



Sand Springs, Oklahoma.

Current market data.

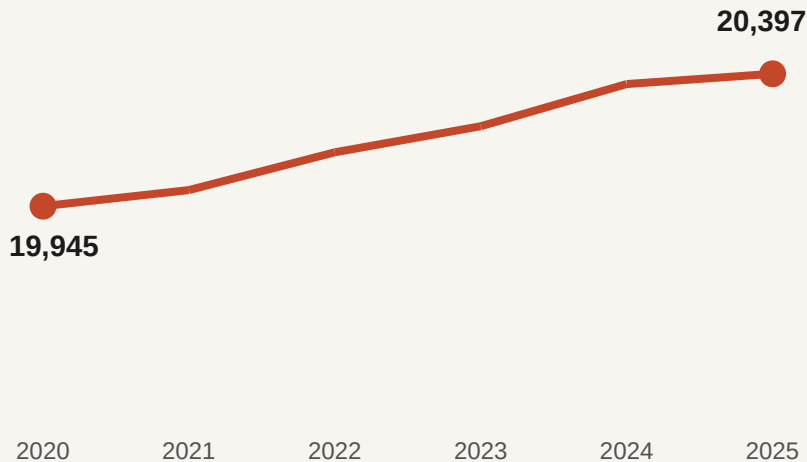
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.3% since 2020.

20,397

people, the 27th-largest of Oklahoma's cities and towns.

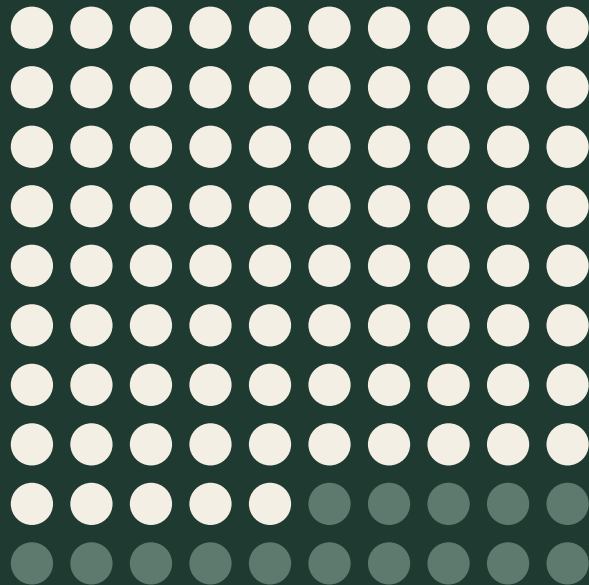


THE WORKDAY

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

84.7%

of 6,756 jobs located in Sand Springs are filled by
in-commuters.



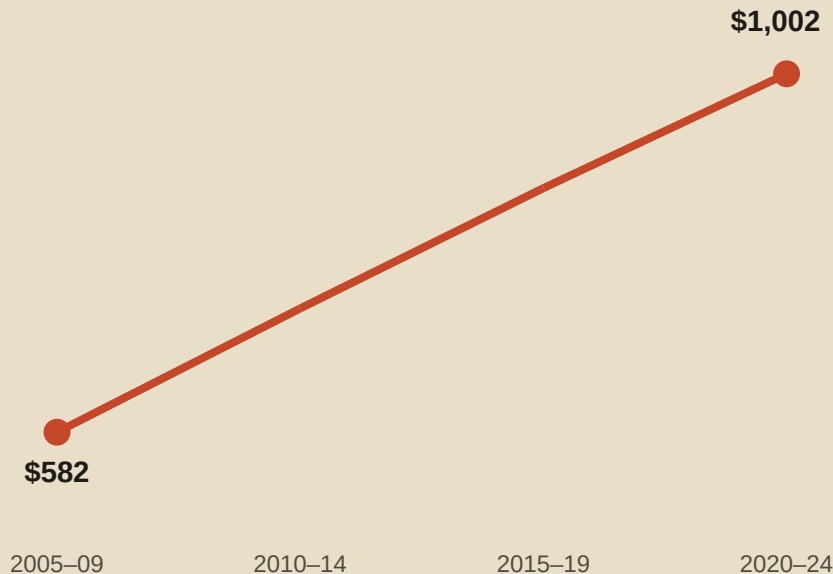
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,002

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,563 gap between neighbors, the sharpest rent edge between adjacent tracts in Tulsa County.

TRACT 74.17

\$848

TRACT 74.16

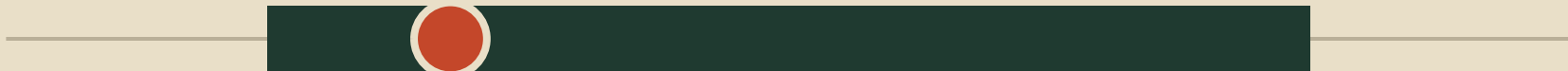
\$2,411



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$921–\$1,381



\$1,002 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

513

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 8,273 homes here.

24–68

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



HOME VALUE

A median home costs 1%
less than Oklahoma's.

\$197,700

median home value in Sand Springs.

Sand Springs



\$197,700

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS SAND SPRINGS'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/sand-springs/

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