



Duncan, Oklahoma.

Current market data.

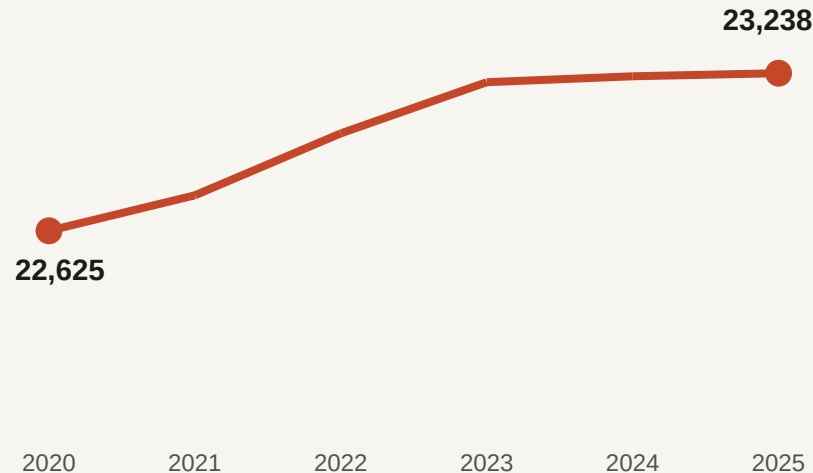
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.7% since 2020.

23,238

people, the 22nd-largest of Oklahoma's cities and towns.

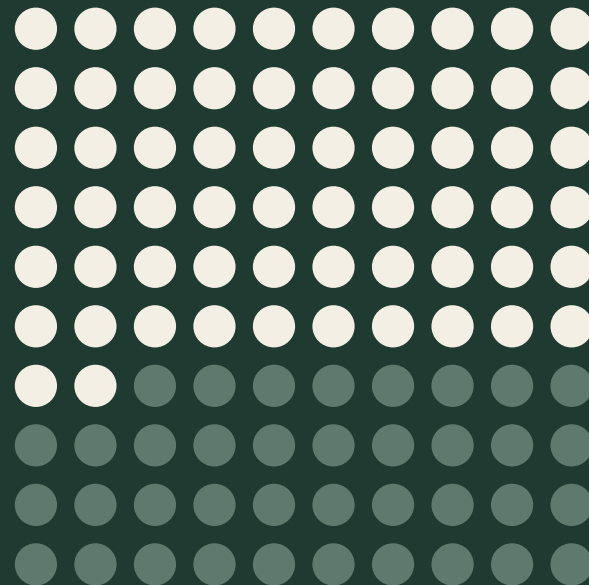


THE WORKDAY

6 in 10 jobs here go to
people who live somewhere
else.

61.9%

of 11,316 jobs located in Duncan are filled by in-commuters.



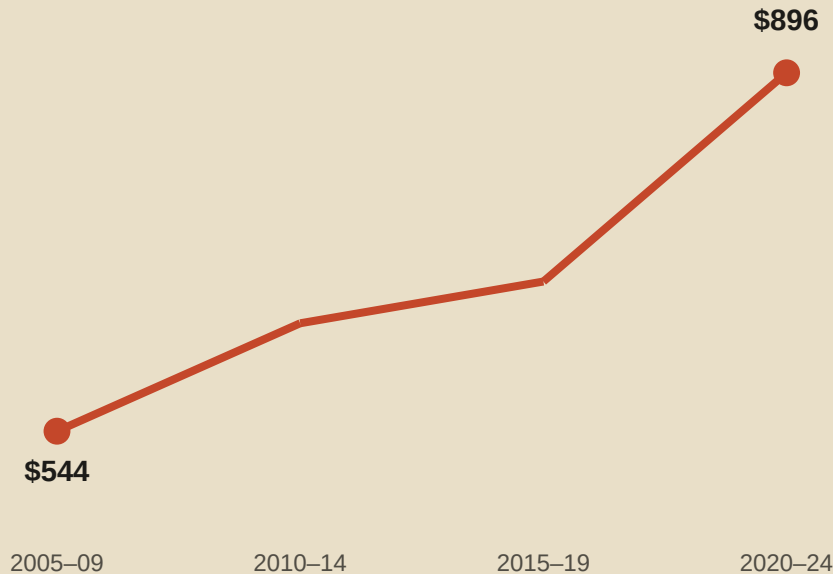
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$896

a month. Oklahoma's median is \$1,014.





THE SEAM

Cross one tract line and median rent jumps \$348.

A \$348 gap between neighbors, the sharpest rent edge between adjacent tracts in Stephens County.

TRACT 11

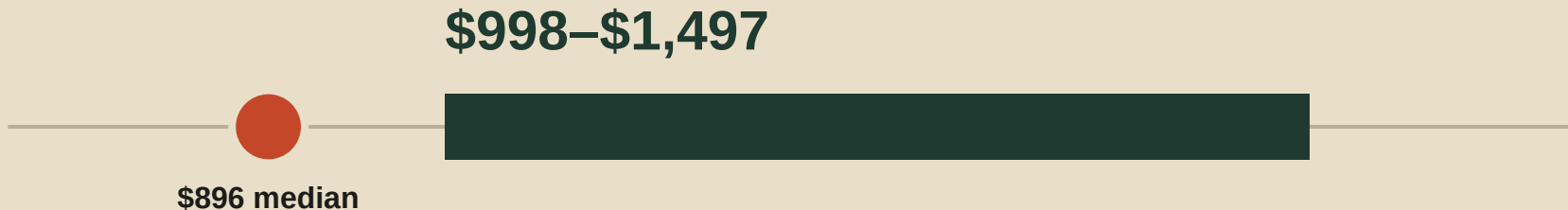
\$777

TRACT 8

\$1,125

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

222

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 11,106 homes here.

31–113

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 34% less than Oklahoma's.

\$131,500

median home value in Duncan.

Duncan



\$131,500

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS DUNCAN'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ok/duncan/

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