

As of April 1, 2019.

Table 1. Labor Force and Employment in the Tulsa HMA, 2000 Through March 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			March 2018	March 2019
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	466.8	466.0	475.6	476.5	477.7	479.5	478.2
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	442.1	445.2	454.7	452.9	456.4	459.1	462.2
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	24.7	20.8	20.9	23.6	21.2	20.4	16.0
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	4.4	5.0	4.4	4.3	3.3
Total Nonfarm Payroll Jobs	415.2	417.4	410.1	398.3	400.5	413.9	426.8	435.0	440.6	420.6	413.5	415.5	425.3	432.3	440.2	447.7	446.0	448.1	450.4	455.2
Goods-Producing Sectors	89.1	89.2	84.2	79.4	77.6	79.1	84.0	87.1	90.0	80.5	76.6	79.9	84.2	85.4	86.4	85.6	81.1	81.1	82.3	86.8
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	30.0	29.2	29.3	29.9	32.1
Manufacturing	64.4	64.0	59.4	55.5	53.9	54.0	56.4	58.6	59.9	53.1	50.0	52.9	56.2	55.9	56.7	55.7	51.9	51.8	52.5	54.7
Service-Providing Sectors	326.1	328.2	325.9	319.0	322.9	334.8	342.8	347.9	350.6	340.1	336.9	335.6	341.1	346.9	353.8	362.1	365.0	367.1	368.1	368.4
Wholesale & Retail Trade	66.5	64.8	63.8	61.8	60.4	60.7	62.1	62.9	62.9	61.2	60.3	60.5	61.4	62.3	64.2	65.6	66.1	65.0	65.1	64.9
Wholesale Trade	17.4	17.5	17.4	16.7	16.2	17.1	17.5	18.0	17.3	15.8	15.1	15.1	15.3	15.4	15.8	15.8	15.8	16.2	16.3	16.4
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	49.8	50.3	48.8	48.8	48.5
Transportation & Utilities	14.1	13.6	12.8	12.9	12.7	13.0	14.3	15.3	15.9	15.6	14.1	14.1	14.8	15.0	16.0	17.4	17.9	18.1	18.3	19.7
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	7.2	7.4	7.2	7.2	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	23.2	23.2	23.1	23.2	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	58.6	59.5	58.7	60.1	60.2	59.2
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	70.5	71.0	71.3	71.6
Leisure & Hospitality	34.2	34.2	34.2	33.6	34.2	35.3	36.4	36.7	36.8	36.9	36.4	36.8	38.4	39.4	40.9	43.1	44.2	44.5	44.7	45.3
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	18.8	20.0	20.3	21.0
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	58.4	58.2	58.0	58.0	56.5
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	4.7	4.7	4.7	4.7
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	9.0	8.7	8.8	8.6
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	44.5	44.5	43.2

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2019.

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	995,400	1,010,000	7,800	0.9	6,450	0.7	4,825	0.5
Households										
Tulsa HMA	337,215	367,091	390,600	396,800	3,000	0.9	2,600	0.7	2,050	0.5

Notes: The current date is April 1, 2019. The forecast date is April 1, 2022.

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



As of April 1, 2019.

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	435,000
Occupied Units	337,215	367,091	390,600
Owner-Occupied	227,392	245,181	251,600
%	67.4	66.8	64.4
Renter-Occupied	109,823	121,910	139,000
%	32.6	33.2	35.6
Vacant Units	28,980	42,729	44,450
Available Units	14,856	20,929	17,500
For Sale	4,048	5,831	4,600
Rate (%)	1.7	2.3	1.8
For Rent	10,808	15,098	12,900
Rate (%)	9.0	11.0	8.5
Other Vacant	14,124	21,800	26,950

Note: The current date is April 1, 2019.

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



As of April 1, 2019.

Table 4. Residential Building Permit Activity in the Tulsa HMA, 2000 Through March 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			March 2018	March 2019
Tulsa HMA																				
Total	3,898	4,333	4,648	4,698	4,686	6,118	5,181	5,210	3,988	3,400	3,162	3,782	4,137	3,730	4,533	4,385	4,732	3,704	4,275	3,820
Sales	3,503	3,726	3,946	4,121	4,447	5,070	4,844	4,457	2,876	2,686	2,271	2,037	2,699	3,037	3,035	2,896	3,046	3,164	3,025	2,900
Rental	395	607	702	577	239	1,048	337	753	1,112	714	891	1,745	1,438	693	1,498	1,489	1,686	540	1,250	920

Sources: U.S. Census Bureau, Building Permits Survey; 2000 to 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



As of April 1, 2019.

Table 5. Median Income in the Tulsa HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	43,700	57,600	63,900	2.8	1.3
Median Household Income	38,261	46,412	52,275	2.0	1.5

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2017 median household income—U.S. Census Bureau, 2009 and 2017 American Community Survey, 1-year data

