

Fairfax 74637

ZIP code · OK · Oklahoma > Osage County > Fairfax

BALANCED MARKET

\$59K

MEDIAN SALE PRICE

-44.3%

1-YR CHANGE

11

SALES (12 MO)

\$68K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



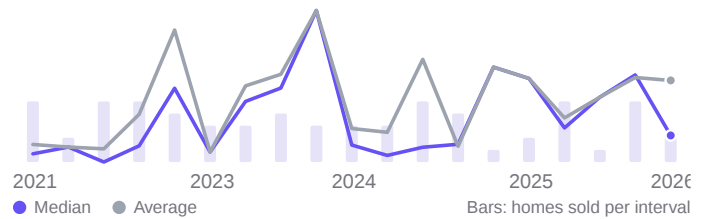
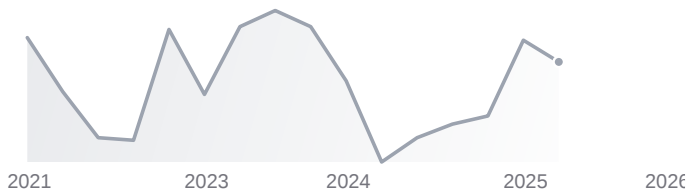
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$59K · Average \$115K

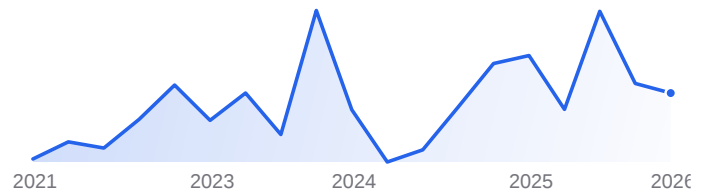
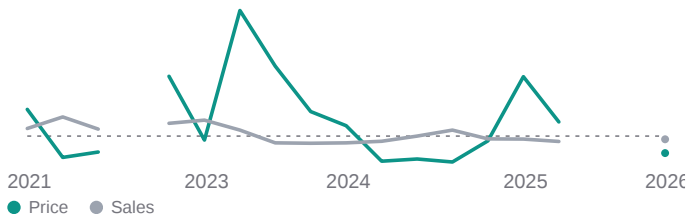


Growth (year over year)

Price -44.3% · Sales -8.3%

Price per square foot

\$53/ft²

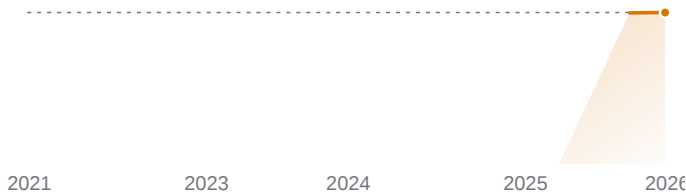


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

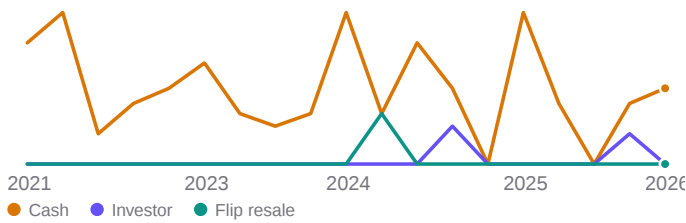
1.8%



BUYERS & OUTCOMES

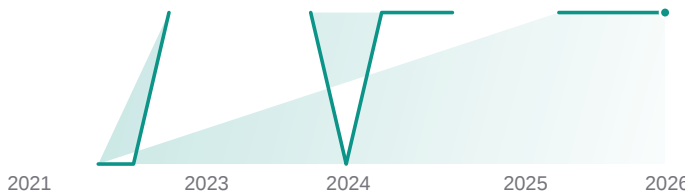
Buyer mix

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



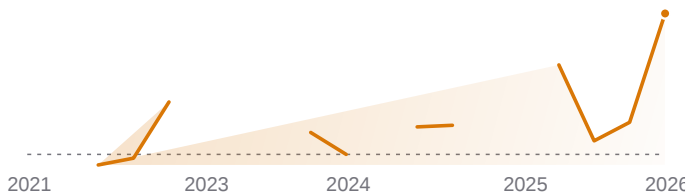
Sellers who sold at a gain

100%



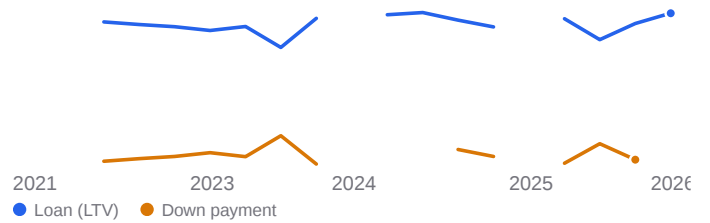
Median annualized return at resale

+58.7%



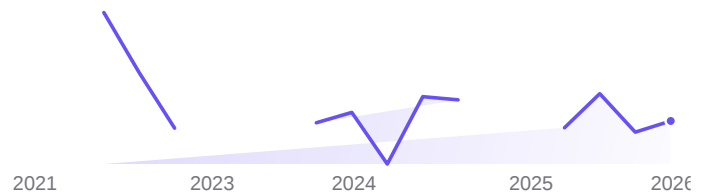
Financing (share of purchase price)

Loan (LTV) 103% · Down payment 4.2%



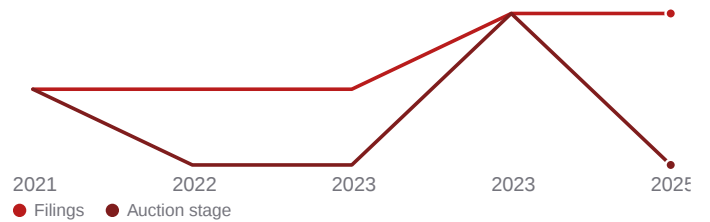
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	622
Median value (AVM)	\$68K
Median size	1,286 ft²
Median bedrooms	3
Median year built	1944
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.2%
Owner occupied	79%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	2,042
Density	10 / mi²
Median household income	\$44K
Average household income	\$71K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	32
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	15.6%
Unemployment	0.9%
Average temp	60°F
Annual precip	39 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.