

Table 1. Labor Force and Employment in the Tulsa HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	July 2015	July 2016
Labor force	440.2	443.2	446.6	440.4	438.0	442.8	443.3	438.6	441.8	441.4	462.9	459.0	466.9	468.0	465.9	476.5	472.2	477.8
Resident employment	427.5	428.3	425.1	414.4	416.2	423.5	426.1	421.2	425.3	411.3	429.3	430.3	441.9	443.1	445.1	456.4	452.3	456.1
Unemployment	12.7	14.9	21.5	26.0	21.8	19.3	17.2	17.4	16.5	30.2	33.6	28.7	25.0	24.9	20.8	20.2	19.9	21.6
Unemployment rate (%)	2.9	3.4	4.8	5.9	5.0	4.4	3.9	4.0	3.7	6.8	7.3	6.2	5.4	5.3	4.5	4.2	4.2	4.5
Total nonfarm payroll jobs	415.2	417.4	410.1	398.3	400.5	413.9	426.8	435.1	440.6	420.6	413.4	415.4	425.0	432.0	440.3	445.8	445.1	444.9
Goods-producing sectors	80.4	80.3	75.5	71.4	70.1	71.9	77.1	80.3	83.3	74.0	70.2	73.3	77.7	79.8	81.3	79.7	81.6	77.0
Mining, logging, & construction	24.7	25.2	24.7	23.9	23.7	25.1	27.7	28.5	30.2	27.5	26.6	27.0	28.0	29.5	29.7	29.9	30.0	30.3
Manufacturing	55.7	55.1	50.8	47.5	46.4	46.8	49.4	51.8	53.1	46.5	43.6	46.3	49.7	50.4	51.6	49.8	51.6	46.7
Service-providing sectors	334.9	337.1	334.6	327.0	330.4	342.0	349.7	354.8	357.4	346.6	343.2	342.1	347.3	352.2	359.0	366.1	363.5	367.9
Trade	66.7	65.0	64.0	61.9	60.5	60.8	62.2	63.0	63.0	61.3	60.4	60.6	61.5	62.4	64.6	66.2	65.8	66.3
Wholesale trade	17.6	17.7	17.6	16.8	16.3	17.2	17.6	18.1	17.4	15.9	15.2	15.2	15.4	15.5	16.2	16.5	16.5	16.6
Retail trade	49.1	47.3	46.4	45.1	44.2	43.6	44.6	44.9	45.6	45.4	45.2	45.4	46.1	46.9	48.4	49.7	49.3	49.8
Transportation & utilities	22.7	22.3	21.3	20.8	20.0	20.1	21.2	22.0	22.6	22.1	20.5	20.7	21.2	20.5	21.1	21.6	21.4	21.7
Information	15.0	15.2	14.4	12.2	11.2	10.7	10.1	10.0	9.8	8.9	8.5	8.2	7.9	7.8	7.3	7.1	7.1	7.0
Financial activities	25.0	25.2	24.8	24.5	24.7	25.1	25.4	25.0	24.6	23.8	23.1	22.6	22.5	22.9	22.9	23.3	23.0	23.3
Professional & business services	53.7	55.5	51.6	49.2	53.5	59.6	61.2	62.3	63.3	55.2	54.9	54.3	56.2	57.5	58.5	59.1	59.4	57.6
Education & health services	53.6	54.6	57.3	58.2	58.5	59.7	61.5	63.5	63.5	64.1	65.5	66.5	66.8	68.0	68.5	69.6	69.0	70.3
Leisure & hospitality	34.2	34.2	34.2	33.6	34.2	35.3	36.4	36.7	36.8	36.8	36.3	36.7	38.2	39.1	40.6	42.7	41.7	44.6
Other services	14.5	15.4	16.3	16.7	16.9	17.1	17.4	18.3	18.2	17.3	16.9	16.6	17.0	17.1	17.5	18.2	18.0	18.1
Government	49.5	49.8	50.7	50.0	51.0	53.5	54.2	54.1	55.6	57.1	57.2	55.9	56.1	57.0	58.0	58.5	58.2	58.9
Federal	5.1	5.0	5.0	5.0	4.8	4.8	4.7	4.7	4.7	4.7	5.1	4.7	4.7	4.5	4.6	4.6	4.6	4.6
State	6.9	6.8	7.1	7.0	7.1	7.3	7.2	7.0	7.5	8.1	8.4	7.9	8.0	8.4	8.8	9.0	8.9	9.2
Local	37.5	38.0	38.6	38.0	39.1	41.5	42.3	42.4	43.4	44.3	43.7	43.3	43.4	44.1	44.6	44.8	44.6	45.0

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through July 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Tulsa HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tulsa HMA	859,532	937,478	988,500	1,011,000	7,800	0.9	8,050	0.8	7,500	0.8
Households										
Tulsa HMA	337,215	367,091	388,600	398,600	3,000	0.9	3,400	0.9	3,325	0.9

Notes: Rates of change are calculated on a compound basis. The current date is August 1, 2016. The forecast date is August 1, 2019.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Tulsa HMA, 2000, 2010, and Current

	Tulsa HMA		
	2000	2010	Current
Total housing inventory	366,195	409,820	429,400
Occupied units	337,215	367,091	388,600
Owner-occupied	227,392	245,181	250,600
%	67.4	66.8	64.5
Renter-occupied	109,823	121,910	138,000
%	32.6	33.2	35.5
Vacant units	28,980	42,729	40,750
Available units	14,856	20,929	17,250
For sale	4,048	5,831	5,125
Rate (%)	1.7	2.3	2.0
For rent	10,808	15,098	12,100
Rate (%)	9.0	11.0	8.1
Other vacant	14,124	21,800	23,500

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2016.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Tulsa HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	July 2015	July 2016
Tulsa HMA																		
Total	5,927	4,317	4,565	4,867	4,624	5,696	5,489	4,911	4,359	3,678	2,849	3,866	4,303	4,121	4,484	3,960	4,425	5,425
Single-family	3,500	3,719	3,935	4,117	4,432	5,084	4,865	4,488	2,893	2,706	2,285	2,051	2,714	3,032	3,062	2,915	2,975	2,975
Multifamily	2,427	598	630	750	192	612	624	423	1,466	972	564	1,815	1,589	1,089	1,422	1,045	1,450	2,450

Notes: Numbers may not add to totals because of rounding. Current includes data through July 2016.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Tulsa HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	43,700	57,600	61,400	2.8	1.1
Median household income	38,261	46,412	51,352	2.0	1.7

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data