

Tulsa 74134

ZIP code · OK · Oklahoma > Tulsa County > Tulsa

BUYER'S MARKET

\$250K

MEDIAN SALE PRICE

-13.8%

1-YR CHANGE

258

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



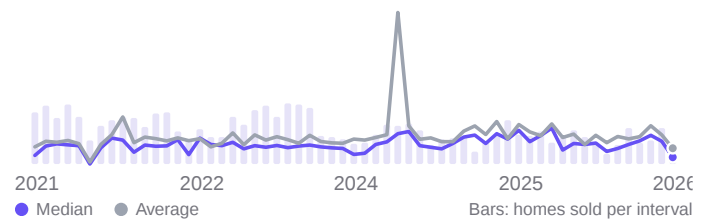
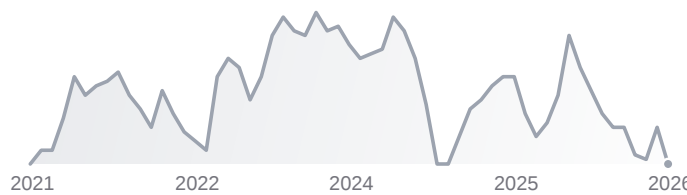
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$192K · Average \$233K

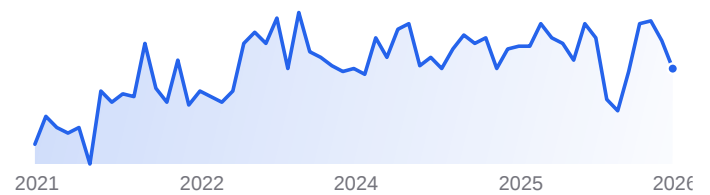
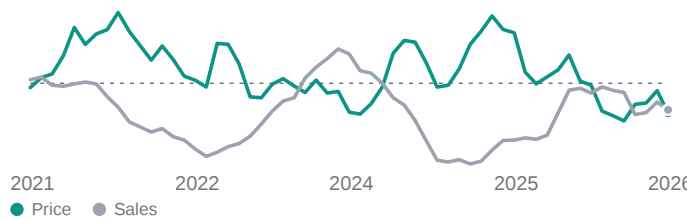


Growth (year over year)

Price -13.8% · Sales -12.2%

Price per square foot

\$145/ft²

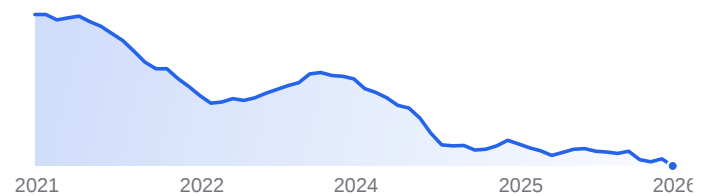
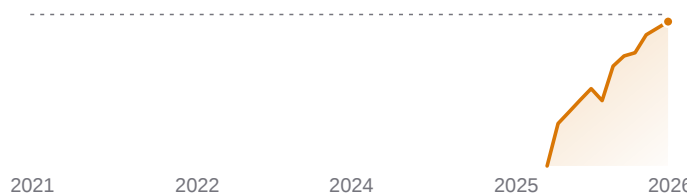


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

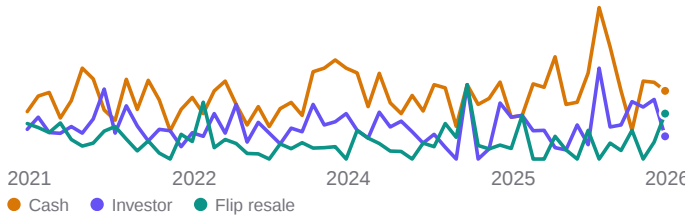
3.8%



BUYERS & OUTCOMES

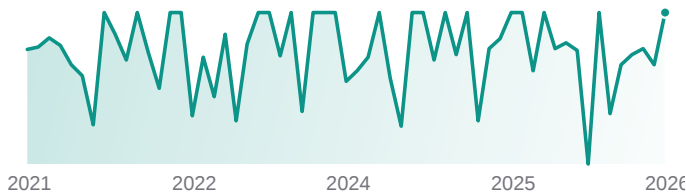
Buyer mix

Cash 25% · Investor 8.3% · Flip resale 17%



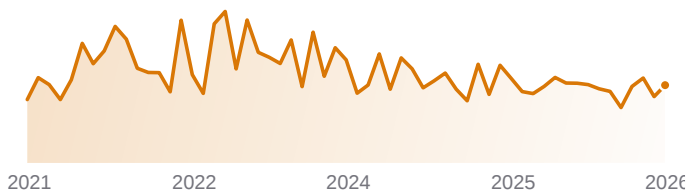
Sellers who sold at a gain

100%

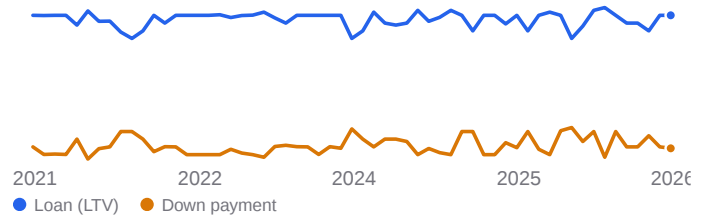


Median annualized return at resale

+4.5%

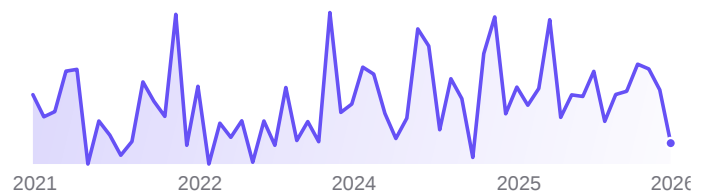


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.1%



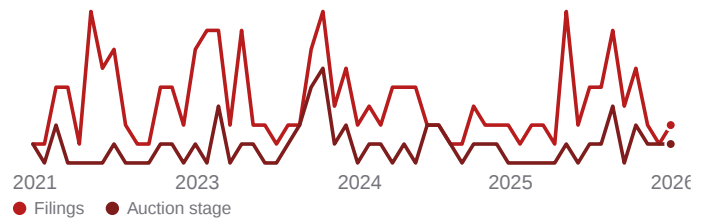
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,749
Median value (AVM)	\$258K
Median size	1,680 ft²
Median bedrooms	3
Median year built	2004
Single family	97%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	18%
Median loan-to-value	54%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	25,163
Density	2,199 / mi ²
Median household income	\$76K
Average household income	\$90K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	35
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	14.4%
Unemployment	1.3%
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.