



Nichols Hills, Oklahoma.

Current market data.

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

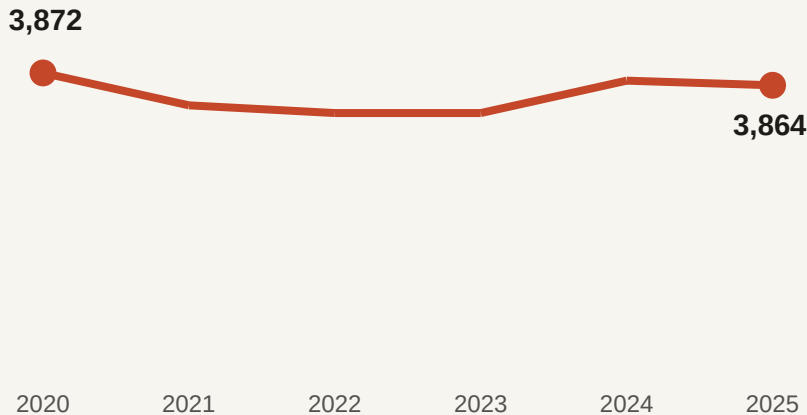


POPULATION

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

3,864

people, the 90th-largest of Oklahoma's cities and towns.



THE WORKDAY

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

94.1%

of 1,553 jobs located in Nichols Hills are filled by
in-commuters.



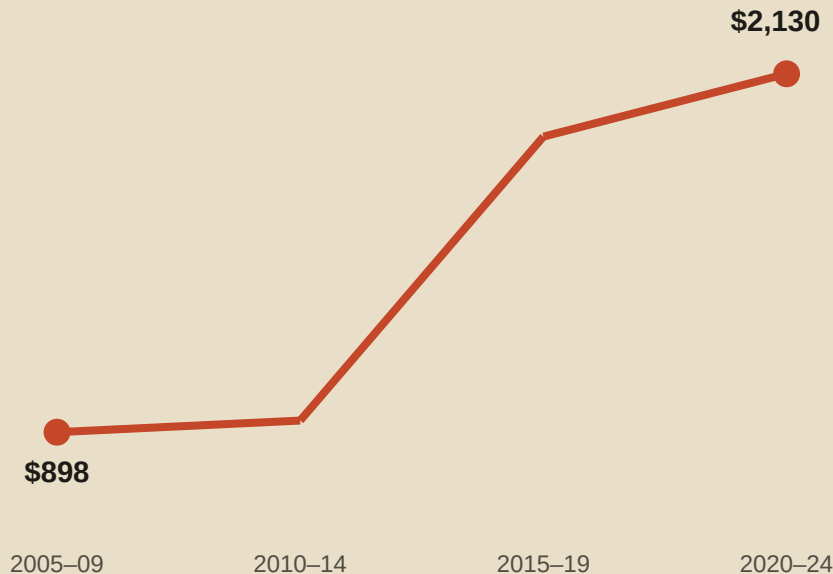
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 137%
since the 2005–2009
survey, before inflation.

\$2,130

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,583 gap between neighbors, the sharpest rent edge between adjacent tracts in Oklahoma County.

TRACT 1085.06

\$1,080

TRACT 1084.02

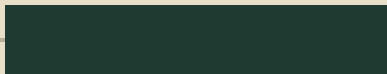
\$2,663



ROOM TO BUILD

The median rent is above what local wages can carry.

\$872–\$1,308



\$2,130 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

160

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.9% to the 1,728 homes here.

1–16

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



HOME VALUE

A median home costs
310% more than
Oklahoma's.

\$818,500

median home value in Nichols Hills.

Nichols Hills



\$818,500

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS NICHOLS HILLS'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/nichols-hills/**](https://almanacdata.ai/e/ok/nichols-hills/)

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