



Oaks, Oklahoma.

Current market data.

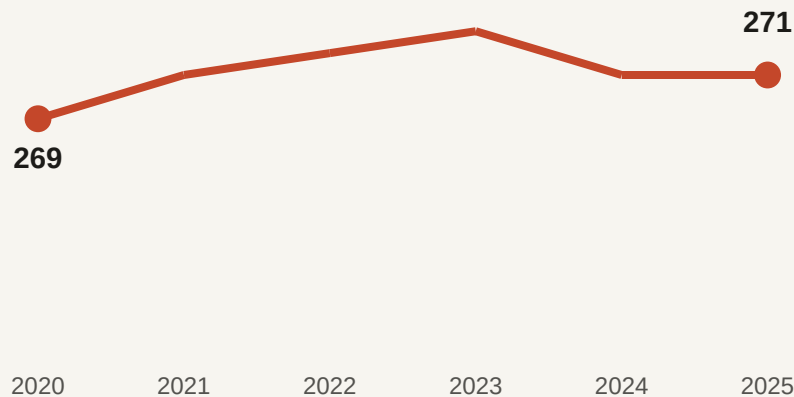
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.7% since 2020.

271

people, the 400th-largest of Oklahoma's cities and towns.



THE WORKDAY

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

94.9%

of 59 jobs located in Oaks are filled by in-commuters.



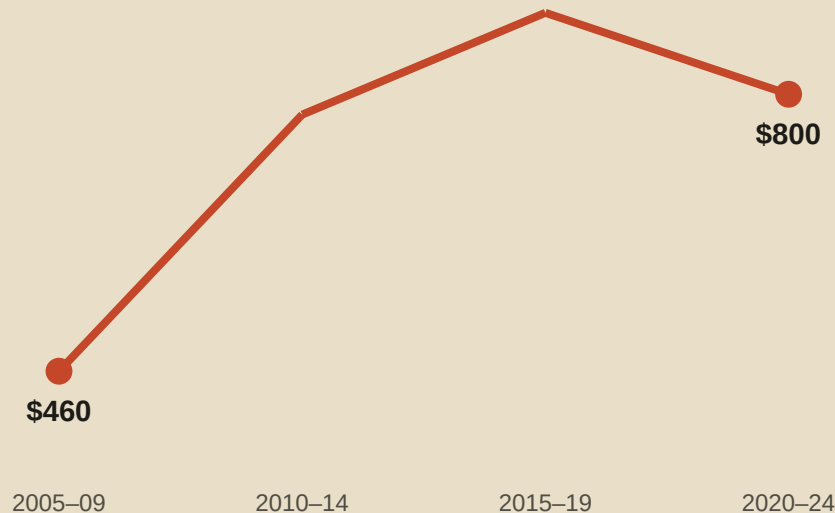
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$800

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

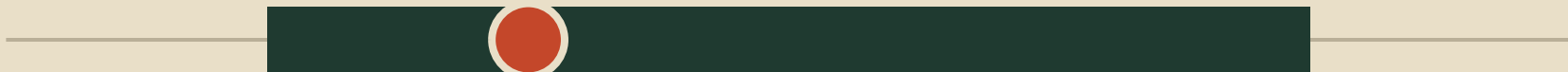
TRACT 3758.05

\$1,115

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$711–\$1,066



\$800 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1% to the 76 homes here.

0–1

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



HOME VALUE

A median home costs 70%
less than Oklahoma's.

\$59,700

median home value in Oaks.

Oaks



\$59,700

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS OAKS'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/oaks/**](https://almanacdata.ai/e/ok/oaks/)

The Almanac · your hyper-diligent research partner