

Tulsa 74127

ZIP code · OK · Oklahoma > Osage County > Tulsa

BUYER'S MARKET

\$131K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

219

SALES (12 MO)

\$120K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



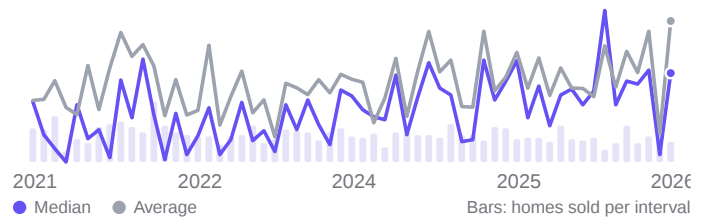
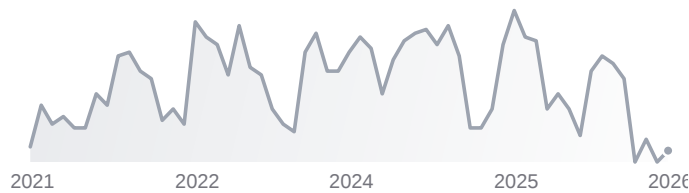
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$157K · Average \$209K

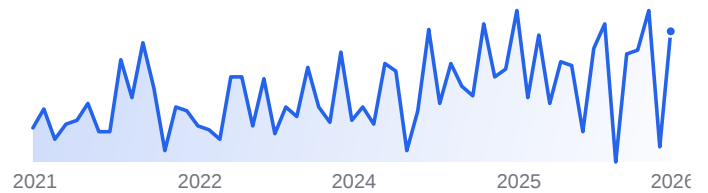
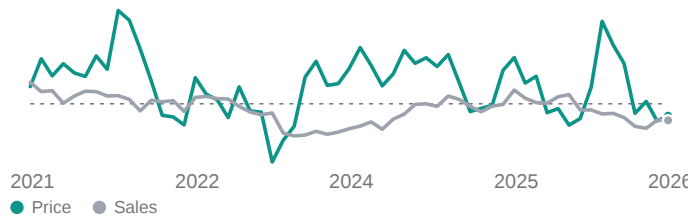


Growth (year over year)

Price -7.9% · Sales -11.0%

Price per square foot

\$128/ft²

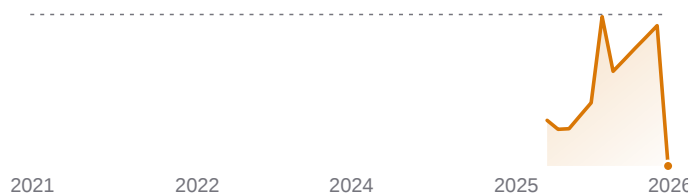


Sale premium vs estimated value

-5.5%

Annual turnover (share of homes sold)

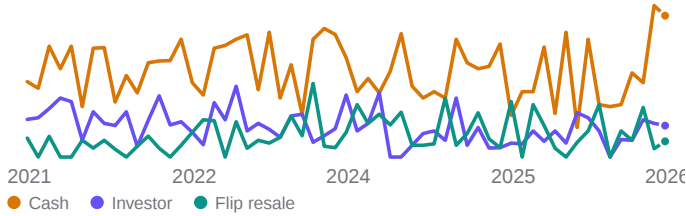
3.6%



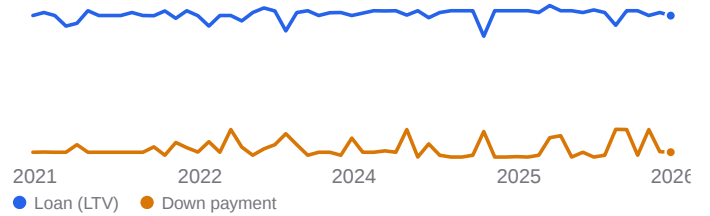
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 13% · Flip resale 6.7%

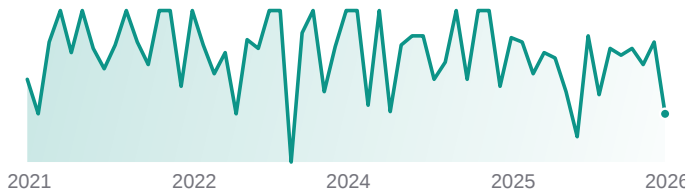


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



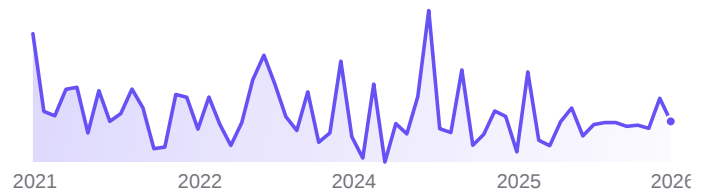
Sellers who sold at a gain

73%



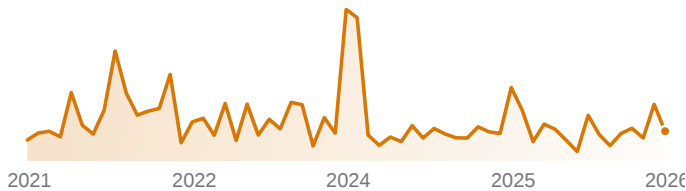
Typical hold before selling

4.9 yrs



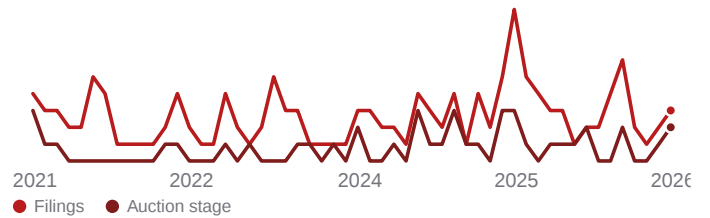
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,098
Median value (AVM)	\$120K
Median size	1,246 ft²
Median bedrooms	3
Median year built	1950
Single family	93%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.8%
Owner occupied	67%
Company owned	23%
Median loan-to-value	16%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	17,602
Density	770 / mi ²
Median household income	\$48K
Average household income	\$63K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	34
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	21.3%
Unemployment	0.9%
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.