



Tulsa, Oklahoma.

Current market data.

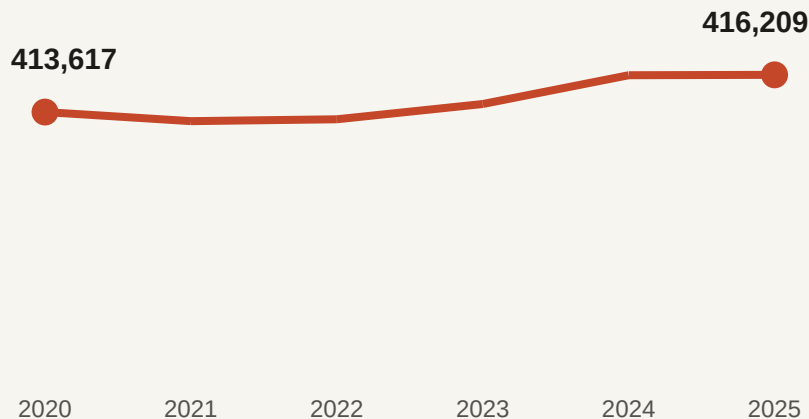
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

416,209

people, the 2nd-largest of Oklahoma's cities and towns.

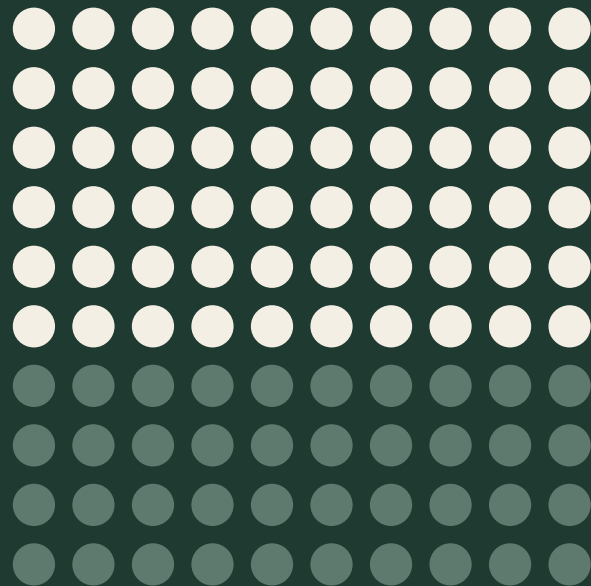


THE WORKDAY

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

60.1%

of 267,540 jobs located in Tulsa are filled by in-commuters.



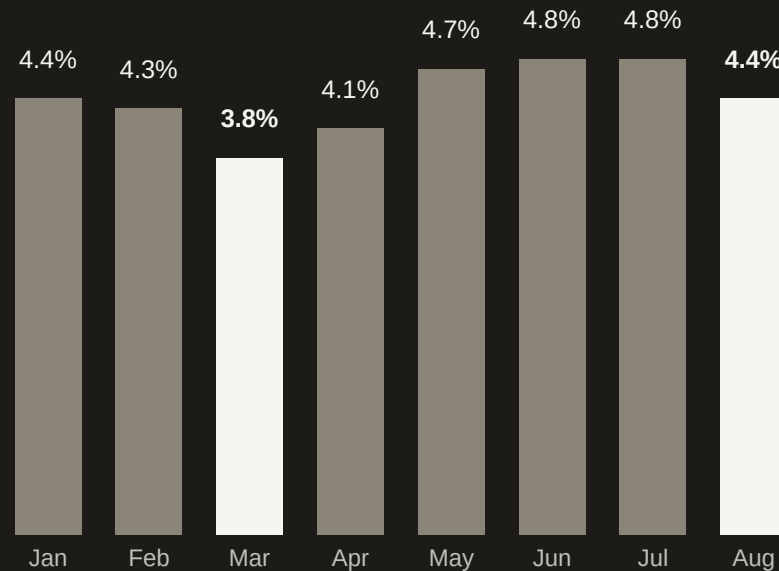
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.8%.

4.4%

in August 2026, the latest month released. A year earlier it was 3.7%.

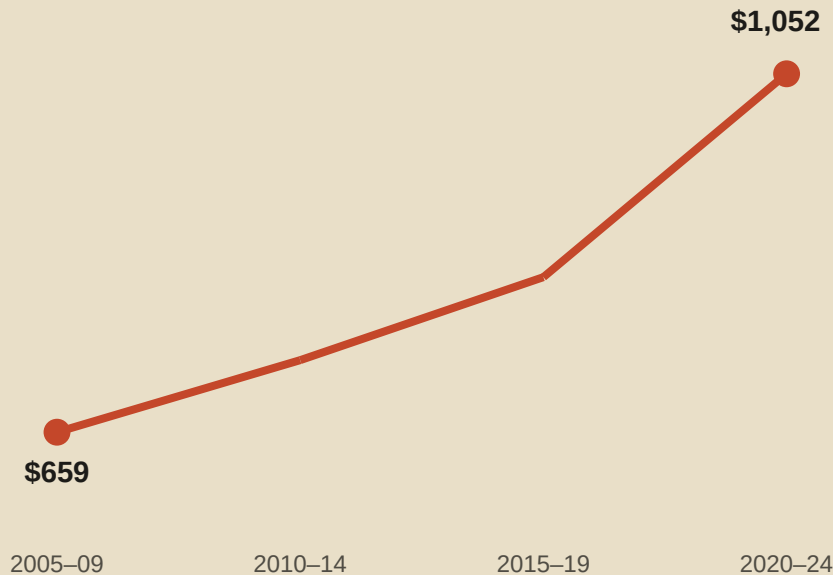


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,052

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

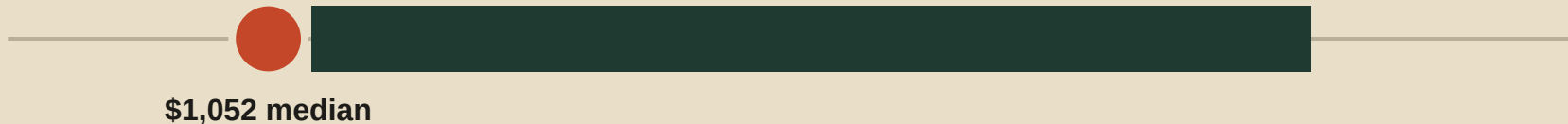
TRACT 74.16

\$2,411

ROOM TO BUILD

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

\$1,075–\$1,613



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

8,450

homes permitted in ten years,
2016–2025

42%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 192,797 homes here.

830–2,675

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



HOME VALUE

A median home costs 3% more than Oklahoma's.

\$205,300

median home value in Tulsa.

Tulsa



\$205,300

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS TULSA'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/tulsa/

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