Thomas, Oklahoma.

Current market data.

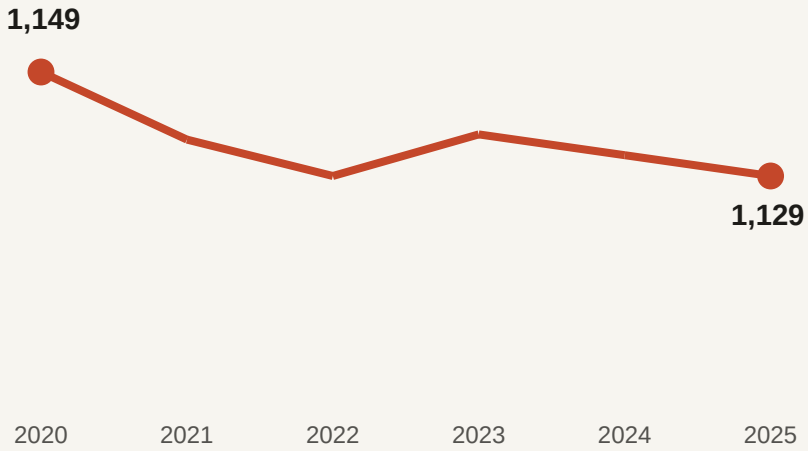
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

1,129

people, the 191st-largest of Oklahoma's cities and towns.



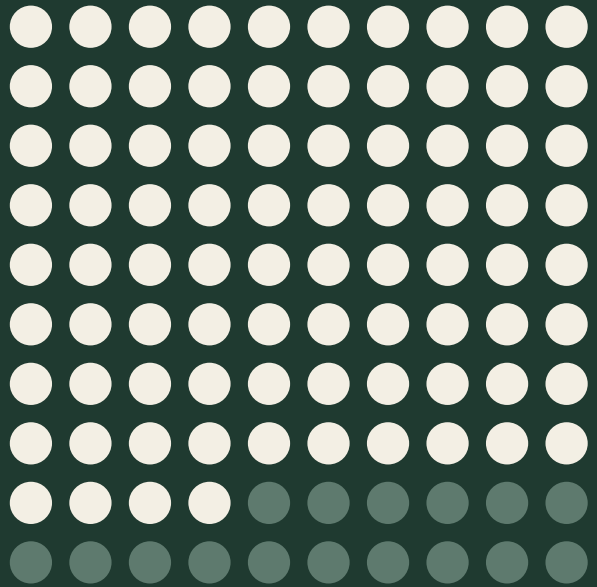
Source: Census Population Estimates, 2025

THE WORKDAY

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

84.0%

of 376 jobs located in Thomas are filled by in-commuters.



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

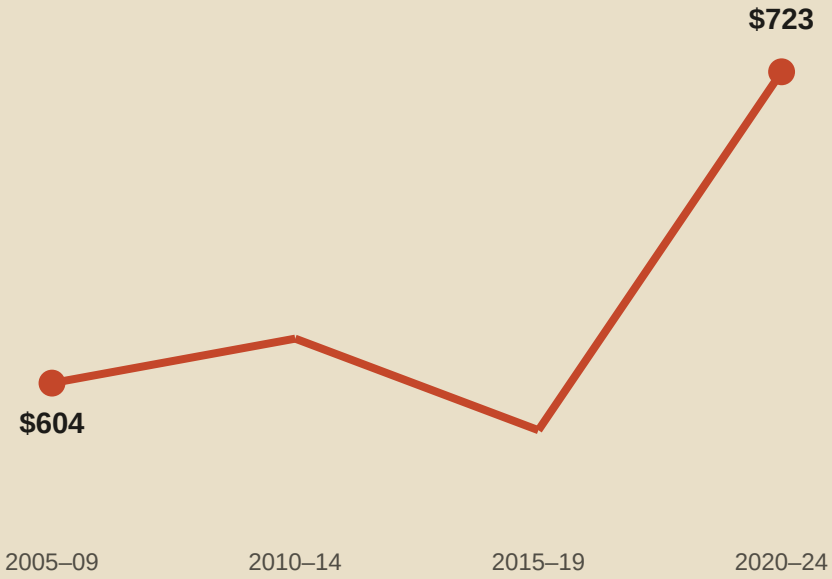
Source: Census LEHD LODES, 2023

RENT

Median rent is up 20% since the 2005–2009 survey, before inflation.

$723

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

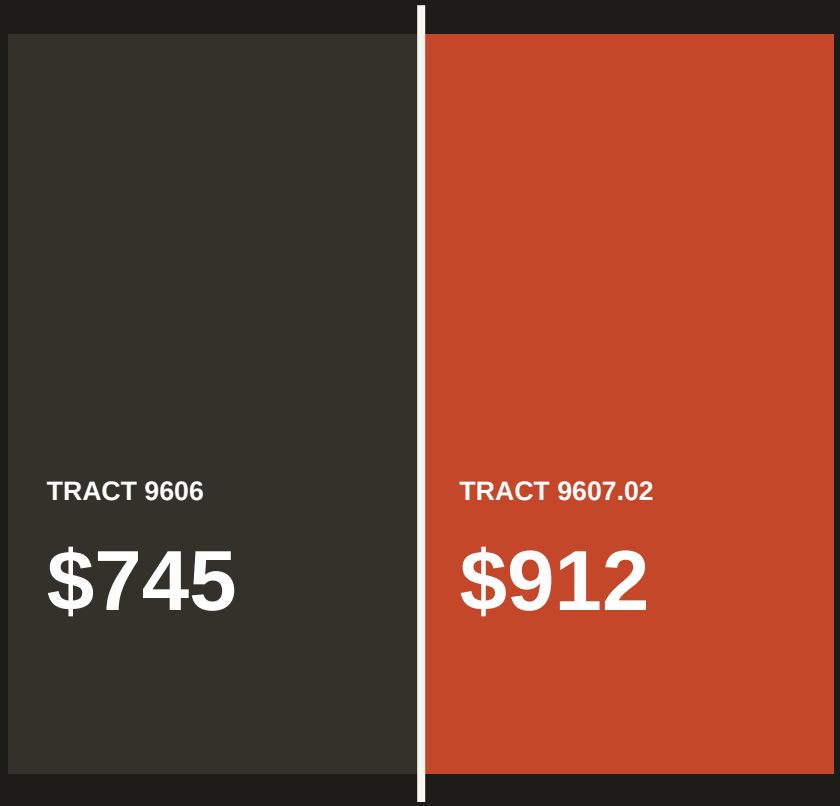


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $167.

A $167 gap between neighbors, the sharpest rent edge between adjacent tracts in Custer 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, 2020-2024

BUILDING

Most of the housing here is older than 2000.

2

homes permitted, 2022–2025

0%

of those were in multifamily buildings

94%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 519 homes here.

1–4

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

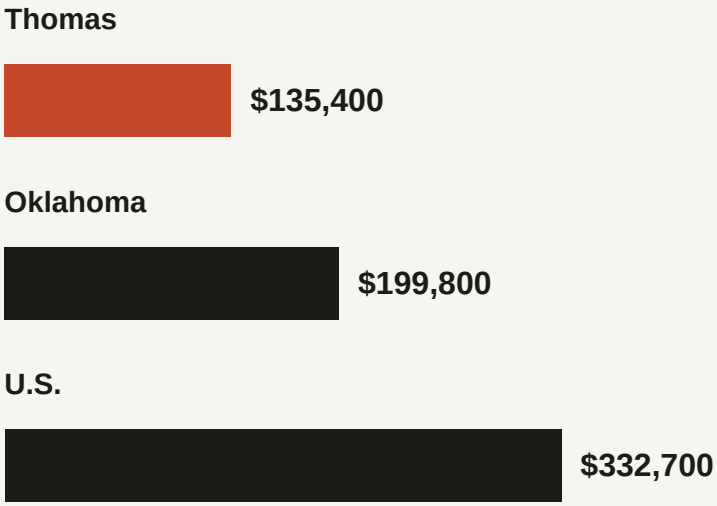
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 32% less than Oklahoma's.

$135,400

median home value in Thomas.



Source: Census ACS 5-year, 2020-2024

THAT WAS THOMAS'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/thomas/**