



Tonkawa, Oklahoma.

Current market data.

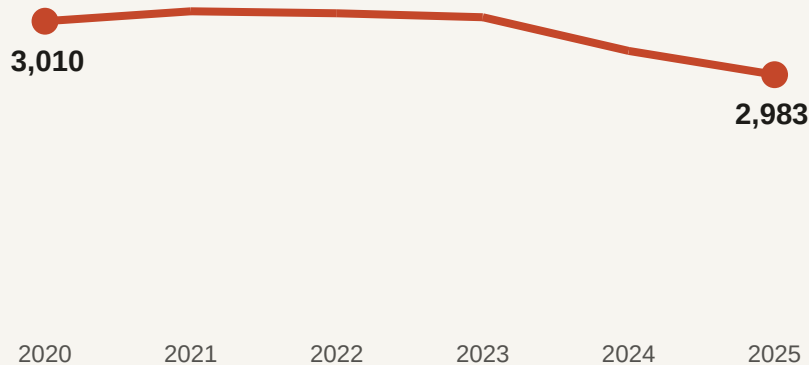
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

2,983

people, the 113th-largest of Oklahoma's cities and towns.

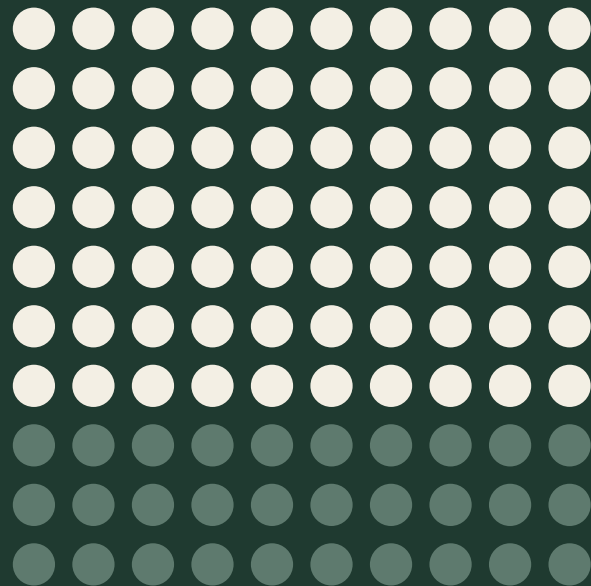


THE WORKDAY

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

69.7%

of 913 jobs located in Tonkawa are filled by in-commuters.



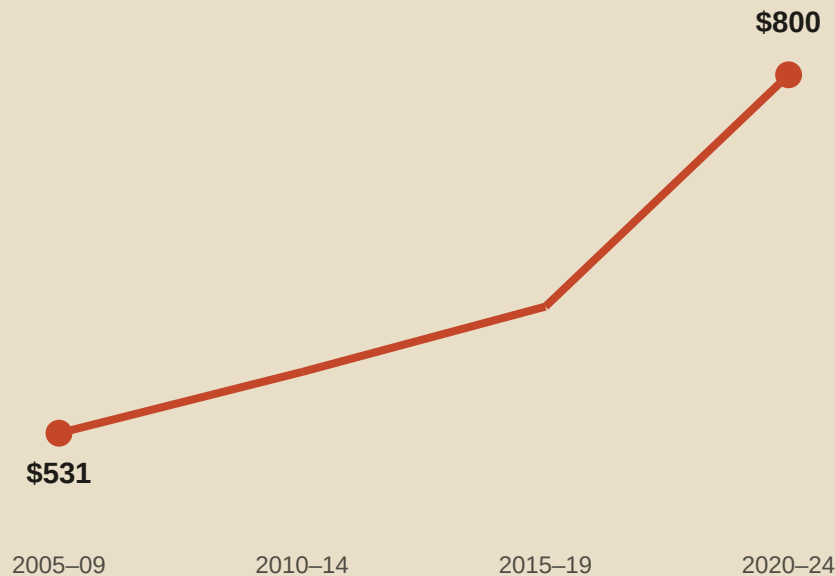
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
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 \$580.

A \$580 gap between neighbors, the sharpest rent edge between adjacent tracts in Kay County.

TRACT 12

\$720

TRACT 6

\$1,300

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted, 2022–2025

100%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 1,334 homes here.

2–9

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



HOME VALUE

A median home costs 58% less than Oklahoma's.

\$84,300

median home value in Tonkawa.

Tonkawa



\$84,300

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS TONKAWA'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/tonkawa/**](https://almanacdata.ai/e/ok/tonkawa/)

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