# Nicoma Park, Oklahoma.

Current market data.

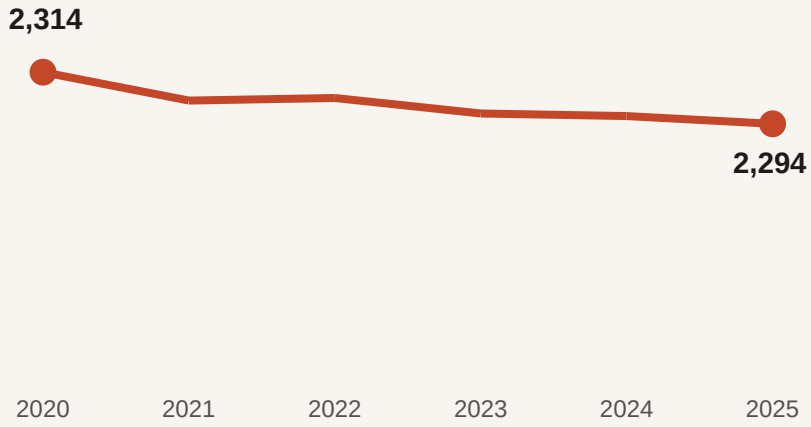
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

**2,294**

people, the 134th-largest of Oklahoma's cities and towns.



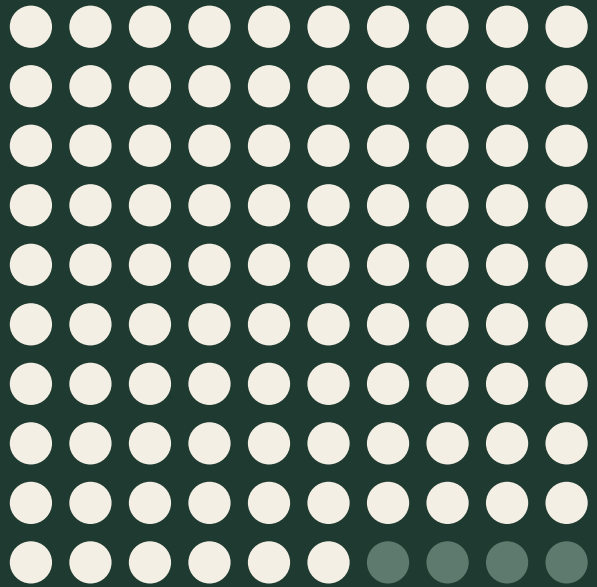

Source: Census Population Estimates, 2025

THE WORKDAY

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

**96.1%**

of 465 jobs located in Nicoma Park are filled by in-commuters.



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

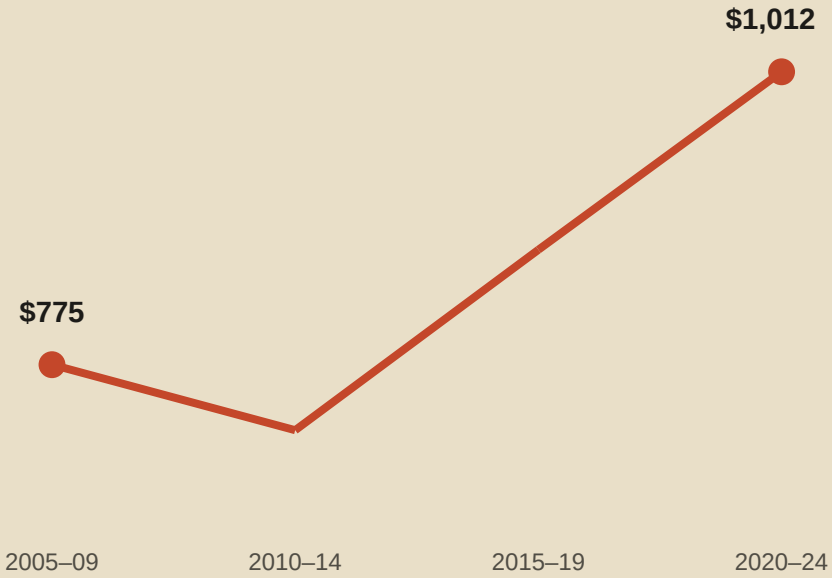
Source: Census LEHD LODES, 2023

RENT

# Median rent is up 31% since the 2005–2009 survey, before inflation.

**$1,012**

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

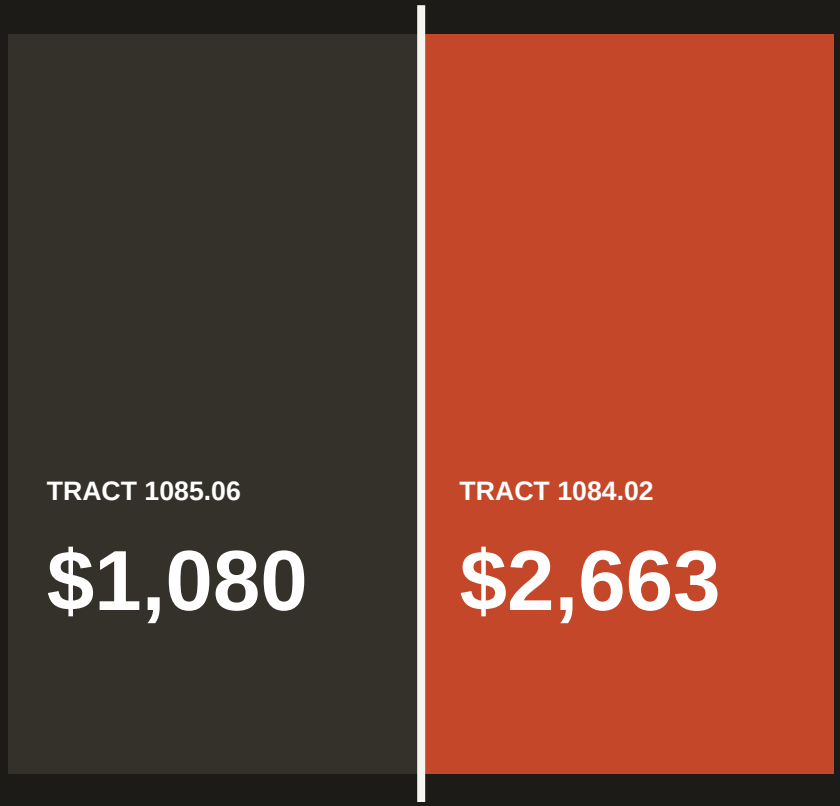



Source: Census ACS 5-year, 2020-2024

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.




Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

# The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

# Most of the housing here is older than 2000.

**24**

homes permitted in ten years, 2016–2025

**0%**

of those were in multifamily buildings

**81%**

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.1–0.5% to the 1,077 homes here.

**1–5**

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

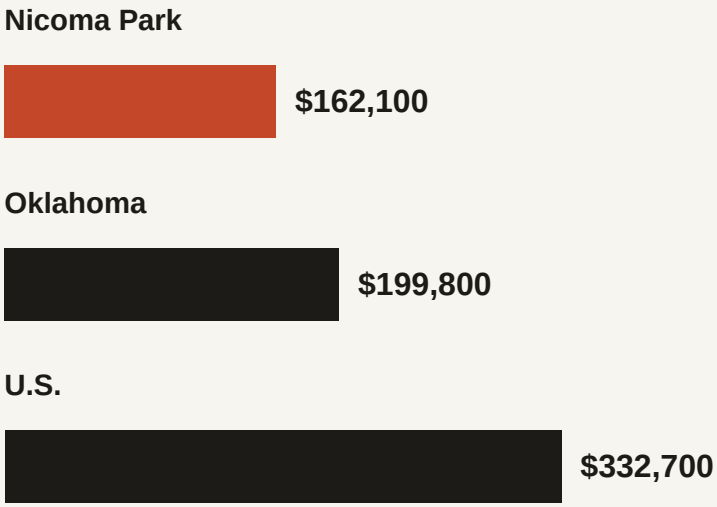
Source: Computed by the Almanac, 2023

HOME VALUE

# A median home costs 19% less than Oklahoma's.

**$162,100**

median home value in Nicoma Park.




Source: Census ACS 5-year, 2020-2024

THAT WAS NICOMA PARK'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/nicoma-park/**