



Wagoner, Oklahoma.

Current market data.

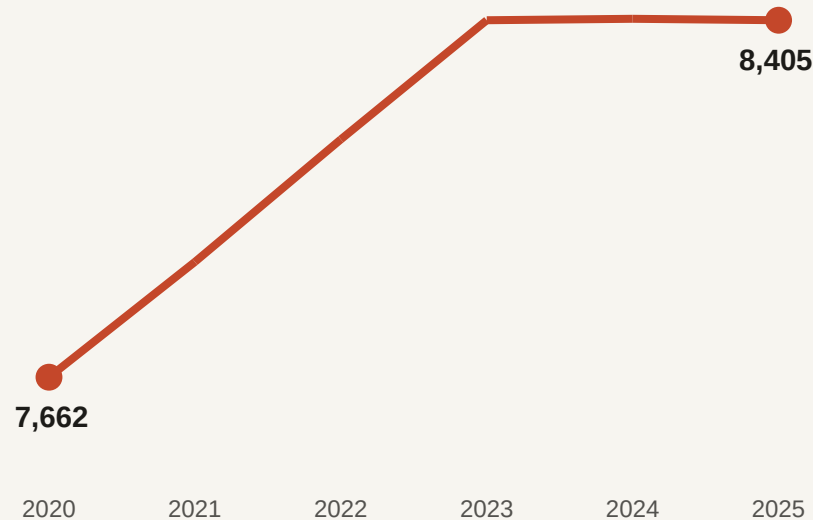
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.7% since 2020.

8,405

people, the 55th-largest of Oklahoma's cities and towns.

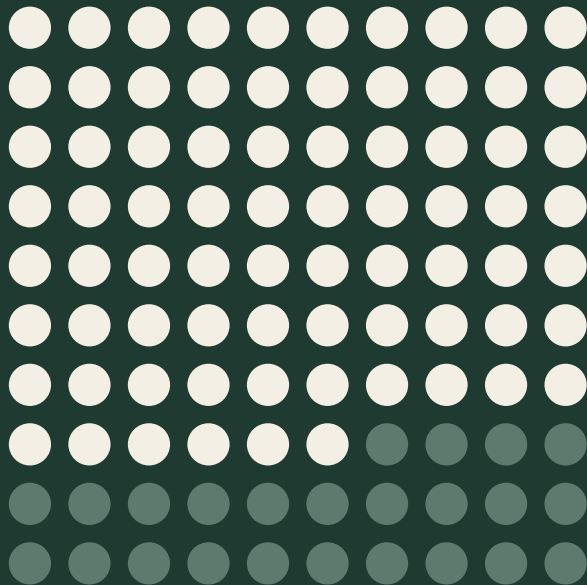


THE WORKDAY

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

76.1%

of 2,769 jobs located in Wagoner are filled by in-commuters.



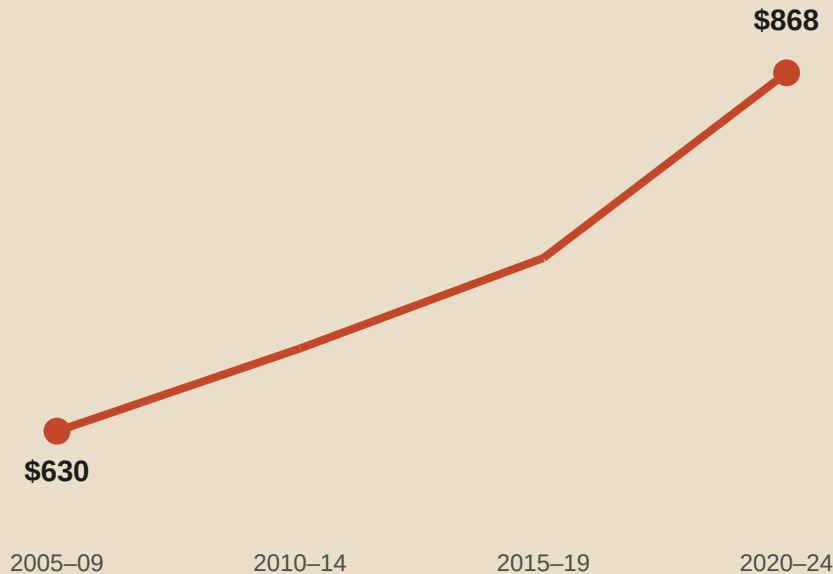
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$868

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,093 gap between neighbors, the sharpest rent edge between adjacent tracts in Wagoner County.

TRACT 305.08

\$750

TRACT 305.05

\$1,843



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$849–\$1,274



\$868 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

6

homes permitted, 2023–2025

0%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 3,579 homes here.

14–28

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



HOME VALUE

A median home costs 25%
less than Oklahoma's.

\$148,900

median home value in Wagoner.

Wagoner



\$148,900

Oklahoma



\$199,800

U.S.



\$332,700

THAT WAS WAGONER'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/wagoner/

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