



McAlester, Oklahoma.

Current market data.

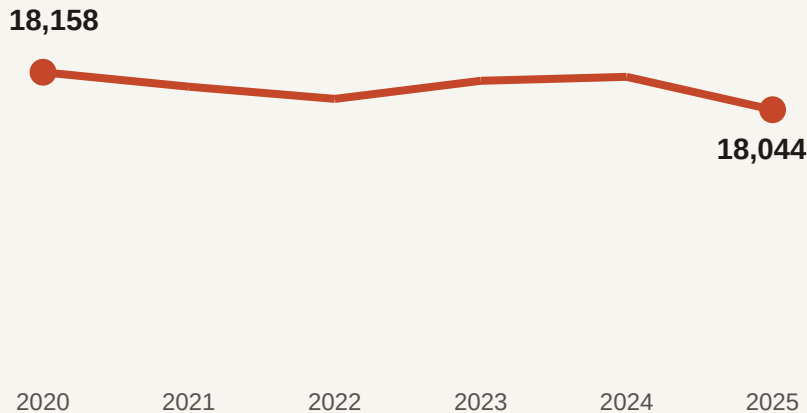
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

18,044

people, the 30th-largest of Oklahoma's cities and towns.

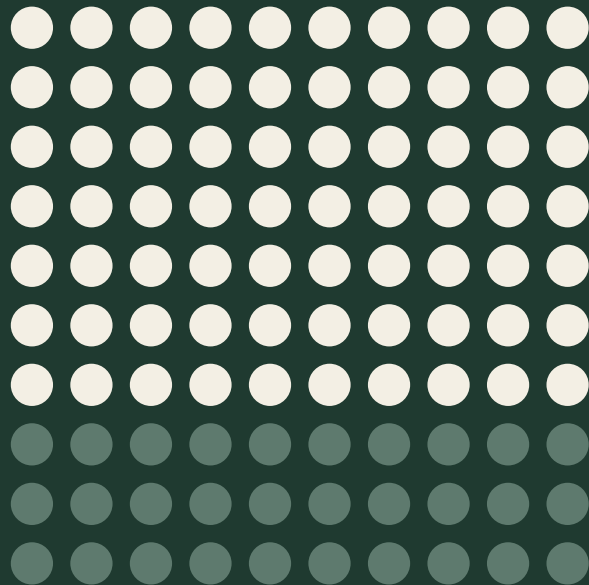


THE WORKDAY

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

69.6%

of 8,936 jobs located in McAlester are filled by in-commuters.



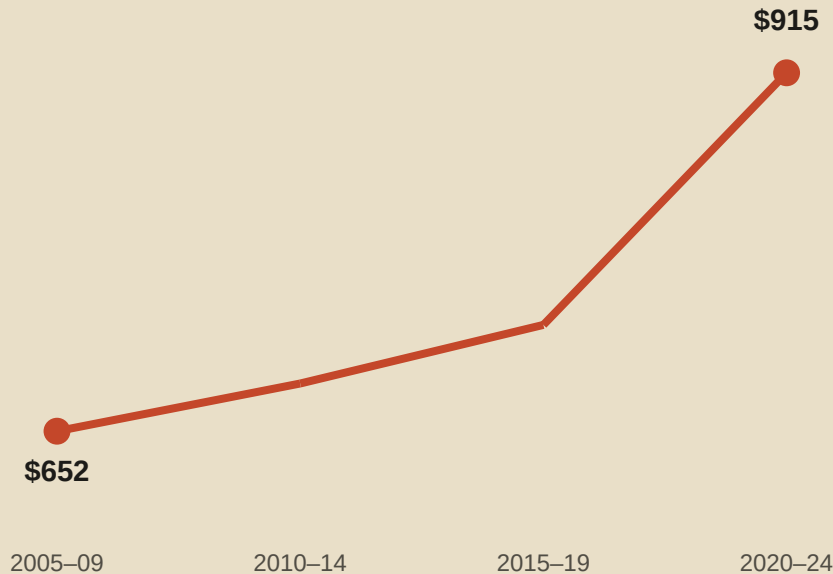
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$915

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





THE SEAM

Cross one tract line and median rent doubles.

A \$651 gap between neighbors, the sharpest rent edge between adjacent tracts in Pittsburg County.

TRACT 4856.01

\$688

TRACT 4856.02

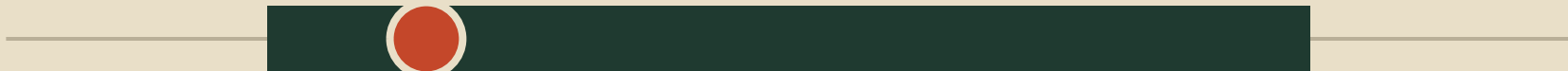
\$1,339



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$850–\$1,275



\$915 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

295

homes permitted in ten years,
2016–2025

64%

of those were in multifamily
buildings

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 8,188 homes here.

31–89

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



HOME VALUE

A median home costs 24% less than Oklahoma's.

\$151,600

median home value in McAlester.

McAlester



\$151,600

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS MCALESTER'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/mcalester/

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