

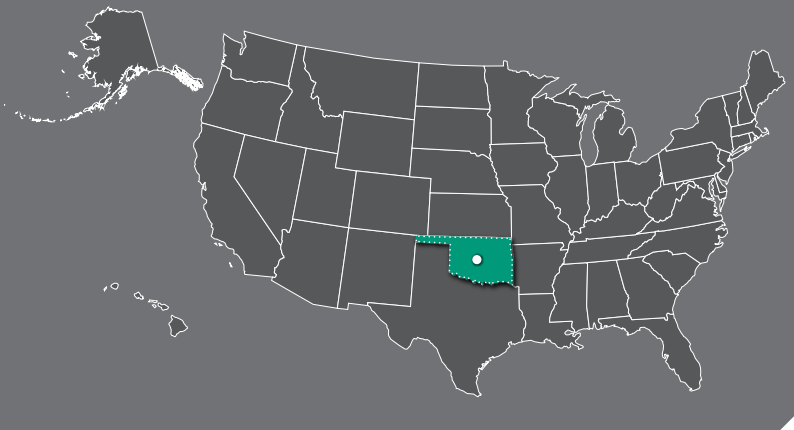
HUD PD&R Housing Market Profiles

Oklahoma City, Oklahoma



Quick Facts About Oklahoma City

- Current sales market conditions: slightly tight
- Current apartment market conditions: soft
- The Oklahoma City metropolitan area is home to Tinker Air Force Base (AFB), The University of Oklahoma (OU), and the state capital, with combined payrolls—excluding military personnel at Tinker AFB—that account for 10 percent of nonfarm jobs in the metropolitan area.



By [Randall Goodnight](#) | As of April 1, 2024

Overview

The Oklahoma City, OK Metropolitan Statistical Area (hereafter Oklahoma City metropolitan area) is located in central Oklahoma and includes Canadian, Cleveland, Grady, Lincoln, Logan, McClain, and Oklahoma Counties. The city of Oklahoma City was ranked the third best city in the nation to move to in 2024 by Forbes Media LLC on the basis of “housing costs, cost of living, crime rates, air quality, quality of education, median income, employment rates, weather, entertainment establishments, average commute time, and net migration to the city.”

- The current population of the Oklahoma City metropolitan area is estimated at 1.49 million, representing an average increase of 16,400, or 1.1 percent, annually since April 2020 (U.S. Census Bureau decennial census count; estimates by the analyst). By comparison, the population increased an average of 1.0 percent annually from July 2016 to April 2020 (Census Bureau decennial census count; population estimates as of July 1).
- Contributing to slightly faster population growth since 2020 were higher levels of net in-migration stemming from strong job growth during most of the period. Net in-migration has

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averaged 13,100 people annually since 2020 compared with an average of 7,575 people annually from 2016 to 2020.

- Net natural increase in the metropolitan area, however, has slowed to an average of 3,300 people annually since 2020 compared with an average of 5,825 people annually from 2016 to 2020, partly because of excess deaths attributed to the COVID-19 pandemic.
- With approximately 808,900 residents, Oklahoma County was the most populous county in 2023, accounting for 55 percent of the metropolitan area population. Cleveland and Canadian Counties were the second and third most populous counties, with 301,200 and 175,800 residents, or 20 and 12 percent of the metropolitan area population, respectively. The remaining four counties accounted for a combined 13 percent.
- From 2020 to 2023, the population increased in every county in the metropolitan area, with Canadian County leading

population growth both in the number of people and at the fastest pace. During the period, the population of Canadian County increased by an average of 6,675, or 4.1 percent, annually, mostly in suburban areas immediately west of Oklahoma County, where new subdivisions have attracted homebuyers. The populations of Oklahoma and Cleveland Counties increased by respective averages of 3,800 and 1,750 people, or 0.5 and 0.6 percent, annually.

- Population growth from 2020 to 2023 was strong among the remaining four counties, which increased by a combined average of 3,850, or 2.1 percent, annually, partly due to an increased propensity to reside outside the urban core areas following the onset of the COVID-19 pandemic. Increased opportunities for employees to telework also allowed many residents to reside in areas outside the major employment centers in the HMA, which are mostly in Cleveland and Oklahoma Counties.

Economic Conditions

The economy of the Oklahoma City metropolitan area is currently strong. As of the first quarter of 2024, nonfarm payrolls increased year over year by 16,400, or 2.4 percent, to a first quarter record-level high of 704,900 jobs compared with a 5.0-percent increase a year earlier. Nonfarm payrolls increased 1.6 percent during 2015 before declining 0.1 percent during the following year, with most of the job losses in energy-related sectors adversely affected by

falling oil prices. Job growth resumed from 2017 through 2019, when nonfarm payrolls increased by an average of 10,400 jobs, or 1.6 percent, annually. Nonfarm payrolls declined by 29,100 jobs, or 4.4 percent, during 2020 because of restrictions to slow the spread of COVID-19. Those restrictions were lifted by the spring of 2021, contributing to an average increase in nonfarm payrolls of 20,500, or 3.2 percent, annually during 2021 and 2022.

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Year-over-year job growth occurred in the Oklahoma City metropolitan area in 8 of 11 job sectors as of the first quarter of 2024.

	3 Months Ending		Year-Over-Year Change	
	March 2023 (Thousands)	March 2024 (Thousands)	Absolute (Thousands)	Percent
Total Nonfarm Payrolls	688.5	704.9	16.4	2.4
Goods-Producing Sectors	80.3	82.4	2.1	2.6
Mining, Logging, & Construction	44.6	45.2	0.6	1.3
Manufacturing	35.8	37.1	1.3	3.6
Service-Providing Sectors	608.1	622.6	14.5	2.4
Wholesale & Retail Trade	93.7	96.4	2.7	2.9
Transportation & Utilities	32.2	30.2	-2.0	-6.2
Information	6.1	6.1	0.0	0.0
Financial Activities	36.9	37.2	0.3	0.8
Professional & Business Services	93.1	90.3	-2.8	-3.0
Education & Health Services	109.6	119.8	10.2	9.3
Leisure & Hospitality	76.7	78.9	2.2	2.9
Other Services	30.1	30.5	0.4	1.3
Government	129.6	133.1	3.5	2.7
Unemployment Rate	3.0%	3.3%		

Note: Numbers may not add to totals due to rounding.

Source: U.S. Bureau of Labor Statistics



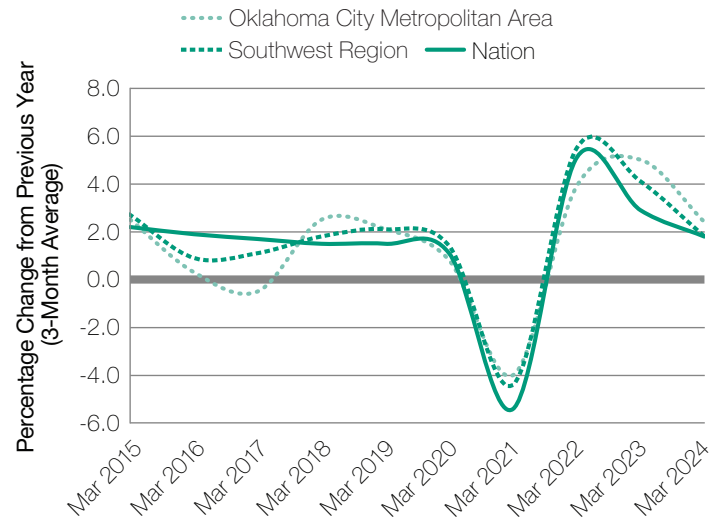
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As of the first quarter of 2024—

- Nonfarm payrolls increased year over year in 8 of 11 job sectors, with the greatest gain occurring in the education and health services sector, which increased by 10,200 jobs, or 9.3 percent, to 119,800 jobs, compared with a 9.6-percent increase a year earlier. Twenty hospital expansions totaling more than \$240 million were completed during the past 2 years, contributing to gains in the sector (Dodge Data & Analytics LLC).
- The government sector increased by 3,500 jobs, or 2.7 percent, to 133,100 jobs compared with an increase of 2.2 percent a year earlier. Jobs increased in all the government subsectors; the federal, state, and local government subsectors increased 2.8, 2.5, and 2.7 percent, respectively. Payrolls in the local government subsector, which includes tribal government jobs, are expected to continue to increase. The Chickasaw Nation Native American Tribe is developing the OKANA Resort & Indoor Waterpark near downtown Oklahoma City. The development, which will include a 404-room hotel, an indoor water park, and a Native American art market, is expected to be complete by the spring of 2025 and employ 500 full-time workers. In addition to contributing to an increase in tribal government jobs, the venue is expected to increase tourism in the metropolitan area, which will also benefit the leisure and hospitality sector.
- The wholesale and retail trade sector increased by 2,700 jobs, representing a 2.9-percent gain from the same period a year ago. Job growth occurred in both the wholesale trade and the retail trade subsectors, which increased by 900 and 1,800 jobs, or 3.8 and 2.5 percent, respectively.
- Partly offsetting overall nonfarm payroll gains was a decline in the professional and business services sector, which decreased from the first quarter of 2023 by 2,800 jobs, or 3.0 percent. More than one-third of the decrease was in the employment services industry, which declined by 1,000 jobs, or 6.3 percent. By comparison, the professional and business services sector increased by 6,000 jobs, or 6.9 percent, a year earlier.

The Oklahoma City metropolitan area economy depends heavily on the government sector, which is the largest sector and accounts for 19 percent of all nonfarm payrolls. The state of Oklahoma is the largest employer in the metropolitan area, with

Job growth in the Oklahoma City metropolitan area was stronger than job growth in both the nation and the Southwest region during the past 2 years.



Source: U.S. Bureau of Labor Statistics

Largest Employers in the Oklahoma City Metropolitan Area

Name of Employer	Nonfarm Payroll Sector	Number of Employees
State of Oklahoma	Government	37,600
Tinker Air Force Base	Government	26,000
University of Oklahoma	Government	16,530

Notes: Excludes local school districts. Data include military personnel, who are generally not included in nonfarm payroll survey data.

Source: Greater Oklahoma City Partnership

37,600 workers. The second largest employer is Tinker AFB, which employs 26,000 workers—including an estimated 6,300 active-duty military personnel—and has an economic impact on the metropolitan area of nearly \$6.5 billion annually (Tinker AFB Fiscal Year 2022 Economic Impact Statement). Tinker AFB is also the largest single-site employer in the state of Oklahoma. The third largest employer is OU, with a combined 16,530 employees at the main campus in the city of Norman and at the Health Sciences Center near downtown Oklahoma City. Excluding military personnel at Tinker AFB, the three largest employers account for a combined 55 percent of jobs in the government sector.

Sales Market Conditions

Home sales market conditions are slightly tight in the Oklahoma City metropolitan area. The estimated sales vacancy rate is currently 1.5 percent, down from 1.8 percent as of April 1, 2020, when conditions were balanced. The inventory of homes available for sale in March 2024 was approximately 3,675, up from 3,025 a year earlier but down from 4,225 in March 2020 (CoreLogic, Inc.). The inventory of homes available for sale in March 2024 represented a 2.5-month supply, up from 1.8 months in March 2023 and 1.0 month in March 2022. By comparison, the supply of homes for sale averaged 3.7 months from 2015 through 2019 before decreasing to 2.4 months in March 2020 and 1.1 months in March 2021. Sales housing market conditions eased slightly during the past 2 years, partly because of an increase in mortgage interest rates. The average interest rate for a 30-year, fixed-rate mortgage during 2023 was 6.8 percent compared with 5.3 and 3.0 percent in 2022 and 2021, respectively (Freddie Mac). New and existing home sales in the metropolitan area decreased by 6,400, or 18 percent, to 28,800 homes sold during the 12 months ending February 2024, following a 13-percent decrease a year earlier (CoreLogic, Inc.). Home sales in the metropolitan area reached a recent high during the 12 months ending February 2022, when historically low mortgage interest rates during most of the period contributed to strong demand, and 40,650 homes were sold, representing an 11-percent increase from a year earlier. The average sales price for new and existing homes during the 12 months ending February 2024 was \$254,600, reflecting an increase of \$6,675, or almost 3 percent, from a year

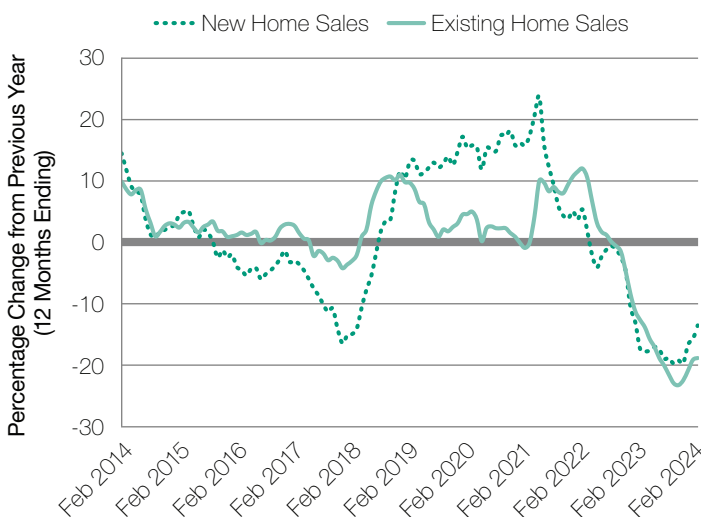
ago compared with a 12-percent increase a year earlier and a 13-percent increase 2 years earlier.

As of February 2024, 1.3 percent of home loans were seriously delinquent or in real estate owned (REO) status, down from 1.6 percent a year earlier. The percentage of seriously delinquent mortgages and REO properties in the metropolitan area reached a recent peak of 4.6 percent in November 2020, when weak economic conditions from the COVID-19 pandemic made it more difficult for many homeowners to stay current on mortgage payments, and a large number of home mortgages were in forbearance.

- During the 12 months ending February 2024, new home sales decreased 14 percent to 4,025 homes following a 17-percent decline a year earlier. The average price for a new home increased 2 percent to \$368,500 compared with an 18-percent increase a year earlier.
- New home sales in Canadian County accounted for 40 percent of new home sales in the metropolitan area, compared with 32 percent in Oklahoma County and a combined 28 percent in the remaining counties.
- Existing home sales, which include resales and distressed sales, decreased 19 percent in the metropolitan area to 24,775 homes, following a 13-percent decrease a year earlier. The average price for existing homes increased

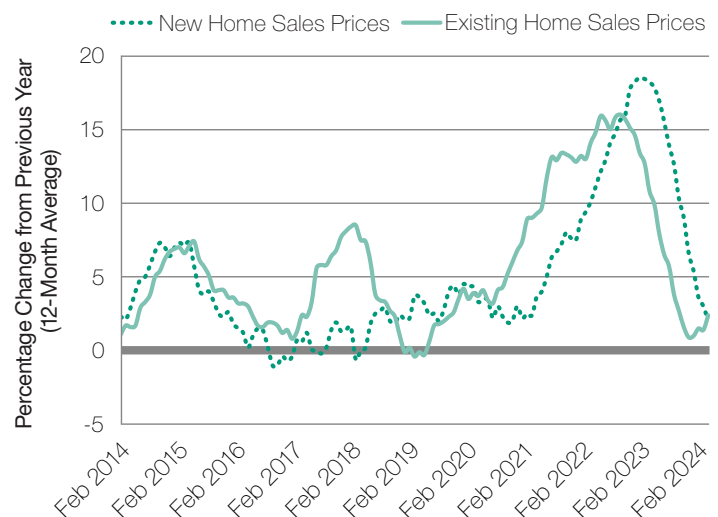
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Average annual existing home sales in the Oklahoma City metropolitan area have declined year over year since September 2022, and new home sales have decreased since April 2022.



Note: Includes single-family homes, townhomes, and condominiums.
Source: CoreLogic, Inc.

Both new and existing home sales price growth in the Oklahoma City metropolitan area slowed significantly during the past year.



Note: Includes single-family homes, townhomes, and condominiums.
Source: CoreLogic, Inc.

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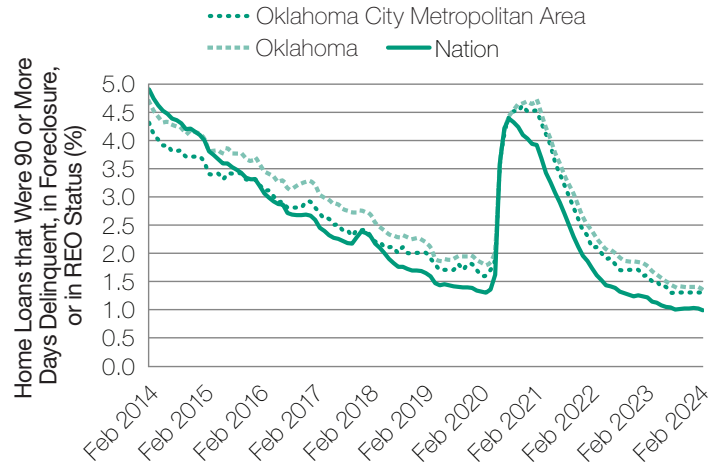
more than 2 percent to \$236,100 compared with an 11-percent increase a year earlier.

- Fifty-four percent of existing home sales in the metropolitan area were in Oklahoma County, compared with 17 and 14 percent in Cleveland and Canadian Counties, respectively. Existing home sales in the remaining four counties accounted for a combined 15 percent of existing home sales in the metropolitan area.
- Distressed home sales accounted for 2 percent of existing home sales in the metropolitan area, up from 1 percent a year earlier but down from the peak level of more than 12 percent in 2011.

Single-family homebuilding activity, as measured by the number of single-family homes permitted and estimates by the analyst, decreased year over year in the metropolitan area by 650, or 11 percent, to 5,325 homes during the 12 months ending March 2024, compared with a 15-percent decline a year earlier as home builders responded to a decrease in home sales demand during the past 2 years. An estimated 4,000 homes are under construction.

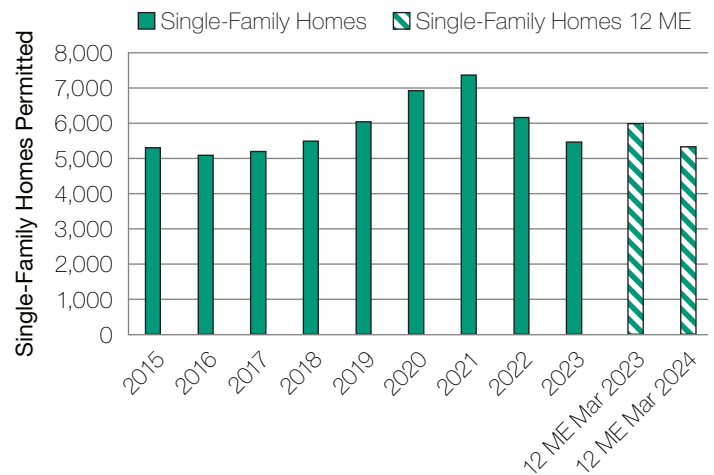
- Single-family homebuilding activity decreased 4 percent during 2016 before increasing an average of 8 percent annually from 2017 through 2021.
- Construction is underway at the Nichols Creek residential community in Canadian County near the city of Yukon. Three-, four-, and five-bedroom single-family homes, ranging in size from 1,200 to 2,650 square feet, are offered at the development, with prices starting at \$257,500. Since opening in 2019, approximately 320 new homes have been sold at Nichols Creek. An additional 10 homes are under construction, and about 30 home sites remain available for construction.
- In Canadian County near the city of Mustang, construction is ongoing at the Canyons residential community. Three-, four-, and five-bedroom single-family homes, ranging in size from 1,200 to 3,625 square feet, are offered at Canyons, with prices starting at \$250,500. Approximately 115 homes have been sold at Canyons since opening in 2022. Eight homes are under construction at the community, and 90 home sites are available for construction.
- Construction is nearing completion at the Aspen Ridge residential community in Midwest City in Oklahoma County. Aspen Ridge has 11 three- and four-bedroom single-family

The share of seriously delinquent home loans and REO properties in the Oklahoma City metropolitan area has been higher than the national share since August 2020 but slightly lower than the rate in Oklahoma since October 2020.



REO = real estate owned.
Source: CoreLogic, Inc.

The number of single-family homes permitted in the Oklahoma City metropolitan area has declined since 2022 after steadily increasing from 2017 through 2021.



12 ME = 12 months ending.

Sources: U.S. Census Bureau, Building Permits Survey; 2015–22—final data and estimates by the analyst; 2023 and past 24 months of data—preliminary data and estimates by the analyst

homes available for sale, ranging in size from approximately 1,550 to 2,125 square feet, with prices starting at \$292,100. Fifty-eight homes have sold at the community since opening in 2021, and one home site is available for construction.

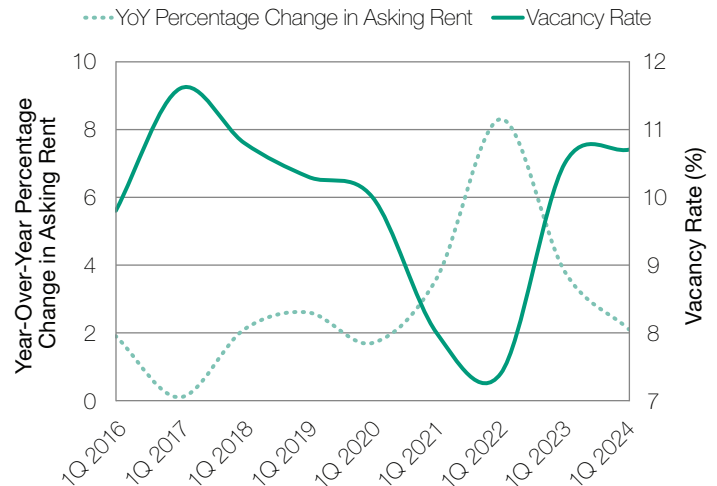
Apartment Market Conditions

Apartment market conditions are currently soft in the Oklahoma City metropolitan area, unchanged from conditions a year ago. As of the first quarter of 2024, the average apartment vacancy rate was 10.7 percent, compared with 10.5 percent a year earlier and 7.4 percent as of the first quarter of 2022, when conditions were balanced (CoStar Group). Contributing to relatively high vacancy rates the past 2 years was the completion of more than 3,400 apartment units since 2022, which were added to the existing apartment supply. By comparison, apartment completions averaged 1,025 units annually from 2019 through 2021. The average apartment vacancy rate was 8.0 percent as of the first quarter of 2021, and the first quarter vacancy rates averaged 10.5 percent from 2016 through 2020 and ranged from 9.8 percent in 2016 to 11.6 percent in 2017. Apartment units in Oklahoma County account for an estimated 73 percent of the metropolitan area apartment market compared with 20 and 6 percent in Cleveland and Canadian Counties, respectively. Apartment units in the remaining four counties combined account for only an estimated 1 percent. Class A apartments account for approximately 11 percent of the apartment market inventory in the Oklahoma City metropolitan area, and Class B and C apartments account for nearly 89 percent. By comparison, Class A apartments account for an estimated 18 percent of the national apartment market inventory, and Class B and C apartments account for an estimated 82 percent.

As of the first quarter of 2024—

- The average apartment rent in the metropolitan area increased slightly more than 2 percent to \$970, slowing from a 4-percent increase a year earlier. By comparison, the average apartment rent increased 8 percent as of the first quarter of 2022 after increasing 4 percent a year earlier and an average of 2 percent annually from the first quarter of 2016 to the first quarter of 2020.
- The average vacancy rate for class A apartments decreased to 7.4 percent from 9.7 percent a year earlier, and the average rent for class A apartments was \$1,310, up 1 percent from a year earlier.
- The average vacancy rate for class B and C apartments was 11.1 percent, up from 10.5 percent a year earlier, and the average rent for class B and C units increased 2 percent to \$924.
- The average apartment vacancy rate in Oklahoma County was 11.8 percent compared with 8.6 and 5.3 percent in Cleveland and Canadian Counties, respectively. The average rate in the remaining four counties was 4.7 percent.

Apartment rent growth slowed, and vacancy rates increased in the Oklahoma City metropolitan area during the past 2 years compared with the first quarter of 2022.



1Q = first quarter. YoY = year-over-year.

Source: CoStar Group

- Among the three most populous counties, the average apartment rent was greatest in Canadian County at \$1,091 compared with \$980 in Cleveland County and \$961 in Oklahoma County. Among the remaining four counties, average rents ranged from \$646 in Lincoln County to \$1,167 in Logan County.
- The average apartment vacancy rate in the CoStar Group-defined Downtown Oklahoma City market area increased to 8.2 percent compared with 6.5 percent a year earlier, and the average rent was \$1,417, up 2 percent from a year earlier.

Multifamily housing construction activity in the metropolitan area, as measured by the number of multifamily units permitted and estimates by the analyst, has been strong the past 2 years despite soft apartment market conditions during the period. The number of multifamily units permitted totaled 3,350 units during the 12 months ending March 2024, up from 2,975 units a year earlier. Multifamily construction activity averaged 2,350 units permitted annually during 2015 and 2016 before slowing to 840 in 2017. Multifamily construction fluctuated from 2018 through 2021, averaging 1,700 units permitted annually and ranging from 1,200 units during 2018 to 2,300 units in 2019.

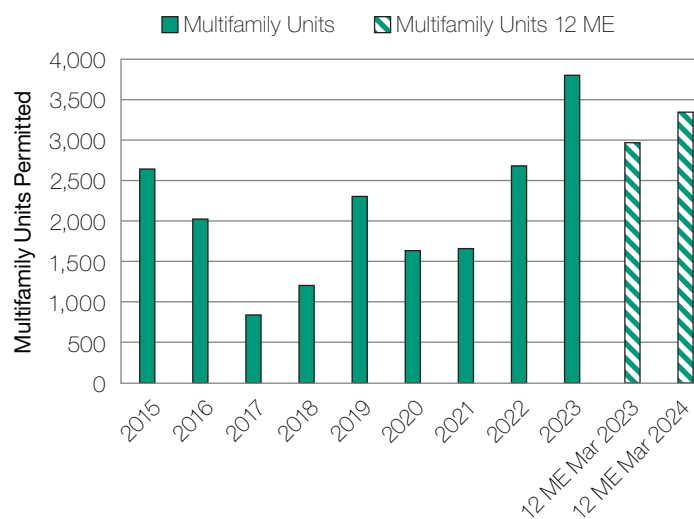
- Approximately 4,500 multifamily units are under construction in the metropolitan area, primarily in Oklahoma and Canadian Counties.

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- The Pure OKC apartment community in Canadian County near the city of Yukon is nearing completion. It will include 150 one- and two-bedroom units, with monthly rents expected to start at \$1,239 for one-bedroom units and \$1,365 for two-bedroom units.
- Construction is underway at the Oxley apartment community in the city of Edmond, approximately 14 miles north of downtown Oklahoma City in Oklahoma County. Construction at the \$68 million development began in the spring of 2022 and is expected to be complete in late 2024. When complete, Oxley is expected to include 276 studio, one-bedroom, two-bedroom, and three-bedroom units.
- In the city of Oklahoma City in Oklahoma County, construction is also nearing completion at the Fairground Flats apartment community. Fairground Flats will include 216 affordable units, restricted to households with incomes at or below 60 percent of the Area Median Income. Monthly rents at Fairground Flats are \$911 for one-bedroom units, \$1,091 for two-bedroom units, and \$1,252 for three-bedroom units.

The number of multifamily units permitted in the Oklahoma City metropolitan area has been strong since 2022 compared with the previous 6 years.



12 ME = 12 months ending.

Sources: U.S. Census Bureau, Building Permits Survey; 2015–22—final data and estimates by the analyst; 2023 and past 24 months of data—preliminary data and estimates by the analyst

Terminology Definitions and Notes

A. Definitions

Apartment Vacancy Rate/Average Monthly Rent	Data are for market-rate and mixed market-rate and affordable general occupancy apartment properties with five or more units, including only those that are stabilized. A property is stabilized once a 90-percent or above occupancy rate is reached or at least 18 months have passed since the property was changed from “under construction” to “existing” on the CoStar Group website.
Building Permits	Building permits do not necessarily reflect all residential building activity. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.
Distressed Sales	Short sales and real estate owned (REO) sales.
Existing Home Sales	Includes resales, short sales, and REO sales. Resales are home closings that have no ties to either new home closings (builders) or foreclosures. They are homes that were previously constructed and sold to an unaffiliated third party.
Home Sales/Home Sales Prices	Includes single-family home, townhome, and condominium sales.
HUD Southwest Region	Includes the states of Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.
Net Natural Increase	Resident births are greater than resident deaths.
Seriously Delinquent Mortgages	Mortgages 90 or more days delinquent or in foreclosure.

B. Notes on Geography

1.	The metropolitan statistical area definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.
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