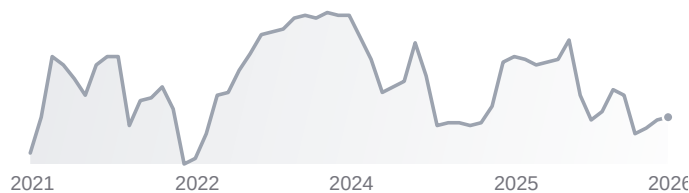
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$80K · Average \$81K

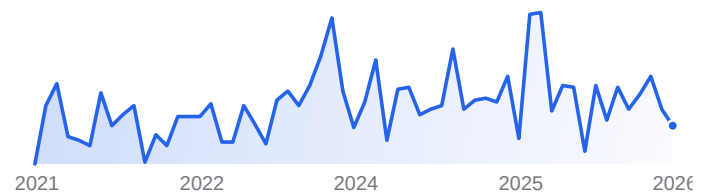
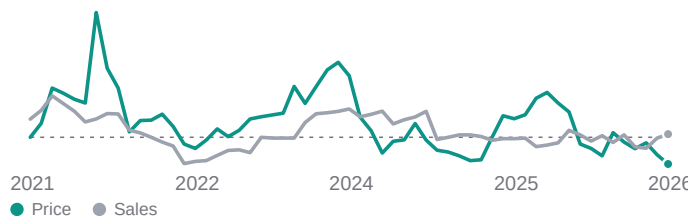


Growth (year over year)

Price -24.6% · Sales +2.9%

Price per square foot

\$53/ft²

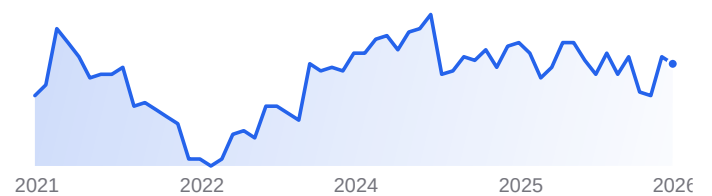
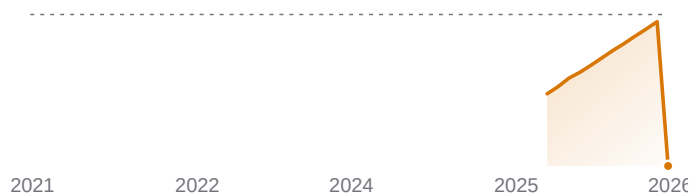


Sale premium vs estimated value

-16.9%

Annual turnover (share of homes sold)

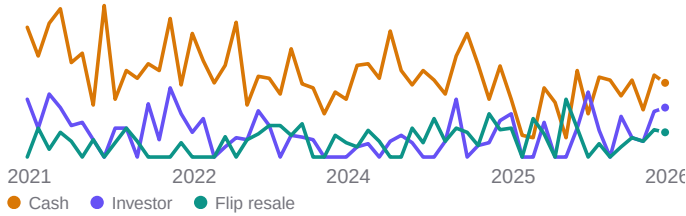
3.2%



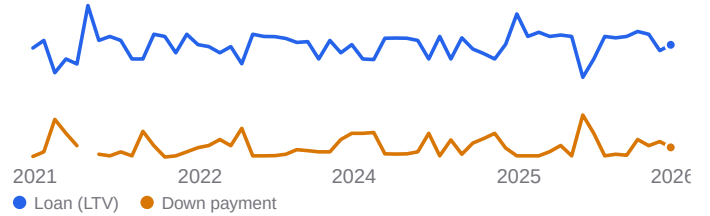
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 29% · Flip resale 14%

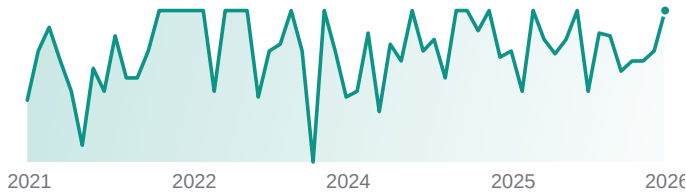


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.6%



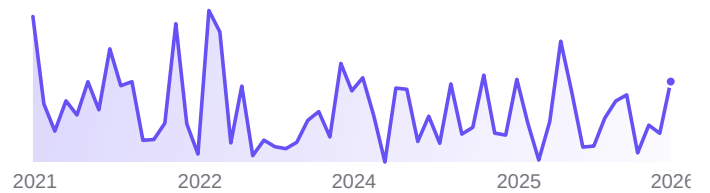
Sellers who sold at a gain

100%



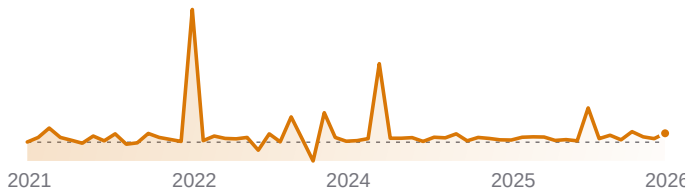
Typical hold before selling

8.5 yrs



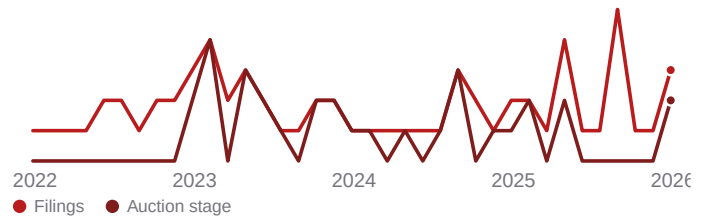
Median annualized return at resale

+17.4%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	4,403
Median value (AVM)	\$72K
Median size	1,002 ft²
Median bedrooms	3
Median year built	1957
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.2%
Owner occupied	54%
Company owned	25%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	10,223
Density	387 / mi²
Median household income	\$45K
Average household income	\$63K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	35
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	30.3%
Unemployment	0.8%
Average temp	60°F
Annual precip	41 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.