

COMPREHENSIVE HOUSING MARKET ANALYSIS

Oklahoma City, Oklahoma

U.S. Department of Housing and Urban Development,
Office of Policy Development and Research

As of June 1, 2024



PD&R

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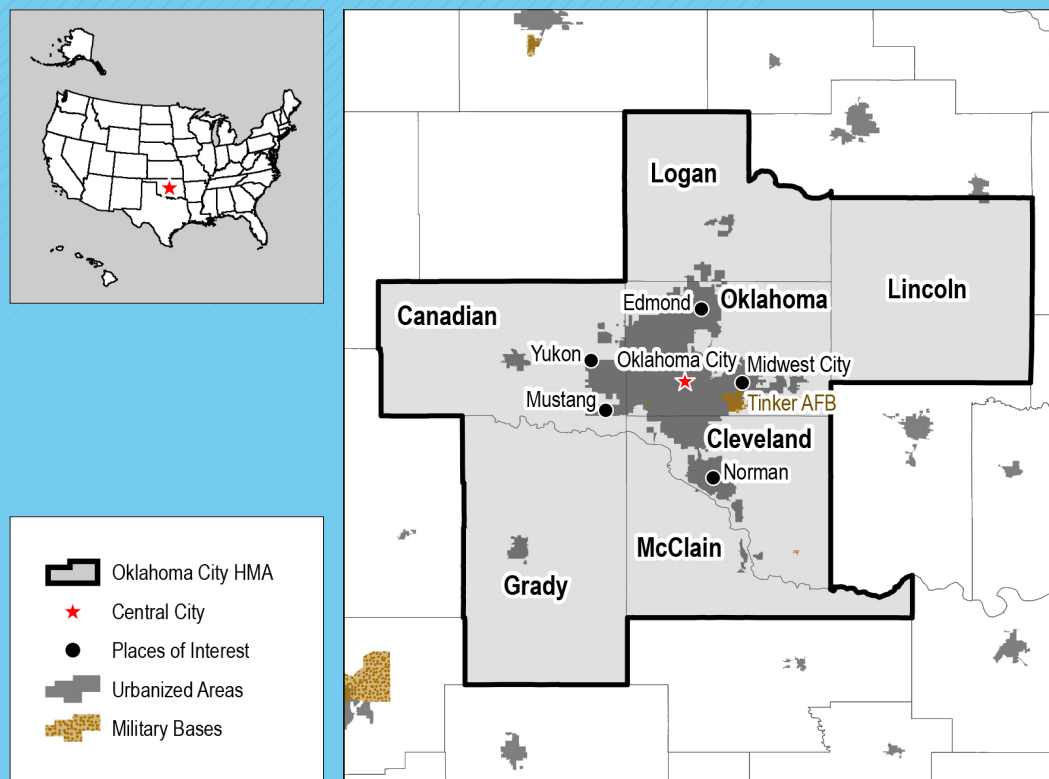


Executive Summary

Housing Market Area Description

The Oklahoma City Housing Market Area (HMA) is coterminous with the Oklahoma City, OK Metropolitan Statistical Area and includes Canadian, Cleveland, Grady, Lincoln, Logan, McClain, and Oklahoma Counties in central Oklahoma. The major government institutions in the HMA include the state capital, the University of Oklahoma (OU), and Tinker Air Force Base (AFB), all of which contribute to the economic stability of the HMA.

The current population of the HMA is estimated at 1.50 million.



Tools and Resources

Find interim updates for this metropolitan area, and select geographies nationally, at PD&R's [Market-at-a-Glance tool](#).

Additional data for the HMA can be found in this report's [supplemental tables](#).

For information on HUD-supported activity in this area, see the [Community Assessment Reporting Tool](#).

Market Qualifiers

Economy



Strong: During the 12 months ending May 2024, nonfarm payrolls in the Oklahoma City HMA increased by 18,700, or 2.7 percent, to 704,100 jobs, compared with a 4.5-percent increase a year earlier.

The HMA economy expanded at a strong pace during the past 2 years after recovering from severe job losses due to the COVID-19 pandemic. As of the 12 months ending May 2024, nonfarm payrolls were 6.5 percent greater than payroll levels in 2019, before the pandemic. During the past year, nonfarm payrolls increased in 9 of 11 sectors. The education and health services sector led job growth, with gains accounting for nearly one-half of the total increase in nonfarm payrolls. Job growth was also strong in the government and the leisure and hospitality sectors, which accounted for more than one-third of the total gain in nonfarm payrolls combined. During the 3-year forecast period, nonfarm payrolls are expected to increase an average of 1.9 percent annually.

Sales Market



Slightly Tight: The home sales vacancy rate is currently estimated at 1.6 percent, down from 1.8 percent in April 2020.

The inventory of homes available for sale in May 2024 was approximately 4,150, up from 3,725 a year earlier but down from 4,450 in May 2020 (CoreLogic, Inc.). During the 12 months ending May 2024, new and existing home sales in the HMA totaled 28,050, down 15 percent compared with a year earlier. The average sales price for a home increased 2 percent to \$255,600. During the next 3 years, demand is estimated for 19,550 new homes. The 4,250 homes under construction will satisfy a portion of that demand.

Rental Market



Soft: The rental vacancy rate is currently estimated at 11.7 percent, up from 11.2 percent in 2020.

The apartment market is also soft, with an average vacancy rate of 10.3 percent as of the first quarter of 2024, compared with 10.1 percent a year earlier and 7.3 percent as of the first quarter of 2022, when conditions were balanced (CoStar Group). The average apartment rent as of the first quarter of 2024 increased slightly more than 2 percent from the same period a year earlier to \$997, slowing from a 4-percent increase a year earlier. During the forecast period, demand is estimated for 4,475 new rental units. The 5,525 units under construction are expected to satisfy all of that demand.

TABLE OF CONTENTS

Economic Conditions 4

Population and Households 9

Home Sales Market 13

Rental Market 17

Terminology Definitions and Notes 20

3-Year Housing Demand Forecast			
Oklahoma City HMA		Sales Units	Rental Units
	Total Demand	19,550	4,475
	Under Construction	4,250	5,525

Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of June 1, 2024. The forecast period is June 1, 2024, to June 1, 2027.
Source: Estimates by the analyst



Economic Conditions

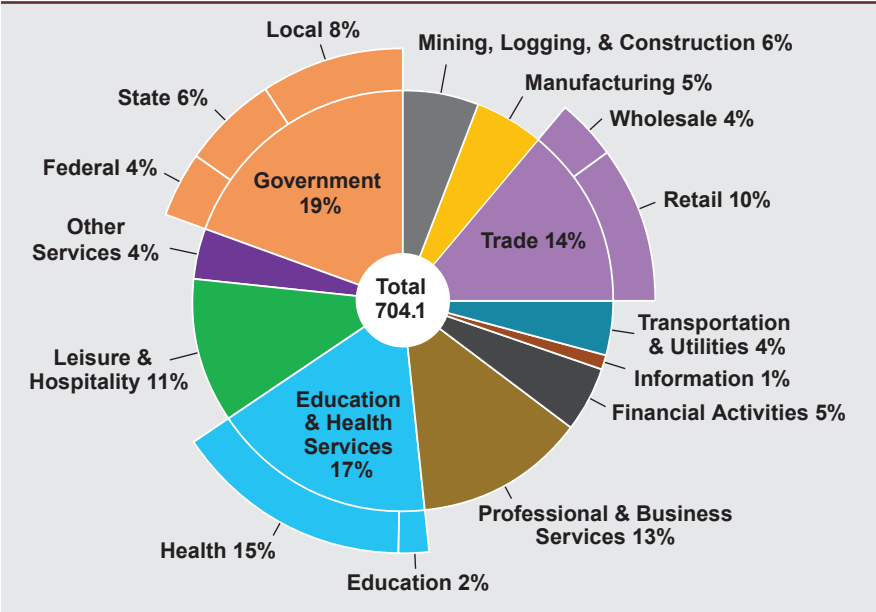
Largest Sector: Government

The government sector has been the largest sector in the Oklahoma City HMA every year since at least 1990, accounting for an average of nearly one-fifth of nonfarm payrolls.

Primary Local Economic Factors

The HMA economy depends heavily on the government sector, with 132,300 jobs, or 19 percent of all nonfarm payrolls, during the 12 months ending May 2024 (Figure 1). Five of the 10 largest employers in the HMA are in the government sector (Table 1). The State of Oklahoma is the largest employer in the HMA, with 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 annual economic impact of nearly \$6.7 billion (Tinker AFB Fiscal Year 2023 Economic Impact Statement). In the southern portion of Oklahoma County, 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 in Cleveland County and at the Health Sciences Center near downtown Oklahoma City. The Federal Aviation Administration is the ninth largest employer, with 5,150 employees at the Mike Monroney Aeronautical Center. The aerospace industry, which includes jobs in multiple sectors, is a major presence in the HMA. Approximately 290 aerospace-related firms are in the HMA, and the industry employs a combined 43,250 government and private sector workers (Greater Oklahoma City Chamber). The healthcare industry also has a significant economic impact on the HMA. Three of the 10 largest employers in the HMA—INTEGRIS Health, Mercy Hospital, and SSM Health—are in the healthcare industry, with a combined 23,100 employees. The education and health services sector, with 116,700 jobs during the 12 months ending May 2024, is the second largest job sector, accounting for 17 percent of nonfarm payrolls. The sector has also increased by the greatest number of jobs since 2011, accounting for one-fourth of total job gains during the period, partly in an effort to serve an increasing number of elderly residents in the HMA.

Figure 1. Share of Nonfarm Payroll Jobs in the Oklahoma City HMA, by Sector



Notes: Total nonfarm payroll is in thousands. Percentages may not add to 100 percent due to rounding. Based on 12-month averages through May 2024. Source: U.S. Bureau of Labor Statistics

Table 1. Major Employers in the Oklahoma City HMA

Name of Employer	Nonfarm Payroll Sector	Number of Employees
State of Oklahoma	Government	37,600
Tinker Air Force Base (AFB)	Government	26,000
University of Oklahoma	Government	16,530
INTEGRIS Health	Education & Health Services	11,000
Amazon.com, Inc.	Transportation & Utilities	8,000
Hobby Lobby Stores, Inc.	Wholesale & Retail Trade	6,500
Mercy Hospital	Education & Health Services	6,500
SSM Health	Education & Health Services	5,600
Federal Aviation Administration	Government	5,150
City of Oklahoma City	Government	4,500

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

Current Conditions—Nonfarm Payrolls

Job growth in the HMA has been strong during the past 2 years. During the 12 months ending May 2024, nonfarm payrolls increased by 18,700, or 2.7 percent, to 704,100 jobs, compared with an increase of 29,400 jobs, or 4.5 percent, a year earlier (Table 2). Current nonfarm payrolls are 6.5 percent greater than payroll levels in 2019, before the COVID-19 pandemic. During the past year, nonfarm payrolls increased in 9 of 11 job sectors, led by the education and health services sector, which increased by 9,200 jobs, or 8.6 percent, compared with a gain of 7,500 jobs, or 7.5 percent, a year earlier. Job growth in the education and health services sector accounted for 35 percent of overall nonfarm payroll growth during the past 2 years. 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). Job growth during the 12 months ending May 2024 was also strong in the government sector, averaging 3,900, or 3.0 percent. Payrolls increased in each of the government subsectors during the past year, led by the local government subsector, which increased by 1,700 jobs, or 3.0 percent. The state government and the federal government subsectors increased by 1,400 and 800 jobs, or 3.3 and 2.8 percent, respectively. The leisure and hospitality sector increased by 2,500, or 3.2 percent, to 79,800 jobs, compared with a 5.8-percent gain a year earlier. The food services and drinking places subsector increased by 2,400 jobs, or 3.8 percent, accounting for 96 percent of the gain in the sector during the past year. Job declines in the transportation and utilities sector partly offset nonfarm payroll gains overall. The sector decreased by 2,100, or 6.4 percent, to 30,700 jobs, compared with an increase of 0.8 percent a year earlier. Widespread layoffs in the warehousing and storage industry, reflecting national trends, contributed to the decline. The warehousing and storage industry declined 4.8 percent nationally during the 12 months ending May 2024. A decrease from elevated hiring levels that existed because of the surge in e-commerce during the pandemic partly contributed to the decline in the industry in the HMA and nationally.

Table 2. 12-Month Average Nonfarm Payroll Jobs (1,000s) in the Oklahoma City HMA, by Sector

	12 Months Ending May 2023	12 Months Ending May 2024	Absolute Change	Percentage Change
Total Nonfarm Payroll Jobs	685.4	704.1	18.7	2.7
Goods-Producing Sectors	80.0	81.6	1.6	2.0
Mining, Logging, & Construction	44.3	44.9	0.6	1.4
Manufacturing	35.6	36.7	1.1	3.1
Service-Providing Sectors	605.4	622.5	17.1	2.8
Wholesale & Retail Trade	94.0	96.3	2.3	2.4
Transportation & Utilities	32.8	30.7	-2.1	-6.4
Information	6.1	6.3	0.2	3.3
Financial Activities	36.8	37.2	0.4	1.1
Professional & Business Services	92.8	92.5	-0.3	-0.3
Education & Health Services	107.5	116.7	9.2	8.6
Leisure & Hospitality	77.3	79.8	2.5	3.2
Other Services	29.8	30.7	0.9	3.0
Government	128.4	132.3	3.9	3.0

Notes: Based on 12-month averages through May 2023 and May 2024. Numbers may not add to totals due to rounding. Data are in thousands.

Source: U.S. Bureau of Labor Statistics

Economic Periods of Significance

2010 Through 2015

Following severe job losses in the Oklahoma City HMA during 2009 and 2010 caused by the Great Recession, the HMA economy began to recover in 2011. By mid-2012, it had surpassed prerecession payroll levels. Overall, from 2011 through 2015, nonfarm payrolls increased by an average of 12,700 jobs, or 2.1 percent, annually to an average of 630,400 jobs in 2015 (Figure 2), with gains in nearly every sector. The wholesale and retail trade sector led gains, with an average increase of 2,300 jobs, or 2.8 percent, annually. Walmart Inc. opened 11 new stores, primarily in growing suburban communities surrounding Oklahoma City, which resulted in 1,250 new jobs and contributed to job growth in the

sector. The leisure and hospitality sector gained an average of 2,100 jobs, or 3.4 percent, annually. The popularity of the National Basketball Association team, the Oklahoma City Thunder, which had a local economic impact of more than \$60 million annually, contributed to sector gains (City of Oklahoma City).

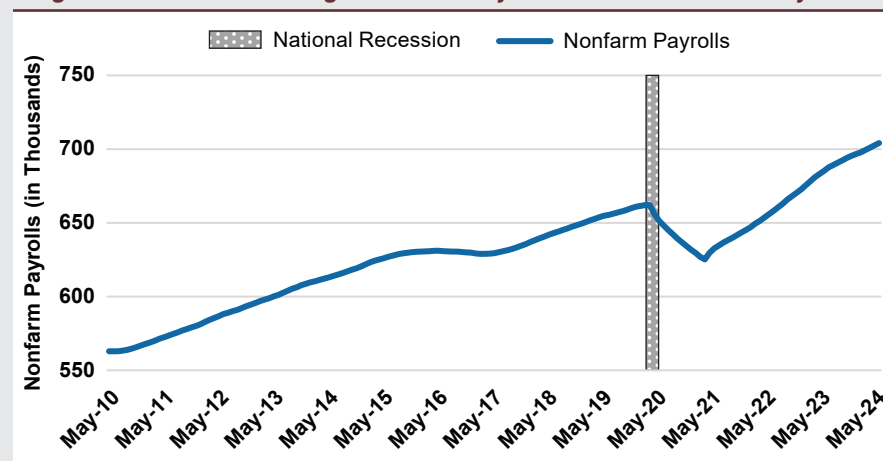
2016

Nonfarm payrolls declined during 2016 mostly because of job losses stemming from a significant drop in oil prices that began in 2014. During 2016, nonfarm payrolls decreased by 600, or 0.1 percent, to 629,800 jobs. Job losses were greatest in the mining and logging subsector, which decreased by 3,400, or 17.1 percent, to 16,500 jobs. Widespread layoffs at energy-related companies stemming from a decline in oil prices contributed to the decrease in the subsector. West Texas Intermediate (WTI) crude oil, considered a benchmark for domestic oil pricing, declined from a price of \$106 per barrel in June 2014 to \$30 per barrel by February 2016 (Federal Reserve Bank of St. Louis). Job losses also occurred in the manufacturing sector, declining by 3,100, or 8.4 percent. Nearly one-fourth of job losses in the manufacturing sector occurred in the mining and oil and gas field machinery manufacturing industry, which decreased by 760 jobs, or 28.4 percent. Job increases in the leisure and hospitality and the government sectors—each gaining 2,000 jobs, or 2.9 and 1.6 percent, respectively—partly offset nonfarm payroll losses. Several new recreation venues throughout the HMA contributed to gains in the leisure and hospitality sector. The Fordson Hotel (formerly 21c Museum Hotel) opening in downtown Oklahoma City in July 2016 resulted in approximately 140 new jobs and contributed to jobs increasing in the sector. An increase of nearly 1,000 aircraft maintenance personnel at Tinker AFB to accommodate the greater workload assigned to the base contributed to gains in the government sector.

2017 Through 2019

The HMA economy recovered from the 2016 job losses in 2017 and continued to expand through 2019, with nonfarm payrolls increasing by an average of 10,400 jobs, or 1.6 percent, annually. The professional and business services

Figure 2. 12-Month Average Nonfarm Payrolls in the Oklahoma City HMA



Note: 12-month moving average.

Sources: U.S. Bureau of Labor Statistics; National Bureau of Economic Research

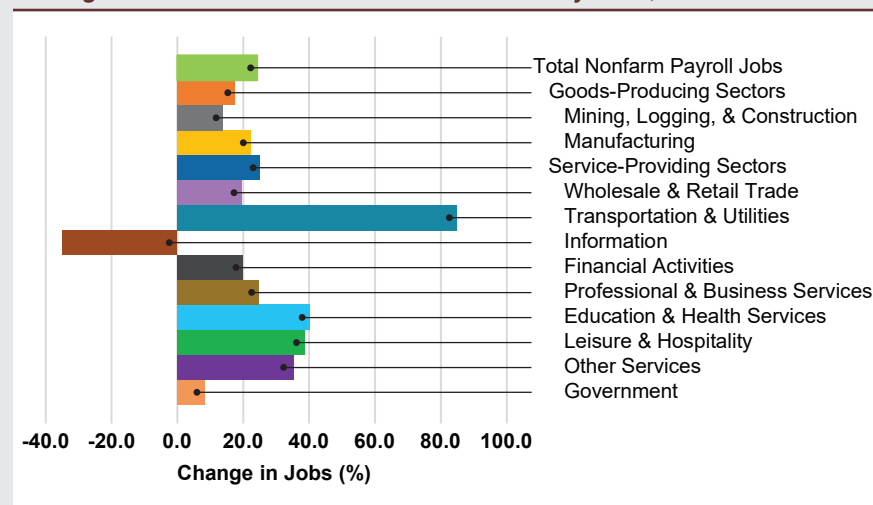
sector led job growth, with an average increase of 2,900 jobs, or 3.4 percent, annually. Job growth in the professional, scientific, and technical services subsector accounted for 38 percent of the sector growth. During the period, the subsector increased by an average of 1,100 jobs, or 3.2 percent, annually, with numerous business expansions and openings contributing to job growth. CACI International Inc., which provides engineering and information support services for government agencies, expanded its operations in the city of Oklahoma City in 2018, resulting in 550 new jobs. Rural Sourcing, a computer software design company that opened a new facility near downtown Oklahoma City in 2019, also contributed to growth in the subsector with 150 new jobs. Job growth was also strong from 2017 through 2019 in the education and health services sector, averaging 2,000 jobs, or 2.2 percent, annually. Numerous hospital expansions throughout the HMA contributed to sector gains, including several new completions by INTEGRIS Health and Mercy Hospital. The transportation and utilities sector gained an average of 1,800 jobs, or 8.3 percent, annually from 2017 through 2019, partly because Amazon.com, Inc. opened two new

fulfillment centers that resulted in a combined 1,750 new jobs. Amazon.com, Inc. is the fifth largest employer in the HMA, with 8,000 employees. The transportation and utilities sector has grown at the fastest pace among all job sectors since 2011 (Figure 3), increasing an average of 4.7 percent, or by 1,100 jobs, annually, despite the recent decline. Increased e-commerce contributed to sector gains from 2017 through 2019, but it also contributed to a decline in the wholesale and retail trade sector during the same period by an average of 600 jobs, or 0.7 percent, annually.

2020

Although the sharp downturn during March and April 2020 from the pandemic was brief, and the HMA economic recovery began in May 2020, annual employment data for 2020 show a significant decline from 2019. During 2020, nonfarm payrolls decreased by 29,100, or 4.4 percent, to 631,800 jobs, with declines occurring in 9 of 11 job sectors. Nonfarm payroll decreases were greatest in the leisure and hospitality sector, which fell by 8,900 jobs, or 11.9 percent, mostly because of numerous measures to slow the spread of COVID-19 implemented by local municipalities, including restrictions on business hours and capacity at restaurants and entertainment venues. Payroll declines were also significant in the mining, logging, and construction sector, which decreased by 8,200 jobs, or 16.1 percent. The mining and logging subsector decreased by 7,800 jobs, or 41.3 percent, accounting for 95 percent of the sector decline, because of widespread layoffs at energy-related companies stemming from decreased travel nationally that consequently diminished the demand for oil. WTI oil prices decreased to about \$17 in April 2020 compared with \$64 a year earlier (Federal Reserve Bank of St. Louis). The transportation and utilities and the financial activities sectors were the only sectors to gain jobs during 2020. Several distribution center expansions in the HMA in response to increased e-commerce nationally contributed to strong job growth in the transportation and utilities sector, which increased by 4,300 jobs, or 17.0 percent. The financial activities sector gained 200 jobs, or 0.6 percent, partly because of a rise in mortgage lending activity.

Figure 3. Sector Growth in the Oklahoma City HMA, 2011 to Current



Note: Current data are based on the 12-month averages ending May 2024.
Source: U.S. Bureau of Labor Statistics

2021 Through 2022

During 2021 and 2022, nonfarm payrolls increased an average of 20,500 jobs, or 3.2 percent, annually. By the end of 2022, the economy recovered the jobs lost during 2020, with nonfarm payrolls exceeding 2019 payroll levels in 8 of 11 job sectors. Nonfarm payroll growth occurred in 9 of 11 job sectors during 2021 and 2022, led by the leisure and hospitality sector, which increased by an average of 4,900 jobs, or 7.1 percent, annually. Increased tourism in the HMA contributed to gains in the sector. Hotel occupancy increased an average of 19 percent annually during the period (CoStar Group). The tourism industry had a record-level economic impact of \$4.3 billion on the HMA economy in 2022, compared with \$3.8 billion a year earlier (Visit Oklahoma City). Job growth was also strong during 2021 and 2022 in the professional and business services sector, increasing an average of 3,800 jobs, or 4.4 percent, annually. Consumer Cellular, Inc. opened a new customer service center in the HMA in

the spring of 2022, resulting in 300 new jobs and contributing to gains in the sector. Also, Signify Health, Inc. opened a new regional service center in the HMA in the summer of 2022, resulting in 200 new jobs, which contributed to sector job growth. A decline in the government sector—which decreased an average of 400, or 0.3 percent, annually—partly offset overall nonfarm payroll

growth during 2021 and 2022. Job declines in the sector were in the federal government and the state government subsectors, decreasing by respective averages of 100 and 1,100 jobs, or 0.3 and 2.4 percent, annually, whereas the local government subsector increased by an average of 800 jobs, or 1.4 percent, annually.

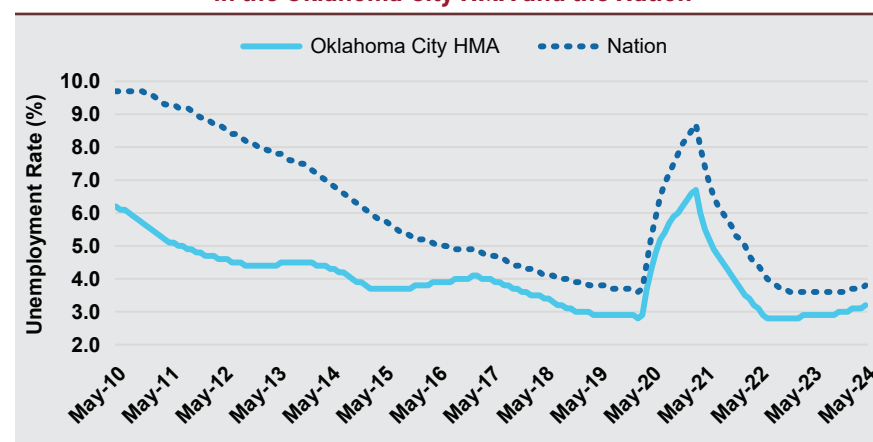
Unemployment Trends

Since 2010, unemployment rates in the HMA have been lower than national rates every year. The unemployment rate in the HMA decreased from 6.2 percent during the 12 months ending May 2010 to 2.9 percent during the 12 months ending May 2019 (Figure 4). By comparison, the national unemployment rate declined from 9.7 percent during the 12 months ending May 2010 to 3.8 percent during the 12 months ending May 2019. Job growth during most years from 2011 through 2019 contributed to the decreased unemployment rate in the HMA. However, during 2020, the unemployment rate increased because of the pandemic and reached a recent high of 6.7 percent during the 12 months ending March 2021, compared with a peak of 8.7 percent for the nation. During the 12 months ending May 2024, the average unemployment rate in the HMA was 3.2 percent, up from 2.9 percent a year earlier. Nationally, the average unemployment rate during the 12 months ending May 2024 was 3.8 percent, up from 3.6 percent the previous year.

Forecast

During the 3-year forecast period, nonfarm payrolls are expected to increase an average of 1.9 percent annually. Job growth is expected to be slightly stronger during the first year of the forecast period but moderate during the second and third years. Payrolls in the local government subsector, which includes tribal government jobs, are expected to increase. The Chickasaw Nation Native American Tribe is developing the OKANA Resort & Indoor Water

Figure 4. 12-Month Average Unemployment Rate in the Oklahoma City HMA and the Nation



Note: Based on the 12-month moving average.
Source: U.S. Bureau of Labor Statistics

Park 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 result in an increase in tourism in the HMA, which will also benefit the leisure and hospitality sector.

Population and Households

Current Population: 1.50 Million

The population has grown with net in-migration every year since 2010 in the Oklahoma City HMA, despite multiple local economic downturns.

Population Trends

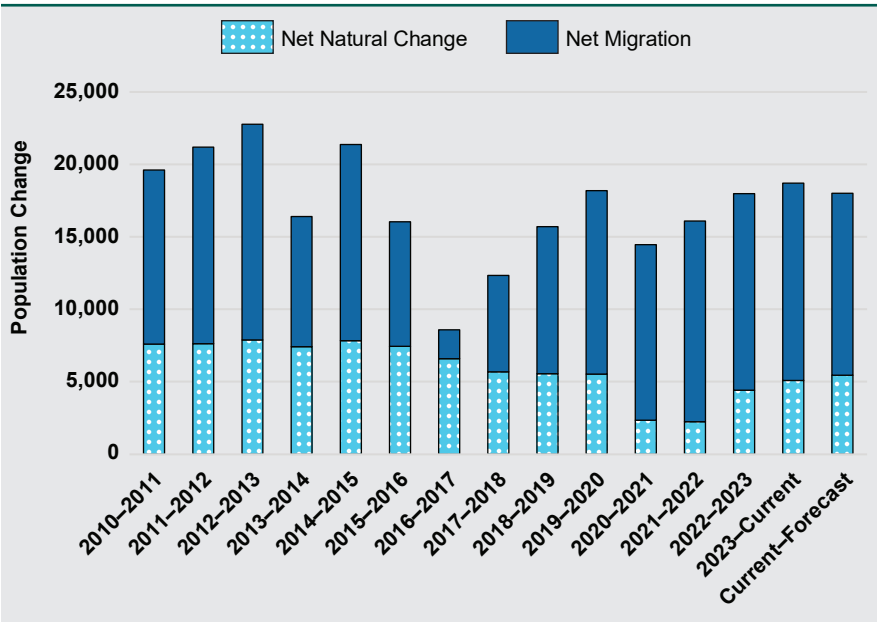
The current population of the HMA is estimated at 1.50 million, reflecting an average increase of 16,650, or 1.1 percent, annually since 2020 (Table 3). Since 2020, net in-migration has accounted for 80 percent of the population growth. From 2010 to 2016, the population increased by an average of 19,600, or 1.5 percent, annually, mostly because of an expanding economy during most of the period (U.S. Census Bureau decennial census count and population estimates as of July 1; Figure 5). Net in-migration averaged 11,950 people annually, accounting for 61 percent of growth. The economic downturn in 2016 contributed to population growth slowing from 2016 to 2017 to an increase of 8,575 people, or 0.6 percent, and net in-migration totaled 1,975 people, accounting for only 23 percent of the population growth. Net natural increase slowed to 6,600 people, compared with an average of 7,650 people annually during the previous 6 years. An increase in elderly residents contributed to the long-term trend of slower net natural increase, similar to national trends. Job growth from 2017 through 2019 contributed to the population increasing from 2017 to 2020 by an average of 15,150, or 1.1 percent, annually. Net in-migration increased to an average of 9,550 people annually, accounting for 63 percent of population growth during the period. Net natural increase slowed further, averaging 5,600 people annually. From 2020 to 2022, the population increased by an average of 15,250, or 1.1 percent, annually, a similar pace compared with the previous period. Net in-migration was strong, averaging 12,950 people annually and accounting for 85 percent of population growth. However, net natural increase slowed to an average of 2,325 people annually, mostly because of an elevated number of deaths stemming from the effects

Table 3. Oklahoma City HMA Population and Household Quick Facts

Population Quick Facts	2020	Current	Forecast
	Population	1,425,695	1,495,000
	Average Annual Change	17,250	16,650
	Percentage Change	1.3	1.1
Household Quick Facts	2020	Current	Forecast
	Households	552,514	582,000
	Average Annual Change	6,275	7,075
	Percentage Change	1.2	1.3

Notes: Average annual changes and percentage changes are based on averages from 2010 to 2020, 2020 to current, and current to forecast. The forecast period is from the current date (June 1, 2024) to June 1, 2027. Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst

Figure 5. Components of Population Change in the Oklahoma City HMA, 2010 Through the Forecast Period



Notes: Data displayed are average annual totals. The forecast period is from the current date (June 1, 2024) to June 1, 2027. Sources: U.S. Census Bureau; current to forecast—estimates by the analyst



of COVID-19. The recovering local economy and relatively low unemployment rate in the HMA contributed to net in-migration. Since 2022, an expanding HMA economy has contributed to the population increasing by an average of 18,300, or 1.2 percent, annually. Net in-migration has averaged an estimated 13,550 people annually and accounted for 74 percent of population growth. Net natural increase averaged an estimated 4,750 people annually, a faster pace compared with the previous period because some of the effects from the COVID-19 pandemic, including the increased number of deaths, began to fade.

Population by Geography

As of July 1, 2023, Oklahoma County was the most populous county in the HMA, with a population of 808,900, accounting for 55 percent of the HMA population (Census Bureau population estimates as of July 1). 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 HMA population, respectively. The remaining four counties accounted for a combined 13 percent. From 2020 to 2023, the population increased in every county in the HMA, with Canadian County leading population growth in the number of people and at the fastest pace. During the period, the population of Canadian County increased an average of 6,675, or 4.1 percent, annually, mostly in suburban areas immediately west of Oklahoma County where new subdivisions attracted homebuyers. The populations of Oklahoma and Cleveland Counties increased by respective averages of 3,800 and 1,750, or 0.5 and 0.6 percent, annually. Population growth was strong among the remaining four counties, which increased a combined average of 3,850 people, or 2.1 percent, annually partly because of an increased propensity to reside outside the urban core areas following the onset of the pandemic. Increased opportunities for employees to telework from home also allowed many residents to reside in areas farther from the major employment centers in the HMA, which are mostly in Cleveland and Oklahoma Counties.

Straddling three counties, the city of Oklahoma City, with a population of 702,800 in 2023, is the most populous city in both the HMA and the state.

Approximately 76 percent of the population of the city of Oklahoma City reside in Oklahoma County, and 13 and 11 percent live in Canadian and Cleveland Counties, respectively. With 130,000 residents, the city of Norman in Cleveland County is the second most populous city in the HMA and the third most populous in the state, behind Oklahoma City and Tulsa. The city of Edmond, north of Oklahoma City in Oklahoma County, is the third most populous city in the HMA, with an estimated 98,100 residents.

Migration Trends by Geography

Migration trends changed significantly among several counties in the HMA from 2020 to 2023 compared with trends during the previous decade. From 2010 to 2020, Canadian County accounted for the greatest net in-migration, with an average of 3,125 residents annually, or 30 percent of the HMA total net in-migration. Cleveland and Oklahoma Counties accounted for 29 and 28 percent of the HMA net in-migration, with respective averages of 2,975 and 2,825 residents annually. Net in-migration among the remaining four counties averaged a combined 1,375 residents, or 13 percent of the overall net in-migration to the HMA, each year. From 2020 to 2023, Canadian County continued to have the greatest net in-migration, with an average of 6,025 residents annually, or 46 percent of the HMA total net in-migration. This level represented a 93-percent increase in net in-migration to the county compared with the average annual net in-migration during the previous decade. Net in-migration in Grady, Lincoln, Logan, and McClain Counties totaled a combined average of 4,100 residents annually from 2020 to 2023, accounting for 31 percent of the HMA total and representing nearly a 200-percent increase compared with the previous decade. Net in-migration in Cleveland County, the second most populous county in the HMA, averaged 1,525 residents annually, accounting for 12 percent of total net in-migration and representing a 49-percent decrease compared with the previous decade. In Oklahoma County, net in-migration from 2020 to 2023 slowed to an average of 1,475 residents annually, or 11 percent of the total HMA net in-migration, representing a 48-percent decrease compared with the previous decade. The recent increase

in net in-migration to the five least populous counties was partly due to an increased propensity to reside outside the urban core areas following the onset of the pandemic.

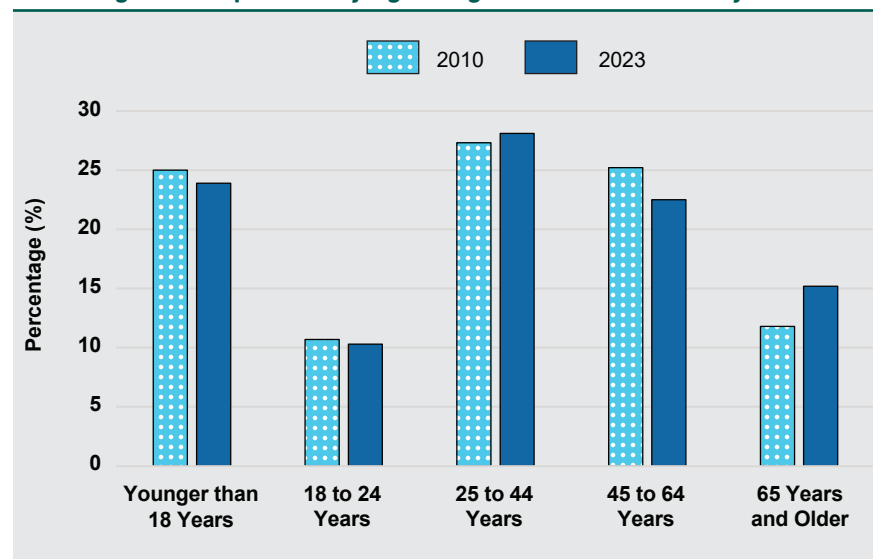
Population by Age Cohort

Although the population among all age cohorts has increased in the HMA since 2010, the cohort of residents aged 65 and older has grown at a strong pace compared with the younger age cohorts, similar to national trends. From 2010 to 2023, the population of residents aged 65 and older increased an average of 3.2 percent annually to 224,000, mostly the result of residents aging in place (Census Bureau decennial census counts and population estimates as of July 1). By comparison, nationally, the age cohort 65 years and older increased an average of 3.0 percent annually from 2010 to 2023. The number of residents in the HMA aged 25 to 44 increased an average of 1.5 percent annually to 415,600, partly the result of residents moving to the area for work. The age cohorts 17 and younger and 18 to 24 each increased an average of 0.9 percent annually to 353,400 and 151,800, respectively, and those aged 45 to 64 increased an average of 0.4 percent annually to 333,200. The rate of population growth among HMA residents aged 65 and older resulted in the cohort accounting for a greater proportion of the total population in 2023, increasing to 15.2 percent from 11.8 percent in 2010 (Figure 6). By comparison, the population of residents 65 years and older accounted for 17.7 percent of the population nationally in 2023, compared with 13.0 percent in 2010. Among the younger age cohorts in the HMA, those aged 25 to 44 represented the only other age cohort to have a greater portion of the total population in 2023, increasing to 28.1 from 27.3 percent in 2010. Residents aged 25 to 44 also represented the largest age cohort in the HMA in both 2010 and 2023.

Household Growth Trends

The number of households in the HMA is estimated at 582,000, representing an average annual increase of 7,075, or 1.3 percent, since 2020, a faster pace

Figure 6. Population by Age Range in the Oklahoma City HMA



Source: U.S. Census Bureau

compared with population growth since 2020. By comparison, the number of households increased an average of 1.2 percent annually from 2010 to 2020, a slightly slower pace compared with population growth, which averaged 1.3 percent annually during the period. An increase in multiperson households in shared living arrangements in the early 2010s as a result of the Great Recession contributed to the slower pace in household growth compared with population growth from 2010 to 2020. An increase in new household formation following the onset of the pandemic has contributed to the faster pace of household growth since 2020. The increasing proportion of residents aged 65 and older, which tend to have smaller households, has also contributed to the faster pace of household growth. Households with householders aged 65 and older accounted for 24 percent of all households in 2023, compared with 20 percent in 2010 (American Community Survey [ACS] 1-year data).

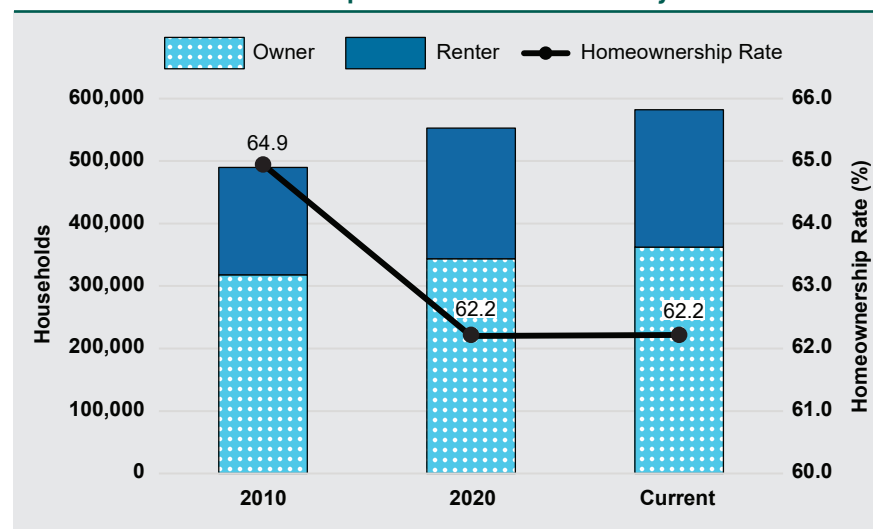
Households by Tenure

Since 2020, owner household growth has accounted for 62 percent of total household growth, compared with 41 percent during the 2010s. Tightened mortgage lending standards and an increased propensity to rent contributed to the lower portion of new owner households from 2010 to 2020, particularly during the early to mid-2010s. Job losses during 2010 and 2016 also contributed to fewer renters transitioning to homeownership during the period. Historically low mortgage interest rates in 2020 and 2021 have contributed to owner household growth since 2020. The current homeownership rate is an estimated 62.2 percent, unchanged from 2020 but down from 64.9 percent in 2010 (Figure 7). Homeownership rates among the most populated HMA counties are an estimated 56.5 percent in Oklahoma County, 61.4 percent in Cleveland County, and 75.4 percent in Canadian County. Homeownership rates among the remaining four counties are estimated to range from 75.0 to 86.8 percent. Renter households in Oklahoma County account for an estimated 64 percent of renter households in the HMA, and Cleveland and Canadian Counties account for approximately 21 and 7 percent of all renter households, respectively. The remaining four counties account for a combined 8 percent of renter households in the HMA.

Military and Student Households

Tinker AFB and the universities in the HMA have a notable effect on the local housing market. Military households residing off base and student households living off campus currently total an estimated 21,900 households, accounting for 4 percent of all households in the HMA overall and 1 and 9 percent of owner and renter households, respectively. Tinker AFB provides on-base housing for approximately 940 unmarried military personnel and has 660 privatized units for married military personnel and their families. The remaining military personnel and family members, or an estimated 3,550 households, of which an estimated 2,475 are renter households, reside off base in the surrounding housing market, mostly in Oklahoma County. Including OU, the HMA has 14 universities. Combined, these universities provide on-campus housing for

Figure 7. Households by Tenure and Homeownership Rate in the Oklahoma City HMA



Note: The current date is June 1, 2024.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst

approximately 13,300 students, or 19 percent of the 68,300 students enrolled as of the fall of 2023. The remaining students live off campus and make up an estimated 18,350 households, of which an estimated 17,450 are renter households, primarily residing in Cleveland and Oklahoma Counties.

Forecast

During the 3-year forecast period, the population of the HMA is expected to increase by an average of 18,000, or 1.2 percent, annually. Net in-migration is expected to slightly decrease during the second and third years, when job growth moderates. A continued increase in the share of residents aged 65 and older will contribute to household growth that slightly exceeds the rate of population growth. The number of households is expected to increase by an average of 7,375, or 1.3 percent, annually during the forecast period.

Home Sales Market

Market Conditions: Slightly Tight

Home sales in the Oklahoma City HMA during the 12 months ending May 2024 were at the lowest level since 2013.

Current Conditions

The home sales market in the HMA is currently slightly tight, with an estimated vacancy rate of 1.6 percent (Table 4), down from 1.8 percent in April 2020 and from 2.2 percent in April 2010, when conditions were soft. The home sales vacancy rate decreased from 2010 to 2020, partly because of increased home sales demand stemming from net in-migration each year and job growth during most years of the 2010s. Sales housing market conditions eased during the past 2 years, partly because of an increase in mortgage interest rates. Historically low mortgage interest rates and net in-migration contributed to tight conditions during 2021, when home sales volume and price growth were strong. The interest rate for a 30-year fixed-rate mortgage averaged 3.0 percent during 2021 (Freddie Mac). That rate increased to an average of 6.2 percent during the 12 months ending May 2023 and to an average of 7.0 percent during the 12 months ending May 2024, which contributed to slowing home sales price growth and sales volume and an increasing inventory of available homes for sale during the past 2 years. The inventory of homes for sale was approximately 4,150 homes in May 2024, compared with 3,725 in May 2023 and 3,075 in May 2022 (CoreLogic, Inc.). Despite the increase in inventory during the past 2 years, inventory levels remain low by historical standards, contributing to the slightly tight market conditions. By comparison, the inventory of homes for sale was 4,450 in May 2020 and 9,350 in May 2010. As of May 2024, the number of available homes for sale represented a 2.7-month supply, up from 2.1 months in May 2023 and 1.4 months in May 2022. By comparison, the supply of homes available for sale was 6.9 months in May 2010 and 2.3 months in May 2020.

Table 4. Home Sales Quick Facts in the Oklahoma City HMA

Home Sales Quick Facts	Oklahoma City HMA		Nation
	Vacancy Rate	1.6%	NA
	Months of Inventory	2.7	3.2
	Total Home Sales	28,050	4,960,000
	1-Year Change	-15%	-14%
	New Home Sales Price	\$369,400	\$493,300
	1-Year Change	0%	0%
	Existing Home Sales Price	\$238,900	\$409,100
	1-Year Change	3%	6%
	Mortgage Delinquency Rate	1.1%	0.9%

NA = data not available.
Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending May 2024; and months of inventory and mortgage delinquency data are as of May 2024. The current date is June 1, 2024.
Sources: Vacancy rate—estimates by the analyst; months of inventory, home sales and prices, and mortgage delinquency rate—CoreLogic, Inc.

Current Home Sales and Prices

During the 12 months ending May 2024, new and existing home sales totaled 28,050 homes sold in the HMA, representing a decrease of 5,050, or 15 percent, from a year ago, compared with a 17-percent decrease a year earlier (CoreLogic, Inc.). The average home price increased by \$5,025, or 2 percent, to \$255,600 during the 12 months ending May 2024, compared with an 8-percent increase of a year earlier. New home sales decreased 20 percent to 3,600, compared with a 17-percent decrease a year earlier. The average price for a new home was unchanged at \$369,400, compared with a 16-percent increase a year earlier. The greatest portion of new homes sold during the 12 months ending May 2024 ranged in price from \$250,000 to \$399,000 (Zonda; Figure 8). Existing home sales decreased 14 percent to 24,450 homes sold during the 12 months ending May 2024, compared with a 17-percent decline a year earlier (CoreLogic, Inc.). The average existing home price increased 3 percent to \$238,900. Distressed sales accounted for 2 percent of existing home sales during the past year, up slightly from 1 percent a year earlier but down from a peak of 13 percent during the 12 months ending June 2011.



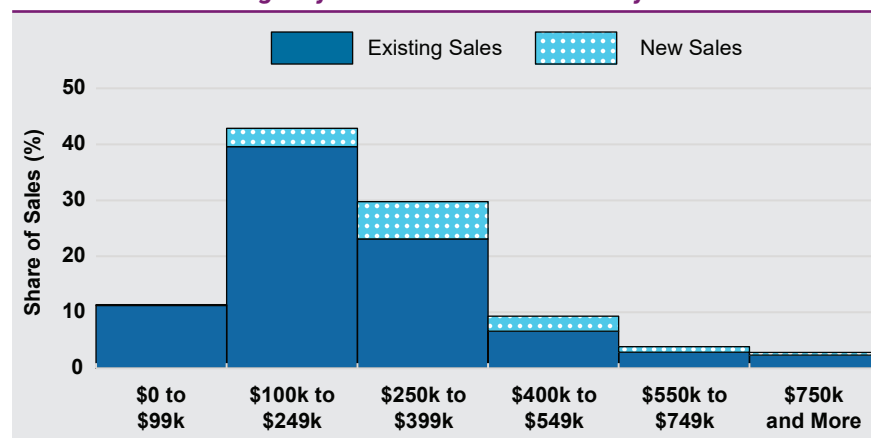
Home Sales Trends

New and existing home sales in the HMA declined during 2011 by 450, or 2 percent, to 23,600 homes sold, mostly because of tighter mortgage lending standards and the national housing crisis (CoreLogic, Inc.; Figure 9). Home sales increased significantly during 2012 and 2013 because of strong job and population growth. During this period, home sales increased by an average of 3,700, or 15 percent, annually to 31,000 homes sold. From 2014 through 2016, home sales activity moderated, increasing an average of 2 percent annually before declining 6 percent during 2017 to 30,800 homes sold. A local economic downturn during 2016 and a relatively low level of net in-migration from 2016 to 2017 contributed to slowing home sales from 2014 through 2016 and to the decline during 2017. From 2018 through 2020, home sales increased by an average of 1,950, or 6 percent, annually to 36,650 homes sold. Job growth in 2018 and 2019, historically low mortgage interest rates in 2020, and strong net in-migration contributed to increased home sales from 2018 through 2020. Existing home sales increased an average of 5 percent annually, and new home sales increased an average of 14 percent annually. Strong net in-migration, low mortgage interest rates, and a recovering local economy contributed to home sales increasing in 2021 by 3,625, or 10 percent, to 40,250 homes sold. Rising mortgage interest rates contributed to home sales decreasing in 2022 by 3,550, or 9 percent, to 36,700 homes sold.

Home Sales Price Trends

New and existing home prices increased every year from 2011 through 2020 (CoreLogic, Inc.; Figure 10). The average home price increased an average of 4 percent annually, with year-over-year gains ranging from less than 1 percent in 2018 to 7 percent in both 2014 and 2020. Low available home inventory in 2020, job growth during most years from 2011 through 2020, and net in-migration each of those years contributed to the increase. Strong home sales demand in 2021 and a relatively low supply of homes available for sale contributed to the average home price increasing during 2021 and 2022 by an average of \$26,900, or 13 percent, annually.

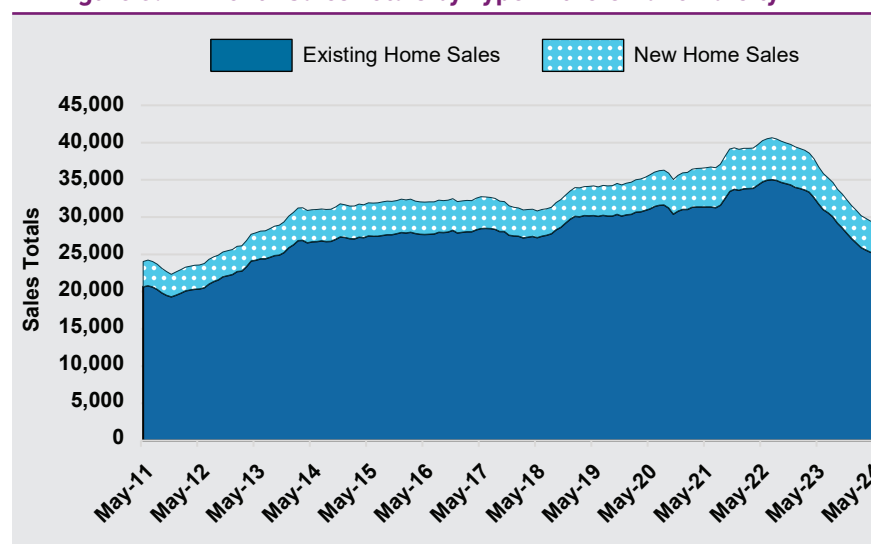
Figure 8. Share of Overall Sales by Price Range During the 12 Months Ending May 2024 in the Oklahoma City HMA



Note: New and existing sales include single-family homes, townhomes, and condominiums.

Source: Zonda

Figure 9. 12-Month Sales Totals by Type in the Oklahoma City HMA



Source: CoreLogic, Inc.

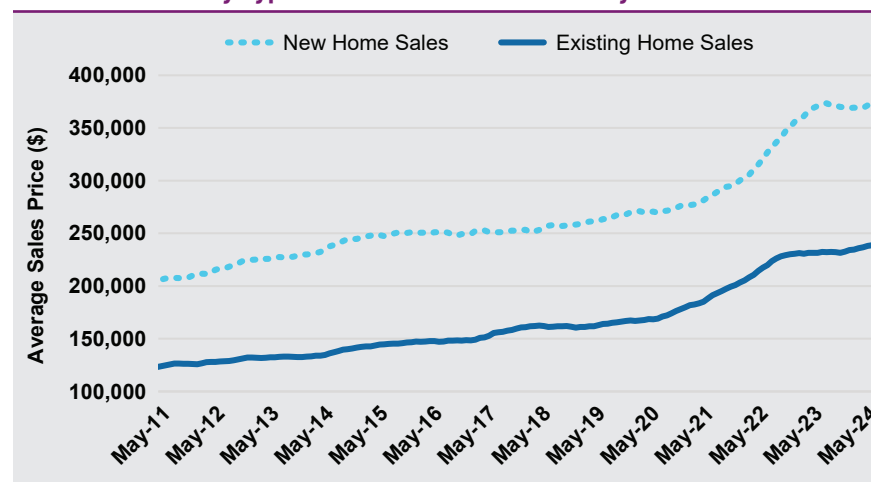
New Home Sales Trends by Geography

New home sales trends have changed among counties in the HMA since 2020 compared with the previous decade, generally reflecting migration trends. From 2010 through 2019, Oklahoma County accounted for 45 percent of new home sales, whereas Cleveland and Canadian Counties accounted for 24 and 21 percent of all new home sales, respectively. New home sales in the remaining four counties accounted for a combined 10 percent of all new home sales from 2010 through 2019. Since 2020, Canadian County has accounted for the greatest portion of new homes sold in the HMA at 38 percent. Oklahoma County has had the second greatest portion of new home sales at 36 percent, a significant decrease compared with 2010 through 2019. The portion of new home sales in Cleveland County decreased to only 10 percent, or less than one-half the portion compared with the previous decade, whereas the combined portion of new home sales in the remaining four counties increased significantly compared with 2010 through 2019 to 16 percent. A growing suburban appeal among homebuyers has contributed to new home sales increasing in the five least populous counties since 2020, partly because of increased opportunities for many residents to work remotely and because of an increased preference to reside outside the urban core areas.

Delinquent Mortgages and Real Estate Owned Properties

In May 2024, 1.1 percent of home loans in the Oklahoma City HMA were seriously delinquent or had transitioned into real estate owned (REO) status. That percentage is down from 1.4 percent a year earlier and less than the 5.1-percent peak rate in January 2010 (CoreLogic, Inc.). The percentage of seriously delinquent mortgages and REO properties increased significantly during the early stages of the COVID-19 pandemic because weakened economic conditions made it more difficult for many homeowners to stay current on mortgage payments, and a large number of home mortgages were placed in forbearance. By November 2020, the rate reached a recent peak of 4.6 percent. Improved local economic conditions contributed to the decrease in

Figure 10. 12-Month Average Sales Price by Type of Sale in the Oklahoma City HMA



Source: CoreLogic, Inc.

the percentage of seriously delinquent mortgages and REO properties in May 2024 compared with a year earlier and the recent peak.

Sales Construction Trends

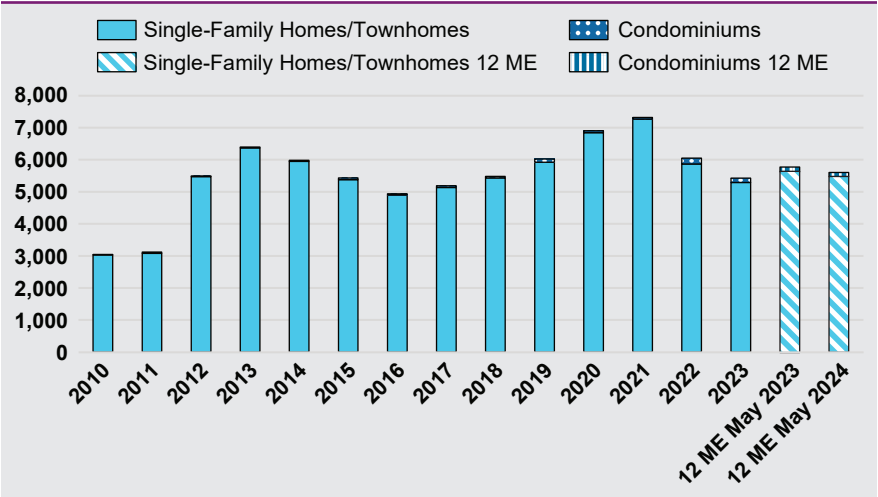
Home sales construction activity, as measured by the number of building permits issued for sales housing, including single-family homes, townhomes, and condominiums, was relatively slow in the HMA during 2010 and 2011, when an average of 3,075 homes were permitted annually because of weak home sales demand (Figure 11). Increased home sales demand stemming from job growth contributed to homebuilding increasing an average of 43 percent annually during 2012 and 2013 to 6,400 homes permitted. Permits issued to replace approximately 1,600 homes destroyed during a tornado outbreak that occurred in late May 2013 also contributed to the increase in homebuilding. From 2014 through 2016, homebuilding activity slowed, declining an average of 8 percent annually to 4,925 homes permitted, partly because fewer replacement homes were needed. The local economic downturn during 2016 also contributed to decreased homebuilding. Home

construction activity increased 5 percent in 2017 before increasing an average of 8 percent annually during 2018 and 2019 to 6,025 homes permitted. Relatively strong home sales demand stemming from an expanding local economy and increased net in-migration contributed to the increase in homebuilding during 2018 and 2019. Home sales construction surged during 2020 and 2021, increasing an average of 10 percent annually to 7,325 homes permitted because of strong demand stemming from low mortgage interest rates and strong net in-migration. Builders responded to decreased home sales demand in 2022, when homebuilding declined 17 percent to 6,050 homes.

Current Sales Construction Activity

Homebuilding activity decreased in the HMA by 180, or 3 percent, to 5,600 homes permitted during the 12 months ending May 2024, compared with a 15-percent decline a year earlier, as home builders responded to a decrease in home sales demand. An estimated 4,250 homes are currently under construction in the HMA. Construction is currently underway at the Nichols Creek residential community in Canadian County near the city of Yukon. The development offers three-, four-, and five-bedroom single-family homes, with prices starting at \$261,500. Since opening in 2019, approximately 325 new homes have sold at Nichols Creek. An additional 9 homes are currently under construction, and 18 home sites remain available for construction. Also in Canadian County, near the city of Mustang, construction is ongoing at the Canyons residential community, which offers three-, four-, and five-bedroom single-family homes starting at \$254,500. Approximately 115 homes have sold at Canyons since opening in 2022. Four homes are currently under construction at the community, and 65 home sites are available for construction. Construction is nearing completion at the Aspen Ridge residential community in the city of Midwest City in Oklahoma County. Aspen Ridge currently has two single-family homes available for sale, with prices starting at about \$295,000. Sixty-five three- and four-bedroom homes have sold at the community since opening in 2021, and one home site is available for construction.

Figure 11. Annual Sales Permitting Activity in the Oklahoma City HMA



12 ME = 12 months ending.
Sources: U.S. Census Bureau, Building Permits Survey; 2010–23—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

Forecast

Demand is expected for 19,550 new homes in the HMA during the next 3 years (Table 5). Job growth and net in-migration each year during the 3-year forecast period are expected to contribute to new home sales demand, which is expected to be greatest in Oklahoma and Canadian Counties. The 4,250 homes under construction will meet part of the demand during the first year of the forecast period.

Table 5. Demand for New Sales Units in the Oklahoma City HMA During the Forecast Period

Sales Units	
Demand	19,550 Units
Under Construction	4,250 Units

Note: The forecast period is June 1, 2024, to June 1, 2027.
Source: Estimates by the analyst

Rental Market

Market Conditions: Soft

The average apartment vacancy rate in the Oklahoma City HMA increased to 10.3 percent in the first quarter of 2024, compared with 10.1 percent a year earlier (CoStar Group).

Current Conditions

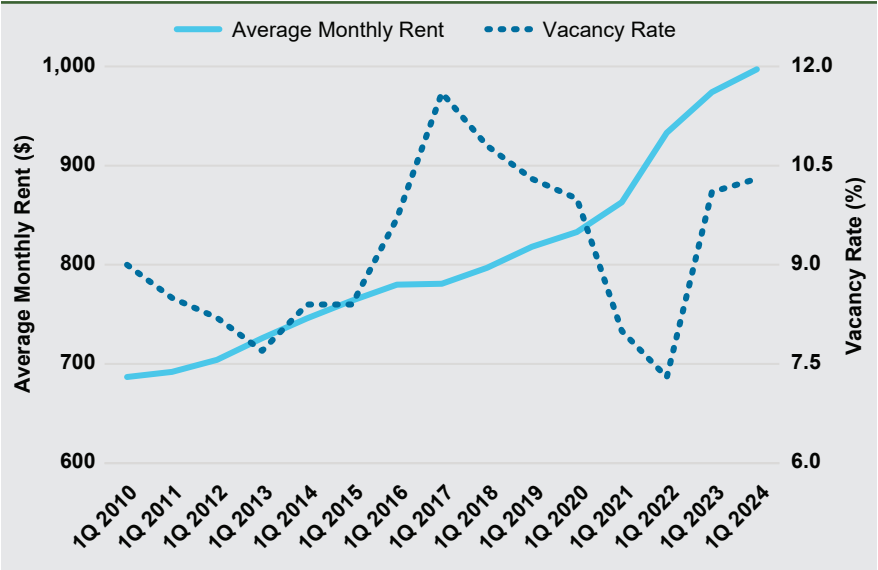
The rental housing market in the HMA is currently soft, with an overall rental vacancy rate estimated at 11.7 percent (Table 6). Rental market conditions were also soft as of April 2020, when the rental vacancy rate was 11.2 percent. The apartment rental market is also currently soft, unchanged from conditions a year ago. As of the first quarter of 2024, the average apartment vacancy rate was 10.3 percent, compared with 10.1 percent a year earlier, and the average apartment rent increased more than 2 percent from a year earlier to \$997, compared with a 4-percent increase the previous year. (CoStar Group; Figure 12). The completion of more than 3,400 apartment units since 2022, which were added to the existing apartment supply, has contributed to relatively high vacancy rates during the past 2 years. Apartment vacancy rates are often lower than overall rental vacancy rates, partly because of the high portion of relatively old single-family rental homes. In 2023, renter-occupied single-family homes in the HMA accounted for an estimated 46 percent of the total number of occupied rental units, and renter-occupied apartments with five or more units per structure accounted for an estimated 40 percent (2023 ACS 1-year data). By comparison, renter-occupied single-family homes accounted for an estimated 47 percent of occupied rental units in 2010, and apartments accounted for 36 percent. In addition, an estimated 61 percent of occupied single-family rental homes in the HMA were built before 1980, compared with 36 percent of renter-occupied apartments with five or more units per structure.

Table 6. Rental Market Quick Facts in the Oklahoma City HMA

Rental Market Quick Facts		2020 (%)	Current (%)
	Rental Vacancy Rate	11.2	11.7
		2010 (%)	2023 (%)
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	47	46
	Multifamily (2–4 Units)	13	12
	Multifamily (5+ Units)	36	40
	Other (Including Mobile Homes)	4	2

Notes: The current date is June 1, 2024. Percentages may not add to 100 due to rounding.
Sources: 2020 vacancy rate—2020 Census; current vacancy rate—estimate by the analyst; occupied rental units by structure—2010 and 2023 American Community Survey 1-year data

Figure 12. Apartment Rents and Vacancy Rates in the Oklahoma City HMA



1Q = first quarter.
Source: CoStar Group

Current Apartment Conditions by Class and Geography

The average vacancy rate for class A apartments in the HMA as of the first quarter of 2024 was 7.1 percent, up from 6.8 percent a year earlier, and the average rent was \$1,350, up nearly 2 percent from a year earlier (CoStar Group). The average vacancy rate for class B and C apartments was 10.6 percent, up slightly from 10.5 percent a year earlier, and the average rent for class B and C units increased nearly 3 percent to \$950. The average apartment vacancy rate in Oklahoma County was 11.4 percent, compared with 8.1 and 5.4 percent in Cleveland and Canadian Counties, respectively. The average rate in the remaining four counties was 5.6 percent. Among the three most populous counties, the average apartment rent was greatest in Canadian County at \$1,103, compared with \$997 in Cleveland County and \$991 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 and representing the highest rent level among all CoStar Group market areas in the HMA. The average apartment vacancy rates at properties within 2 miles of OU, the largest university in the HMA, and the University of Central Oklahoma (UCO), which is in the city of Edmond and is the second largest university, were 8.8 and 5.2 percent, respectively. The average apartment rents near OU and UCO were \$864 and \$1,039, up 3 and 4 percent from a year earlier, respectively. The average apartment vacancy rate at properties within 2 miles of Tinker AFB was 8.3 percent, and the average rent for an apartment in that area increased 3 percent to \$957.

Apartment Vacancy and Rent Growth Trends

Apartment market conditions in the HMA ranged from slightly soft to balanced during the early 2010s. As of the first quarter of 2010, the average apartment vacancy rate was 9.0 percent. That rate declined to 7.7 percent by the first

quarter of 2013, partly because of a growing local economy, which drew residents to the HMA and subsequently increased demand. An increased preference to rent among residents from the first quarters of 2010 to 2013 also contributed to the decrease in the average apartment vacancy rate. The average apartment vacancy rate increased to 8.4 percent as of the first quarters of 2014 and 2015, partly because of the completion of more than 3,600 apartment units, which were added to the existing apartment supply. From the first quarters of 2016 through 2020, apartment market conditions transitioned to soft, and the apartment vacancy rates were relatively high, ranging from 9.7 percent as of the first quarter of 2016 to 11.6 percent as of the first quarter of 2017. The local economic downturn during 2016 and an average of 1,725 new apartment units completed annually and added to the existing apartment supply from 2015 through 2019 contributed to soft apartment market conditions from the first quarters of 2016 through 2020. Strong net in-migration and an increase in new renter household formation contributed to the average apartment vacancy rate declining from the first quarters of 2021 through 2022 to reach 7.3 percent. Apartment rent growth in the HMA was generally steady, although moderate, during the 2010s, with the average apartment rent increasing an average of 2 percent annually to \$833 by the first quarter of 2020, compared with \$687 in the first quarter of 2010. Increased rental demand contributed to year-over-year apartment rent growth rising to 4 percent as of the first quarter of 2021 before surging to 8 percent as of the first quarter of 2022.

Rental Construction Activity

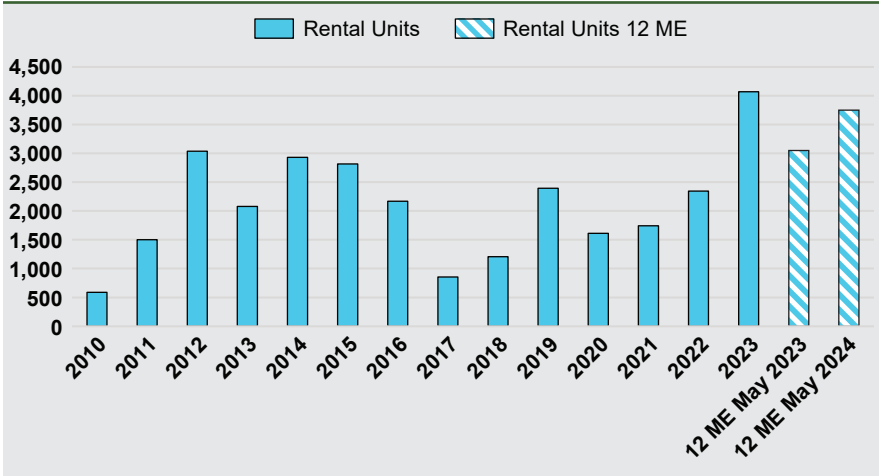
Rental construction activity in the HMA, as measured by the number of rental units permitted, was relatively low during 2010, when rental permitting totaled only 590 units (Figure 13). The local economic downturn contributed to slow rental construction activity during 2010. From 2011 through 2016, rental construction activity fluctuated but increased overall, averaging 2,425 units permitted annually as builders responded to declines in the average apartment vacancy rate during the earlier years of the period. The local

economic downturn during 2016 and a significant increase in the average apartment vacancy rate by the first quarter of 2017 contributed to a decrease in rental construction activity during 2017, when only 850 units were permitted. During 2018 and 2019, rental construction activity increased an average of 68 percent annually to reach 2,400 units permitted, despite relatively high average apartment vacancy rates as builders responded to job growth. Rental construction slowed during 2020 to 1,600 units permitted, mostly because of the COVID-19 pandemic. Strong rent growth and declining apartment vacancy rates contributed to rental construction activity increasing an average of 21 percent annually during 2021 and 2022 to reach 2,350 units permitted.

New Rental Construction Activity

Rental construction activity in the HMA has been strong the past 2 years despite soft apartment market conditions. During the 12 months ending May 2024, rental construction activity increased 23 percent to an estimated 3,750 units permitted, compared with a 53-percent increase a year earlier (preliminary data, with adjustments by the analyst). An estimated 5,525 rental units are currently under construction. Construction is under way 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-, two-, and three-bedroom units. 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 rents expected to start at \$1,239 per month for one-bedroom units and \$1,365 per month for two-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.

Figure 13. Annual Rental Permitting Activity in the Oklahoma City HMA



12 ME = 12 months ending.
Note: Includes apartments and units intended for rental occupancy.
Sources: U.S. Census Bureau, Building Permits Survey; 2010–23—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

Forecast

During the 3-year forecast period, demand is estimated for 4,475 new rental units in the HMA (Table 7). Demand is expected to decrease slightly in the second and third years of the forecast period because of slightly moderating job growth and net in-migration. The 5,525 units under construction are expected to satisfy all of that demand. To prevent prolonged soft market conditions, no additional units should be constructed during the forecast period.

Table 7. Demand for New Rental Units in the Oklahoma City HMA During the Forecast Period

Rental Units	
Demand	4,475 Units
Under Construction	5,525 Units

Note: The forecast period is June 1, 2024, to June 1, 2027.
Source: 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 it reaches a 90-percent or above occupancy rate 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.
Demand	The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.
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.
Forecast Period	6/1/2024–6/1/2027—Estimates by the analyst.
Home Sales/ Home Sales Prices	Includes single-family home, townhome, and condominium sales.
Net Natural Increase	Resident births are greater than resident deaths.
Rental Market/ Rental Vacancy Rate	Includes apartments and other rental units such as single-family, multifamily, and mobile homes.

Seriously Delinquent Mortgages	Mortgages 90 or more days delinquent or in foreclosure.
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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.
2.	Urbanized areas are defined using the U.S. Census Bureau 2020 Census Urban and Rural Classification and the Urban Area Criteria.

C. Additional Notes

1.	This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.
2.	The factual framework for this analysis follows the guidelines and methods developed by the Economic and Market Analysis Division within HUD. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

D. Photo/Map Credits

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