



Jay, Oklahoma.

Current market data.

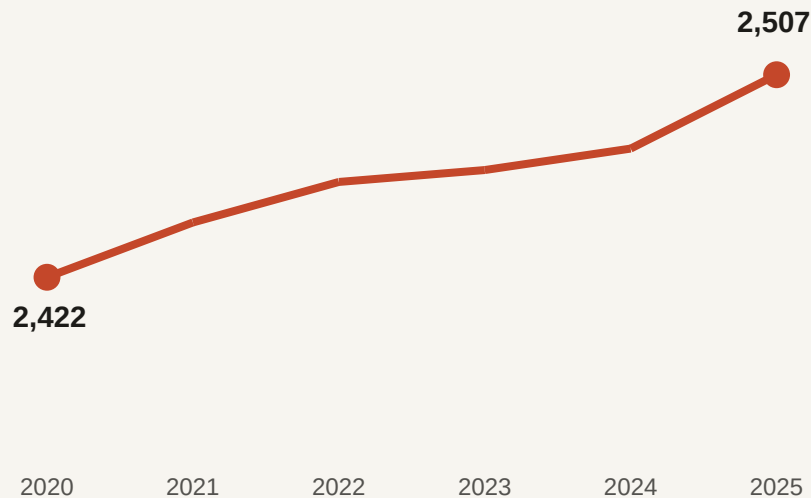
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.5% since 2020.

2,507

people, the 128th-largest of Oklahoma's cities and towns.



THE WORKDAY

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

91.3%

of 1,913 jobs located in Jay are filled by in-commuters.



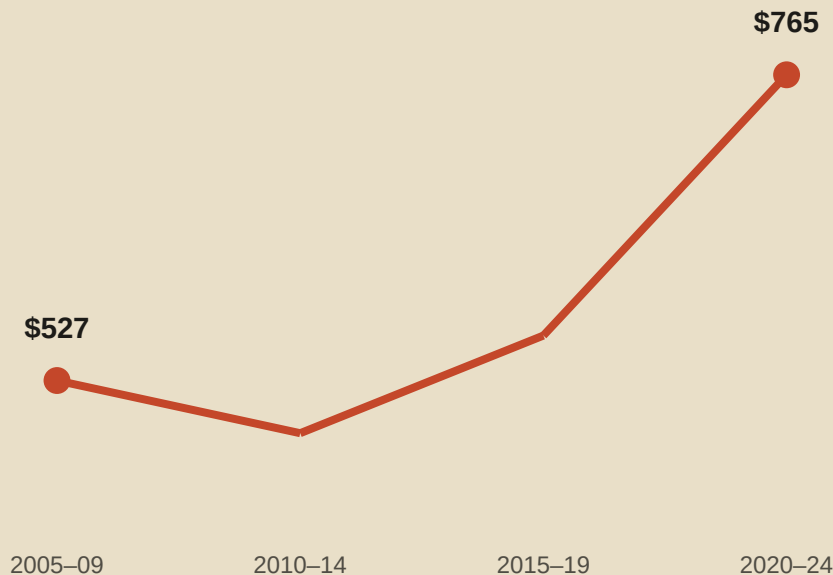
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$765

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





THE SEAM

Cross one tract line and median rent jumps \$299.

A \$299 gap between neighbors, the sharpest rent edge between adjacent tracts in Delaware County.

TRACT 3758.06

\$816

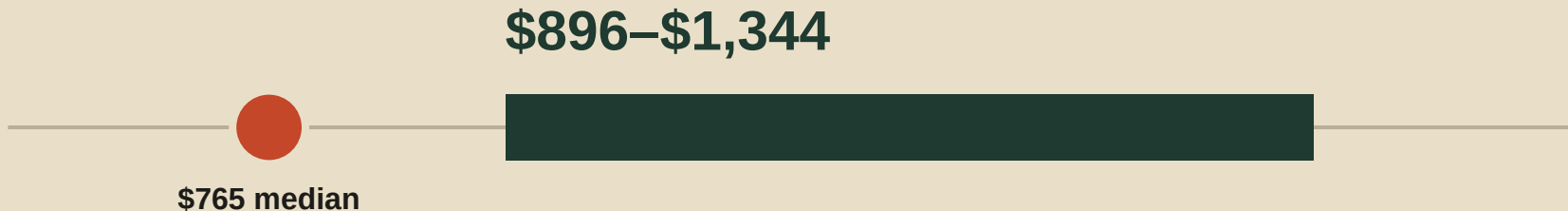
TRACT 3758.05

\$1,115



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.

30

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.7% to the 1,109 homes here.

3–19

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



HOME VALUE

A median home costs 46%
less than Oklahoma's.

\$107,900

median home value in Jay.

Jay



\$107,900

Oklahoma



\$199,800

U.S.



\$332,700



THAT WAS JAY'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/jay/**](https://almanacdata.ai/e/ok/jay/)

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