

Table 1. Labor Force and Employment in the Tulsa HMA, 1990 Through April 2009

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				April 2008	April 2009
Labor Force	394.2	397.6	397.8	401.7	406.6	404.6	410.9	424.7	437.9	440.9	440.3	443.3	445.8	442.7	438.1	442.4	444.3	441.6	437.5	440.8	441.0
Resident Employment	375.3	375.0	373.8	375.8	382.8	386.8	395.9	408.9	422.3	425.3	427.4	428.3	423.5	415.7	415.8	423.0	426.6	424.3	420.8	424.6	420.1
Unemployment	18.9	22.5	24.0	25.9	23.8	17.8	15.0	15.9	15.6	15.6	12.9	15.0	22.2	27.0	22.3	19.4	17.7	17.3	16.8	16.2	20.9
Unemployment Rate (%)	4.8	5.7	6.0	6.4	5.8	4.4	3.6	3.7	3.6	3.5	2.9	3.4	5.0	6.1	5.1	4.4	4.0	3.9	3.8	3.7	4.7
Total Nonfarm Employment	323.1	330.5	333.6	337.2	348.1	355.4	365.1	377.3	394.4	398.0	407.8	410.0	402.6	390.5	393.1	406.3	419.2	427.5	435.1	430.7	434.5
Goods Producing	76.7	75.2	73.5	73.5	74.5	74.0	74.7	77.4	81.9	80.9	80.4	80.3	75.5	71.4	70.1	71.9	77.1	80.1	83.4	81.7	83.0
Mining, Logging, & Construction	22.6	21.1	20.5	20.6	21.5	21.1	21.4	22.0	23.7	24.7	24.8	25.1	24.7	23.8	23.7	25.0	27.7	28.6	30.2	29.2	30.5
Manufacturing	54.1	54.2	53.0	53.0	52.9	53.0	53.3	55.5	58.2	56.2	55.7	55.1	50.8	47.4	46.4	46.8	49.4	51.8	53.1	52.4	52.6
Service Providing	246.4	255.3	260.1	263.7	273.6	281.4	290.4	299.9	312.5	317.1	327.4	329.7	327.1	319.1	323.0	334.4	342.1	347.4	351.7	349.1	351.5
Trade	54.7	54.9	54.9	54.6	56.8	59.0	60.4	62.3	64.9	65.2	66.7	65.0	64.0	61.8	60.5	60.8	62.2	63.0	63.5	62.9	63.7
Wholesale Trade	15.4	15.4	14.8	14.8	15.3	16.2	16.7	17.3	17.6	17.4	17.6	17.7	17.6	16.8	16.3	17.2	17.6	18.1	17.8	17.9	17.8
Retail Trade	39.3	39.5	40.1	39.8	41.5	42.8	43.7	45.0	47.3	47.8	49.1	47.3	46.4	45.0	44.2	43.6	44.6	44.9	45.7	45.0	46.0
Transportation & Utilities	22.4	23.0	22.3	20.9	21.1	20.8	21.5	22.1	22.3	22.1	22.7	22.3	21.3	20.8	20.0	20.1	21.2	22.0	22.2	22.0	22.1
Information	7.2	7.4	7.5	7.5	7.8	8.2	9.3	10.4	12.2	12.8	15.0	15.2	14.4	12.2	11.2	10.7	10.1	10.0	9.8	9.9	9.6
Financial Activities	18.9	19.4	20.2	20.1	21.5	22.6	24.0	24.2	24.5	24.3	25.0	25.2	24.8	24.4	24.7	25.1	25.4	25.0	24.6	24.9	24.4
Professional & Business Services	35.5	38.3	39.1	40.4	42.3	43.9	44.8	47.3	52.2	51.5	53.7	55.5	51.6	49.2	53.5	59.6	61.2	62.3	64.0	63.3	63.0
Education & Health Services	32.7	34.0	35.8	37.4	38.3	39.5	41.2	43.3	45.6	46.8	47.8	48.8	51.5	52.3	52.7	53.9	55.7	57.7	58.7	58.2	58.7
Leisure & Hospitality	24.6	26.4	27.2	28.8	30.9	32.0	32.2	32.5	31.8	33.6	34.2	34.2	34.2	33.5	34.2	35.3	36.4	36.7	37.3	36.8	37.7
Other Services	9.9	10.0	10.1	10.6	11.2	11.8	12.7	13.1	13.7	14.5	14.5	15.4	16.3	16.7	16.9	17.1	17.4	18.3	18.5	18.5	18.6
Government	40.5	41.9	43.0	43.4	43.7	43.6	44.3	44.7	45.3	46.3	47.8	48.1	49.0	48.2	49.3	51.8	52.5	52.4	53.1	52.6	53.7
Federal	4.6	4.9	4.9	4.8	4.8	4.7	4.9	4.9	4.9	5.0	5.1	5.0	5.0	4.9	4.8	4.8	4.7	4.7	4.7	4.7	4.7
State	6.8	6.8	6.8	6.6	6.4	6.3	6.5	6.6	6.8	6.7	6.9	6.8	7.1	6.9	7.1	7.3	7.2	7.0	7.5	7.1	7.6
Local	29.0	30.3	31.3	32.1	32.5	32.6	33.0	33.2	33.6	34.6	35.8	36.3	36.9	36.3	37.4	39.8	40.6	40.7	40.9	40.8	41.4

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Tulsa HMA, 1990 to May 1, 2012

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tulsa HMA	761,019	859,532	920,000	934,800	9,850	1.2	6,650	0.8	4,925	0.5
Households										
Tulsa HMA	297,252	337,215	361,900	367,900	4,000	1.3	2,725	0.8	2,000	0.5

Notes: Numbers may not add to totals due to rounding. Current date: May 1, 2009. Forecast date: May 1, 2012. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Tulsa HMA, 1990, 2000, and Current

	Tulsa HMA		
	1990	2000	Current
Total Housing Inventory	335,728	366,195	403,225
Occupied Units	297,252	337,215	361,900
Owners	196,575	227,392	247,200
%	66.1	67.4	68.3
Renters	100,677	109,823	114,700
%	33.9	32.6	31.7
Vacant Units	38,476	28,980	41,325
Available Units	22,206	14,856	17,825
For Sale	7,675	4,048	5,825
Rate (%)	3.8	1.7	2.3
For Rent	14,531	10,808	12,000
Rate (%)	12.6	9.0	9.5
Other Vacant	16,270	14,124	23,500

Notes: Numbers may not add to totals due to rounding. Current date: May 1, 2009.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Tulsa HMA, 1990 Through April 2009

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				April 2008	April 2009
Tulsa HMA																					
Total	2,042	2,158	2,822	3,064	3,119	3,525	3,636	3,221	5,066	5,147	3,775	4,189	4,248	4,238	4,159	5,648	5,181	5,210	3,952	4,811	2,940
Single-family	1,740	2,050	2,803	3,039	2,713	2,450	3,001	2,870	3,205	3,734	3,500	3,719	3,635	4,000	3,905	4,998	4,830	4,449	2,833	4,012	2,502
Multifamily	302	108	19	25	406	1,075	635	351	1,861	1,413	275	470	613	238	254	650	351	761	1,119	799	438

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Tulsa HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	35,700	45,100	57,600	2.4	2.5
Median Household Income	26,991	38,261	45,670	3.6	1.8

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009