

Shidler 74652

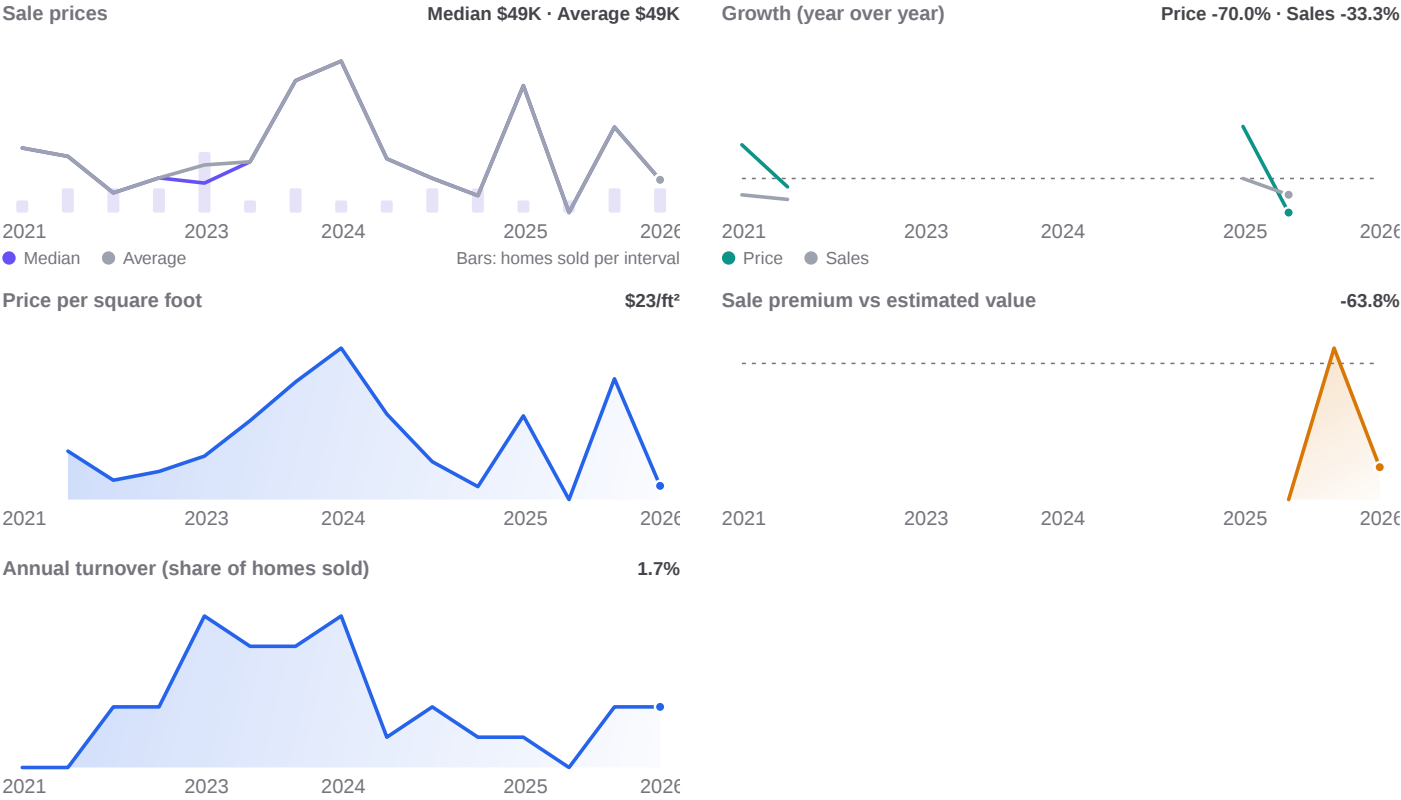
ZIP code · OK · Oklahoma > Osage County > Shidler

\$49K
MEDIAN SALE PRICE

6
SALES (12 MO)

\$77K
MEDIAN VALUE (AVM)

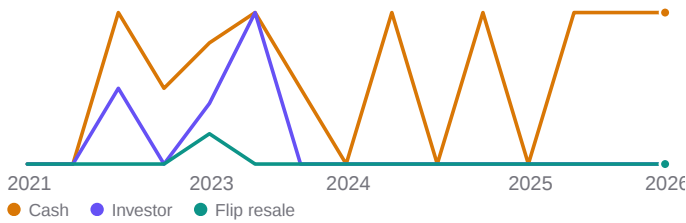
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



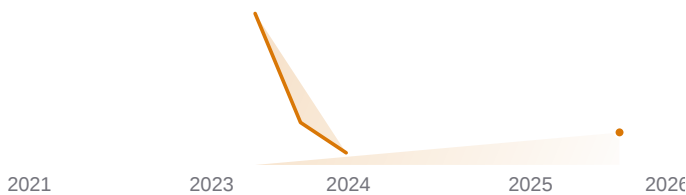
Sellers who sold at a gain

100%

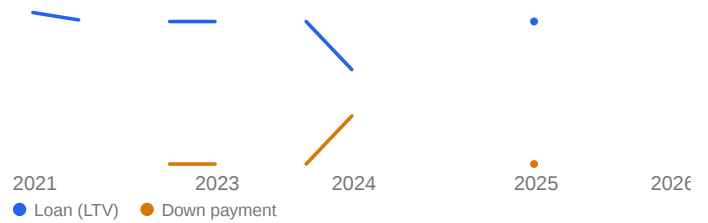


Median annualized return at resale

+5.0%

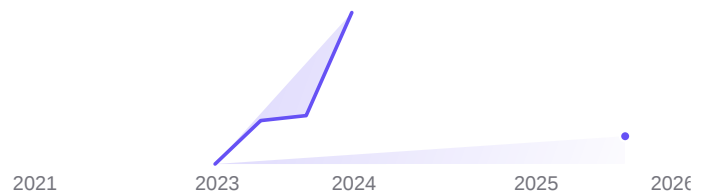


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



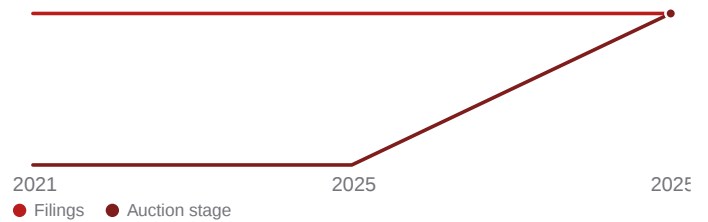
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	359
Median value (AVM)	\$77K
Median size	1,334 ft²
Median bedrooms	3
Median year built	1945
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	2.5%
Owner occupied	69%
Company owned	8.6%
Median loan-to-value	0%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	873
Density	3 / mi ²
Median household income	\$59K
Average household income	\$84K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	31
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	8.5%
Unemployment	1.2%
Average temp	59°F
Annual precip	39 in
Sunshine	62%

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