Spencer, Oklahoma.

Current market data.

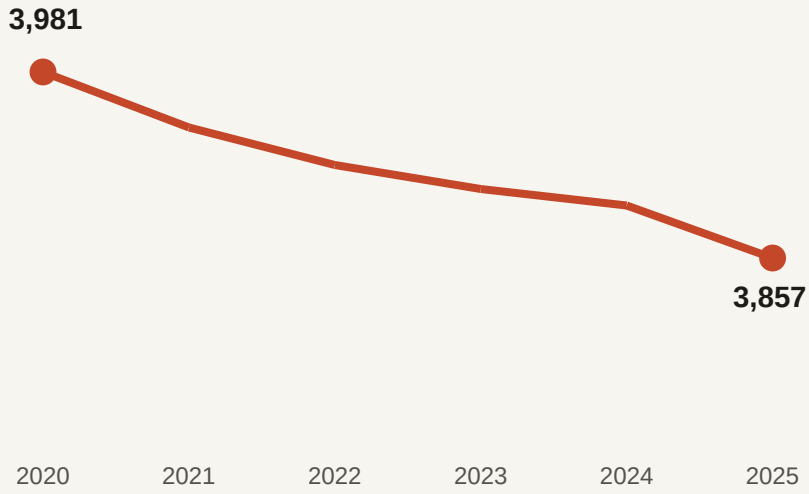
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.1% since 2020.

3,857

people, the 91st-largest of Oklahoma's cities and towns.



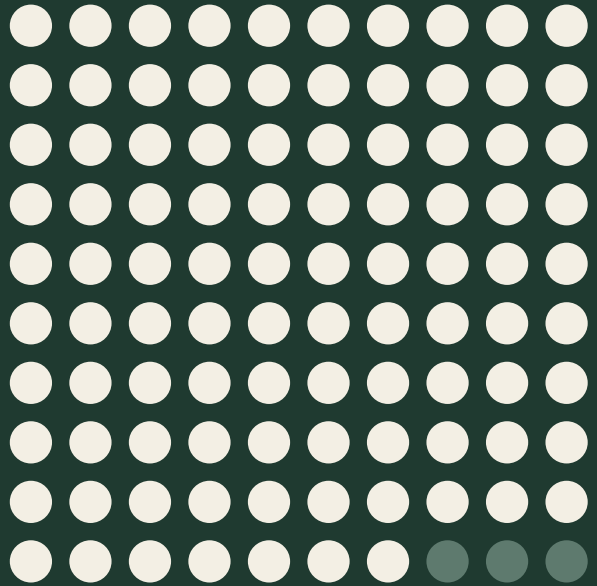
Source: Census Population Estimates, 2025

THE WORKDAY

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

96.9%

of 391 jobs located in Spencer are filled by in-commuters.



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

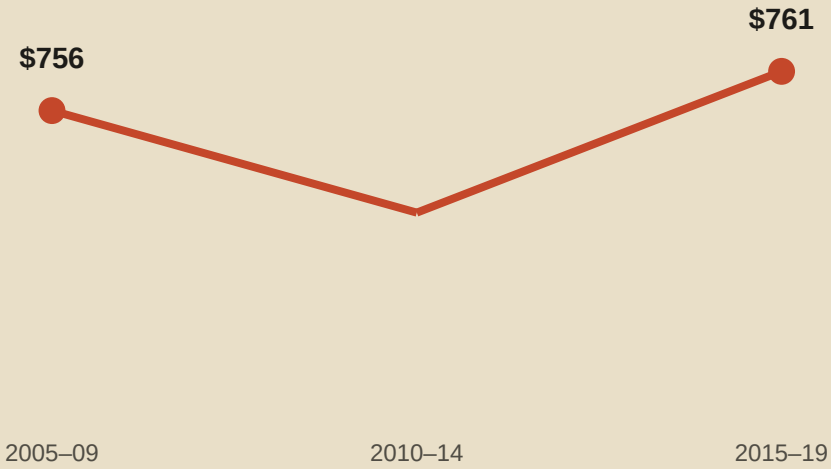
Source: Census LEHD LODES, 2023

RENT

Median rent is up 1% since the 2005–2009 survey, before inflation.

$761

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

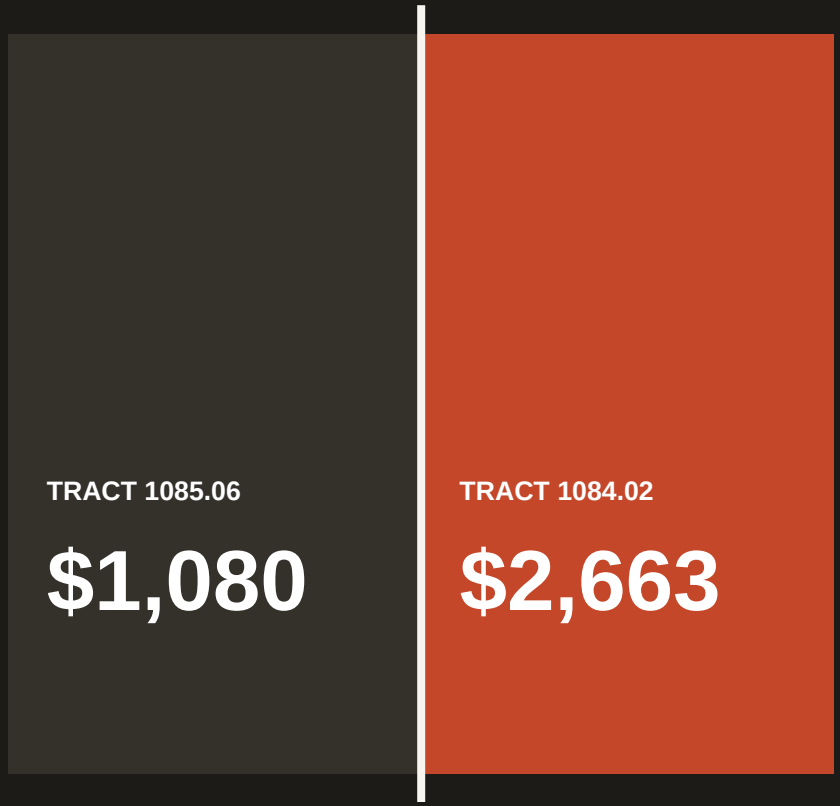


Source: Census ACS 5-year, 2015-2019

THE SEAM

Cross one tract line and median rent doubles.

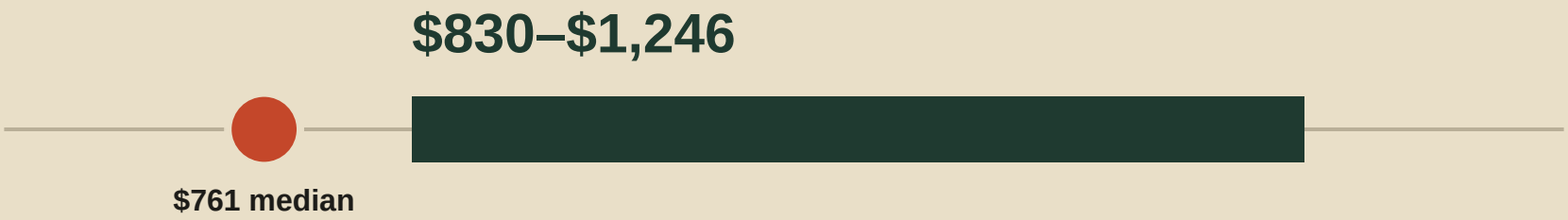
A $1,583 gap between neighbors, the sharpest rent edge between adjacent tracts in Oklahoma County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2015-2019

BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

87%

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 0.2–0.3% to the 1,895 homes here.

4–6

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

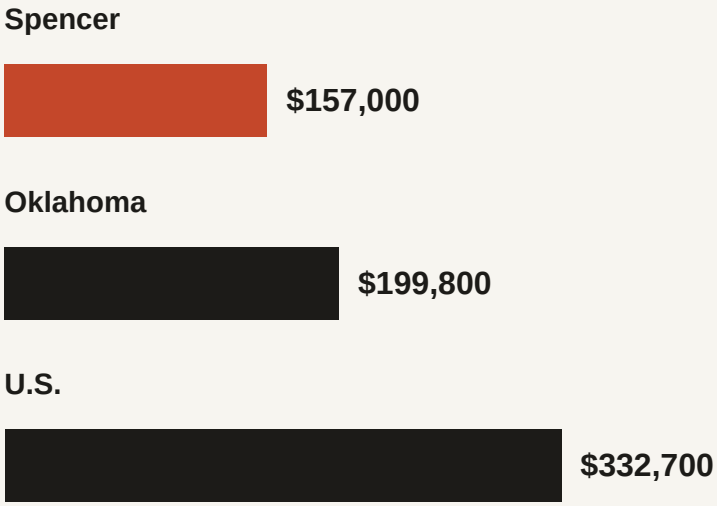
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 21% less than Oklahoma's.

$157,000

median home value in Spencer.



Source: Census ACS 5-year, 2020-2024

THAT WAS SPENCER'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/spencer/**