



Hulbert, Oklahoma.

Current market data.

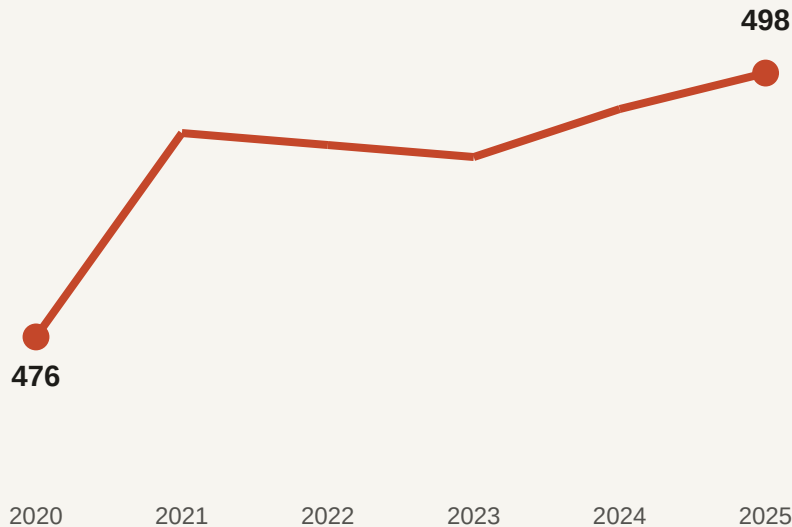
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.6% since 2020.

498

people, the 301st-largest of Oklahoma's cities and towns.



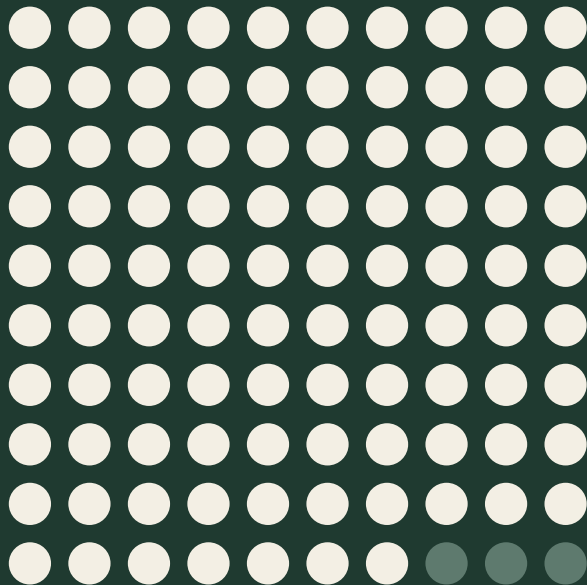
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.8%

of 309 jobs located in Hulbert are filled by in-commuters.

Source: Census LEHD LODES, 2023



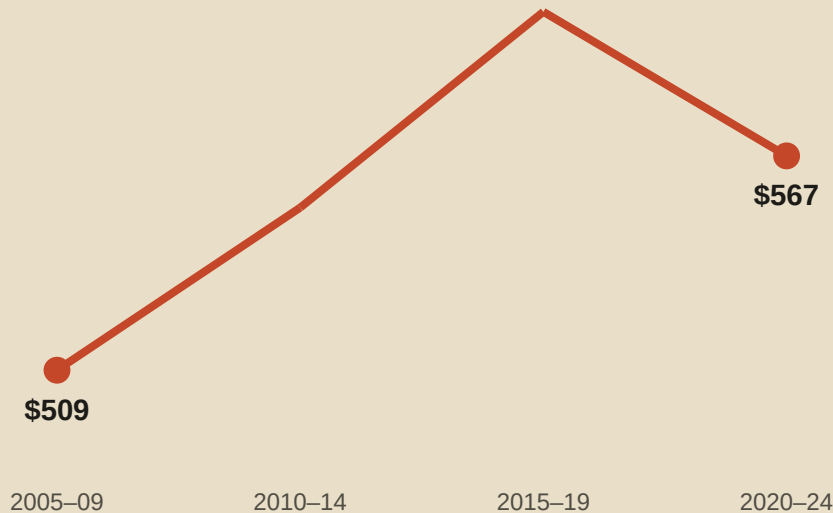
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 11%
since the 2005–2009
survey, before inflation.

\$567

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





THE SEAM

Cross one tract line and median rent jumps \$288.

A \$288 gap between neighbors, the sharpest rent edge between adjacent tracts in Cherokee County.

TRACT 9782.01

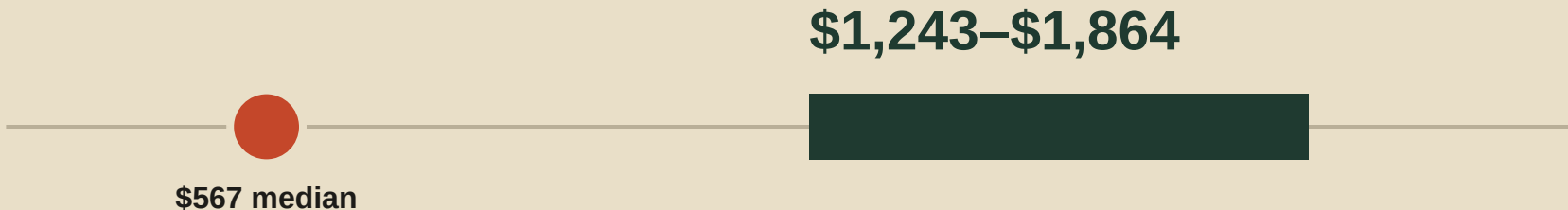
\$718

TRACT 9783.01

\$1,006

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.

10

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 228 homes here.

1–3

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



HOME VALUE

A median home costs 59% less than Oklahoma's.

\$82,500

median home value in Hulbert.

Hulbert



\$82,500

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS HULBERT'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/hulbert/

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