

As of May 1, 2023.

Table 1. Labor Force and Employment in the Tulsa HMA, 2000 Through April 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								April 2022	April 2023
Labor Force	438.9	442.3	446.3	440.6	438.2	444.4	443.0	437.9	440.4	442.7	462.2	457.4	464.5	466.1	465.9	474.6	475.4	475.0	477.7	482.2	480.4	482.7	486.8	483.5	489.0
Resident Employment	426.4	427.5	424.9	414.9	417.1	425.6	426.2	421.0	424.6	411.6	429.9	430.3	440.4	442.2	445.8	454.3	452.7	455.0	461.7	467.0	448.6	462.5	471.6	466.5	474.1
Unemployment	12.4	14.8	21.4	25.7	21.1	18.8	16.7	16.8	15.8	31.1	32.3	27.1	24.1	23.9	20.1	20.3	22.7	20.1	16.0	15.1	31.8	20.2	15.2	17.0	14.9
Unemployment Rate (%)	2.8	3.3	4.8	5.8	4.8	4.2	3.8	3.8	3.6	7.0	7.0	5.9	5.2	5.1	4.3	4.3	4.8	4.2	3.4	3.1	6.6	4.2	3.1	3.5	3.1
Total Nonfarm Payroll Jobs	415.2	417.4	410.1	398.3	400.5	413.9	426.8	435.0	440.6	420.6	413.6	415.5	425.3	432.4	440.3	447.7	446.0	448.2	456.4	462.3	438.8	442.6	452.6	445.8	455.7
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	86.1	87.5	80.1	75.5	76.1	75.5	77.1
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	31.6	32.2	29.4	28.3	28.4	28.4	28.7
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	54.5	55.2	50.7	47.3	47.8	47.2	48.4
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	347.0	353.8	362.1	365.0	367.1	370.3	374.8	358.7	367.1	376.5	370.2	378.6
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	65.0	64.6	63.9	65.0	66.0	65.5	66.1
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	16.5	16.8	16.2	15.9	16.5	16.1	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	49.8	50.3	48.8	48.5	47.8	47.7	49.1	49.5	49.4	49.5
Transportation & Utilities	13.9	13.4	12.6	12.6	12.2	12.5	13.9	14.8	15.1	14.8	13.3	13.4	14.0	14.1	15.2	16.4	16.9	17.1	18.2	18.5	20.1	22.2	22.6	22.5	22.3
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	7.0	6.7	6.1	5.6	5.4	5.5	5.4
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	23.3	23.3	22.3	22.7	23.5	23.0	23.6
Professional & Business Services	53.9	55.7	51.8	49.6	54.0	60.1	61.7	62.8	64.1	56.0	55.7	55.1	57.1	58.5	59.5	60.5	59.7	61.2	62.0	63.0	59.5	61.1	64.0	62.0	64.7
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	71.8	73.5	71.7	71.8	72.2	71.4	72.6
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	45.3	46.5	40.7	42.9	45.2	43.9	46.1
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	20.5	20.3	18.8	19.3	20.3	19.6	20.5
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	57.3	58.4	55.7	56.5	57.3	56.8	57.4
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	4.9	5.0	5.1	5.4	5.3	5.5
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	8.3	8.2	7.4	8.5	8.6	8.6	8.7
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	44.3	45.4	43.3	42.8	43.3	43.0	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 May 1, 2023.

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	1,042,000	1,071,000	7,800	0.9	7,975	0.8	9,800	0.9
Households										
Tulsa HMA	337,215	367,091	409,100	421,200	3,000	0.9	3,200	0.8	4,025	1.0

Notes: The current date is May 1, 2023. The forecast date is May 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of May 1, 2023.

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	449,525
Occupied Units	337,215	367,091	409,100
Owner-Occupied	227,392	245,181	263,400
%	67.4	66.8	64.4
Renter-Occupied	109,823	121,910	145,700
%	32.6	33.2	35.6
Vacant Units	28,980	42,729	40,425
Available Units	14,856	20,929	17,825
For Sale	4,048	5,831	4,275
Rate (%)	1.7	2.3	1.6
For Rent	10,808	15,098	13,550
Rate (%)	9.0	11.0	8.5
Other Vacant	14,124	21,800	22,600

Notes: The current date is May 1, 2023. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the U.S. Census Bureau.

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



As of May 1, 2023.

Table 4. Residential Building Permit Activity in the Tulsa HMA, 2000 Through April 2023

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								April 2022	April 2023
Tulsa HMA																									
Total	3,975	4,289	4,648	4,635	4,686	5,760	5,181	5,210	3,988	3,340	3,156	3,583	4,002	3,730	4,625	4,464	4,671	3,644	3,486	4,402	4,924	5,193	6,002	5,400	5,400
Sales	3,494	3,696	3,918	4,084	4,417	5,031	4,810	4,421	2,856	2,665	2,250	2,022	2,672	3,015	3,017	2,878	3,026	3,137	2,827	3,352	4,011	4,183	3,593	4,100	3,450
Rental	481	593	730	551	269	729	371	789	1,132	675	906	1,561	1,330	715	1,608	1,586	1,645	507	659	1,050	913	1,010	2,409	1,300	1,950

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2022—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



As of May 1, 2023.

Table 5. Median Income in the Tulsa HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	43,700	57,600	74,200	2.8	2.1
Median Household Income	38,261	46,412	59,696	2.0	2.1

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

