Analysis of the

TULSA, OKLAHOMA HOUSING MARKET

as of July 1, 1969

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

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FHA Housing Market Analysis
Tulsa, Oklahoma, as of July 1, 1969

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - TULSA, OKLAHOMA
AS OF JULY 1, 1969[1/]

The Tulsa, Oklahoma, Housing Market Area (HMA) is coterminous with the Tulsa Standard Metropolitan Statistical Area (SMSA), which includes Tulsa, Creek, and Osage Counties. Recent growth in employment, population, and residential construction has been concentrated in the city of Tulsa. As of July 1, 1969, the population of the HMA totaled approximately 514,000 persons, including 333,000 residing in the city of Tulsa.

The economy of the Tulsa HMA is well diversified. Principal sources of employment include petroleum production and oil industry administration; aircraft manufacture and modification; space, missile, and electronics research and production; aircraft maintenance and overhaul; regional trade and service functions; government operations; and education facilities. Nonagricultural employment expanded significantly during the May 1, 1967 to July 1, 1969 period, although much less rapidly than during 1965 and 1966. Growth during the past two years was attributable largely to expansion in services, trade, government, aircraft maintenance, and aircraft and space manufacturing.

Paralleling the growth in the economy, residential building activity continued at a high level during the May 1, 1967 to July 1, 1969 period. The market for new sales housing units remained strong in spite of the tight money market, increasing interest rates, and rising construction costs. The completion of a large volume of privately-financed multifamily rental units during the past two years, including 800 units that opened for occupancy during June 1969, has perpetuated the persistently high rental vacancy rate.

1/ Data in this analysis are supplementary to a previous FHA analysis of the area as of May 1, 1967.

Considering current and prospective market factors, as of July 1, 1969 there was a relatively high rate of both sales and rental housing units under construction. Continuation of the recent rate of economic growth and household formation during the next two years will aid in the absorption of the units under construction and existing rental vacancies. However, the restoration and maintenance of a reasonable balance between supply and demand in the rental market will depend upon a rate of multifamily construction significantly below that of the recent past and more closely geared to market conditions.

Anticipated Housing Demand

Projected expansion in the Tulsa economy during the next two years indicates a need to provide housing for an average of 5,000 new households annually. During the same period it will be necessary to replace approximately 650 housing units a year expected to be removed from the inventory through urban renewal, highway construction, code enforcement and other causes. Allowing for the absorption of some of the vacant rental units and taking into consideration the large number of single-family and multifamily housing units under construction, it is calculated that there will be a demand for an average of 4,500 new nonsubsidized housing units a year in the Tulsa HMA during the period from July 1, 1969 to July 1, 1971. It is judged that the nonsubsidized housing units would be most readily absorbed if annual construction included 3,000 single-family houses and 1,500 multifamily housing units (see table I for price and rent distributions).

The projected demand for single-family housing units closely approximates the average absorptive capacity demonstrated by the Tulsa sales market during the May 1, 1967 to July 1, 1969 period. Despite the maintenance of a high rate of economic growth anticipated in the HMA during the next two years, the persistent high rental vacancy rate and the large number of multifamily housing units now under construction suggest the need for a substantial reduction in multifamily construction volume during the forecast period. The present demand estimates are not intended to be predictions of short-term construction volume, but rather suggestive levels of construction designed to provide stability in the housing market over the long term.

Based on recent construction trends and marketing experience, it is judged that the annual demand for 3,000 single-family housing units would be best absorbed if about 1,700 units were built in the city of Tulsa and about 1,300 units in the remainder of the HMA. During the next two years, the demand within the city of Tulsa will continue to be concentrated in the south and southeast portions of the city. Of the total demand for 1,300 units a year in the remainder of the HMA, it is estimated that there will be a demand for a maximum of about 200 units a year in Broken Arrow, 100 in Owasso, and about 75 each in Sapulpa, Sand Springs, Bristow, Collinsville, and Drumright; about 625 units a year could be absorbed in the smaller communities and unincorporated portion of the HMA. Nearly all of the demand for additional multifamily housing units during the next two years will occur in the city of Tulsa, although several small projects totaling 20 to 25 units each might be marketed successfully in the smaller communities in the HMA.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low or moderate income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using Federal or State support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The potentials[1/] discussed in the following paragraphs reflect estimates adjusted for housing provided or under construction under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on July 1, 1969 income limits, and on available market experience.[2/] The occupancy potentials by size of units required are shown in table II.

1/ The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

2/ Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

Section 221(d)(3) BMIR. If federal funds are available, an average of about 425 additional units of Section 221(d)(3) BMIR housing a year (excluding 348 units under construction) probably could be absorbed during the next two years.1/ The occupancy potential would be achieved best if about 78 percent of the units were in Tulsa County, 12 percent in Creek County, and 10 percent in Osage County. Approximately 95 percent of all families eligible under this program also are eligible under the Section 236 program. As of March 15, 1969, the 460 units of Section 221(d)(3) BMIR completed in the Tulsa HMA reported an occupancy rate of 98 percent, notwithstanding the fact that 212 of the units had been on the market for only five months. The 348-unit Section 221(d)(3) BMIR project currently under construction was about 90 percent complete as of June 1, 1969 and it is anticipated that the units will be opened for occupancy during July 1969.

Rent-Supplement. Under the rent-supplement program there is an average annual occupancy potential for approximately 125 units for families and 175 units for elderly couples and individuals, excluding 396 rent-supplement units for families and 350 units of public low-rent housing for the elderly under construction. As of July 1, 1969, no rent-supplement units had been completed in the Tulsa HMA. The occupancy potential would be achieved best if about 71 percent of the units were in Tulsa County, 16 percent in Creek County, and 12 percent in Osage County. As of June 1, 1969, construction of one project consisting of 196 units was about 85 percent completed, and the construction of the second project containing 200 units was about 10 percent completed.

Section 235, Sales Housing. Sales housing could be provided for low- to moderate-income families under Section 235. With exception income limits, there is an occupancy potential for about 500 homes a year during each of the next two years. Under regular income limits the potential would be only about 65 percent of that number. All of the families eligible for Section 235 housing also are eligible under the Section 236 program and about 75 percent are eligible for Section 221(d)(3) BMIR housing. As of July 1, 1969, approximately 35 homes (mostly existing units) had been insured under the Section 235 program in the Tulsa HMA and interest in the program appeared to be increasing. With supplemental allocations available at that time, insurance was available for about 90 additional units. About 78 percent of the occupancy potential is attributable to eligible families in Tulsa County, 12 percent to families in Creek County, and 10 percent to families in Osage County.

1/ At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

Section 236, Rental Housing. Under Section 236, the annual occupancy potential under exception income limits is estimated at 500 units for families and 250 units for elderly couples and individuals. Under regular income limits, the potential would be only 70 percent of that number. About 75 percent of the families and individuals eligible under this program also are eligible under Section 221(d)(3) BMIR and about 25 percent (mostly elderly) are eligible for public housing or rent-supplement accommodations. Generally, families eligible under this program also are eligible under Section 235. Housing provided under Section 236 in the Tulsa HMA would be most readily absorbed if 78 percent of the units were located in Tulsa County, 12 percent in Creek County, and 10 percent in Osage County.

The Sales Market

Reflecting the growth in the Tulsa economy, the market for sales housing remained strong throughout the May 1, 1967 to July 1, 1969 period in spite of the tight money market, increasing interest rates, and rising construction costs. An average of 3,050 new single-family homes were absorbed annually during this period and the number of single-family houses vacant and available for sale was reduced by 100 units. The homeowner vacancy rate declined from 1.4 percent to 1.2 percent. New single-family construction starts totaled 1,460 units during the first five months of 1969 and 3,300 units were started during 1968, compared with 2,925 starts in 1967, about 3,050 in 1966, and 3,850 in 1965, which was the peak year for the 1960-1968 period.

Based on the January 1969 unsold inventory survey conducted by the Tulsa Insuring Office, about 60 percent of the new single-family houses completed during 1968 were sold before construction started. Although 58 percent of the 703 speculatively built homes covered by the survey remained unsold at the end of the year, only 4 percent of the speculative starts had been on the market more than three months (29 units) and no unsold units had been on the market over 12 months. A January 1968 survey covering homes completed during 1967 indicated only 33 percent of the speculative units remaining unsold, but 7 percent had been on the market more than three months (79 units) and there were 36 unsold units that had been available more than 12 months.

As revealed by the January 1969 FHA survey, approximately 61 percent of the new single-family houses sold during 1968 were priced at less than $20,000, about 14 percent were in the $20,000 to $24,999 price range, over 11 percent were priced at $25,000 to $29,999, and about 14 percent were in the $30,000 and above price range. Real estate operators in the Tulsa area report that the market for existing sales houses has remained strong, but that growth has been curtailed somewhat by the tight money market and higher interest rates. As an indication of the overall trend in the sales market, mortgages recorded in Tulsa County totaled 13,614 in 1968 reflecting only a nominal increase over the 12,917 recorded during 1967.

The Rental Market

The rental market in the Tulsa area reflected continued overbuilding during the May 1, 1967 to July 1, 1969 period, particularly during 1968 and 1969. The net addition to the rental housing inventory averaged about 2,225 units annually, but an average of only 2,025 rental units were absorbed annually during the period, including about 225 single-family houses which were added to the occupied rental inventory each year. The number of housing units vacant and available for rent increased from 5,600 to 6,000 and the rental vacancy rate as of July 1, 1969 remained at a relatively high level of 9.7 percent, showing only nominal improvement from the May 1, 1967 level of 9.9 percent, despite a substantial increase in new households. The rental vacancies as of July 1, 1969 were concentrated in high-rise type apartment projects and in garden-type apartment projects that had been on the market for six months or less and were concentrated in units in the higher rental ranges.

New multifamily housing starts, including duplexes, totaled 1,100 units during the first five months of 1969 and 3,175 units were started in 1968, compared with only 2,100 multifamily starts during 1967. As a result of the increase in construction starts during the past year, there were approximately 2,200 privately-financed nonassisted multifamily rental housing units under construction in the HMA as of July 1, 1969, an excessive number, considering prospective demand.

Reflecting the increase in multifamily rental construction during 1968 and 1969, market absorption data collected by the Tulsa Insuring Office indicate a slow rate of absorption for units placed on the market within the past 12 months. As of July 1, 1969, an average occupancy level of less than 4 percent was reported for three garden-type rental projects totaling 759 units that had been on the market for a period of up to one month. Six garden-type projects with a total of 234 units that had been on the market for one to six months reported an occupancy rate of 40 percent. An average occupancy level of about 85 percent was indicated for 799 units in 15 garden-type projects that had been opened for occupancy for seven to twelve months. The overall occupancy rate for the 1,792 units placed on the market within the twelve-month period was less than 47 percent. A group of 3,831 rental units in 60 garden-type projects that had been on the market for a period of 13 to 66 months reported an occupancy level of approximately 94 percent. The absorption data indicated an occupancy level of about 67 percent in three high-rise projects totaling 620 units that had been on the market for a period of 14 to 42 months. One of the high-rise apartment projects was designed specifically for elderly persons. The absorption experience of this project was comparable with that of the other high-rise projects.

As revealed by the FHA market absorption survey, approximately 68 percent of the new garden-type apartment units placed on the market within the past 12 months were one-bedroom units and about 30 percent were two-bedroom units; only 21 efficiency units and 14 three-bedroom units were included in the units surveyed. The newly-marketed one-bedroom units were concentrated in a gross monthly rental range of \$120 to \$159 a month. The two-bedroom units were distributed over a much wider rental range, from \$160 a month up to \$250 a month. In contrast to the relatively slow rate of absorption generally, one-bedroom rental units renting for \$120 to \$139 a month and two-bedroom units renting for \$160 to \$179 a month had occupancy levels of 82 percent and 79 percent, respectively; and the few units marketed at gross monthly rents slightly below these ranges were fully occupied.

Economic, Demographic, and Housing Factors

The preceding estimates of housing demand are premised on the trends in employment, income, population, and housing market factors discussed below.

Employment. During the year ending March 31, 1969, nonagricultural employment in the Tulsa HMA averaged 196,500 workers, including 174,200 wage and salary workers and 22,300 self-employed persons, domestics, and unpaid family workers. This reflected an increase of 5,700 in nonagricultural employment over the average for the preceding one-year period. During 1968, nonagricultural employment increased by 6,600 workers and during 1967 the growth was about 6,100. These recent gains follow unusually large increases, averaging 8,500 annually during 1966 and 1965, partially generated by growth in space and defense related activities.

During the year ending July 1, 1969, employment in the space industry in the Tulsa area declined by about 1,000 workers as part of the work related to the Apollo moon program was completed. Although about half of the work force of two major employers in the HMA is employed in space and defense work, these activities do not dominate the economy of the area. Data compiled by the Tulsa Chamber of Commerce indicate that there were 36 firms in the HMA with 500 or more employees as of the end of 1968, including 10 with 1,000 or more workers; six of these were engaged extensively in space and defense production. Eight of the 36 largest firms were oil companies. Growth during the past two years was attributable largely to expansion in services, trade, government, aircraft maintenance, and aircraft and space manufacturing (see table III).

Considering the prospective impact of national and regional economic trends on the economy of the HMA, the outlook for expansion of existing industries and the prospects for attracting new firms, it is estimated that nonagricultural employment in the Tulsa HMA will increase by an average of 6,000 persons a year during the July 1, 1969 to July 1, 1971 forecast period. An airline company has announced an anticipated substantial increase in its Tulsa work force by early 1971. Employment in aircraft and space industries should continue at a high level with any loss of space or defense related work compensated by increases in the work load on commercial airliner components.

Navigation on the 450-mile long Arkansas-Verdigris River Navigation System is scheduled to be opened to the Port of Catoosa, six miles east of Tulsa by mid-1970. Opening of this barge channel will provide low-cost water transportation between Tulsa and such major industrial areas as Chicago, Cleveland, Pittsburgh, St. Louis, and New Orleans. The City of Tulsa-Rogers County Port Authority anticipates the creation of 450 to 500 jobs directly related to terminal operations at the Port of Catoosa during the next two years. Three new industrial parks are being developed close to the port and it is estimated that a substantial number of additional jobs will be created by the opening of these facilities during the next two years. The full impact of the Arkansas River project, however, will be spread over a relatively long period of time.

Expansion of administrative facilities by several major oil companies is expected to provide about 350 additional jobs in the Tulsa HMA during the July 1969 to July 1971 period, and two small manufacturing firms and two service firms have announced plans that would create an aggregate of about 200 additional jobs. Expansion of hospital and medical facilities will create about 200 new jobs during the next two years. Construction of commercial and residential projects presently planned and the continuation of highway construction programs indicate a rise in construction employment; jobs in trade, services, and government should continue to grow at least moderately.

Income. As of July 1, 1969, the estimated median annual income of all families in the Tulsa HMA was $7,825, after deduction of federal income taxes. The median after-tax income of renter households of two or more persons was $5,850 a year. By July 1971, the medians are expected to increase to $8,200 and $6,175, respectively. Detailed distributions of families and renter households by annual after-tax incomes are presented in table IV.

Population and Households. As of July 1, 1969, the population of the Tulsa HMA was approximately 514,000, reflecting an increase of 27,300 persons, an average gain of 12,600 persons annually since May 1, 1967, when the revised estimated population of the HMA was about 486,700 persons. As of July 1, 1969, the population of the city of Tulsa was about 333,000, equal to about 65 percent of the HMA total population. Based on anticipated expansion of employment opportunities, it is estimated that the population of the HMA will increase by an average of 12,500 persons annually over the next two years, reaching a level of 539,000 by July 1, 1971.

The number of households in the HMA as of July 1, 1969 totaled 169,500, indicating an average annual gain of 5,675 since May 1, 1967. The number of households in the city of Tulsa approximated 110,750 as of July 1, 1969. The number of households in the HMA is expected to increase by 5,000 a year during the forecast period, reaching a total of 179,500 by July 1, 1971.

Population and Household Trends

	Population		Households	
Date	HMA total	City of Tulsa	HMA total	City of Tulsa
April 1, 1960	418,974	261,685	133,544	85,993
May 1, 1967	486,700[a/]	314,800[a/]	157,200[a/]	103,350[a/]
July 1, 1969	514,000	333,000	169,500	110,750
July 1, 1971	539,000	352,000	179,500	117,750

a/ Revised.

Sources: 1960 Censuses of Population and Housing and estimates by Housing Market Analysts.

Housing Inventory and Residential Construction Trends. As of July 1, 1969, there were approximately 182,200 housing units in the Tulsa HMA, reflecting a net increase of about 12,400 units over the revised May 1, 1967 estimate of 169,800 (see table V). This increase in the housing inventory resulted from the construction of approximately 11,875 new housing units, the addition of about 1,275 trailers, and the loss of about 750 units through demolition and other causes. About 60 percent of the net addition to the HMA housing inventory was within the city of Tulsa. During the May 1, 1967 to July 1, 1969 period about 55 percent of all single-family construction and 95 percent of all multifamily construction in the HMA was in the city of Tulsa. The year-to-year trend in private residential construction is shown in table VI.

Vacancy. Based on a postal vacancy survey conducted on May 23, 1969, on market absorption data collected by the Tulsa Insuring Office, and data from other local sources, it is estimated that as of July 1, 1969 there were 1,400 vacant housing units available for sale and 6,000 vacant units available for rent in the Tulsa HMA, reflecting a homeowner vacancy rate of 1.2 percent and a rental vacancy rate of 9.7 percent (see table V). It is estimated that about 50 of the vacant sales units and 1,200 of the vacant rental units lacked one or more plumbing facilities; these units were excluded from the inventory of available vacancies in calculating the estimates of housing demand presented earlier. It should be noted, however, that, in many cases, such housing units may be easily rehabilitated and added to the supply of readily marketable housing units.

Public Housing. As of June 1, 1969, a total of 562 low-rent public housing units completed under the turn-key construction program were under management in the city of Tulsa and 450 low-rent units were being provided through the leased housing program. A total of 698 additional turn-key units were under construction, including 350 units in two projects designed specifically for elderly persons. The Housing Authority also was in the process of obtaining 100 low-rent units through rehabilitation. All of the units under construction were expected to be ready for occupancy by February 1970. An additional 1,380 units were in the early planning stages for development over a three-year period.

As of June 1, 1969 the Housing Authority reported a waiting list of approximately 3,200 qualified applicants, including about 650 elderly applicants.

Additional low-rent public housing units in the Tulsa HMA included 58 units under management in Drumright, of which 44 were designed for the elderly, and 75 units under construction in Bristow, of which 50 were designed for elderly occupants. The units in Bristow were expected to be ready for occupancy by September 1969.

Table I

Estimated Annual Demand for New Nonassisted Housing
Tulsa, Oklahoma, HMA
July 1, 1969 to July 1, 1971

A. Single-family

Sales price	Number of units	Percent of total
Under $15,000	600	20.0
$15,000 - 17,499	600	20.0
17,500 - 19,999	400	13.3
20,000 - 22,499	300	10.0
22,500 - 24,999	275	9.2
25,000 - 29,999	350	11.7
30,000 - 34,999	250	8.4
35,000 and over	225	7.4
Total	3,000	100.0

B. Multifamily

Gross monthly rent[a]	Efficiency	One bedroom	Two bedrooms	Three or more bedrooms
$115 - 134	45	-	-	-
135 - 159	30	375	-	-
160 - 184	-	150	350	-
185 - 209	-	75	175	50
210 - 234	-	-	125	40
235 - 259	-	-	50	25
260 and over	-	-	-	10
Total	75	600	700	125

a/ Gross rent is shelter rent plus the cost of utilities.

Table IV

Estimated Percentage Distribution
of All Families and Renter Households by Annual Income
After Deduction of Federal Income Tax
Tulsa, Oklahoma, HMA, 1969 and 1971

Income	All families 1969	All families 1971	Renter households[a] 1969	Renter households[a] 1971
Under $ 2,000	6	6	11	10
$ 2,000 - 2,999	5	5	7	7
3,000 - 3,999	6	5	10	9
4,000 - 4,999	7	6	11	10
5,000 - 5,999	9	8	12	12
6,000 - 6,999	9	9	11	10
7,000 - 7,999	9	9	9	10
8,000 - 8,999	9	8	8	8
9,000 - 9,999	8	8	6	6
10,000 - 12,499	14	15	8	9
12,500 - 14,999	8	9	4	5
15,000 - 19,999	5	6	2	2
20,000 and over	5	6	1	2
Total	100	100	100	100
Median	$7,825	$8,200	$5,850	$6,175

a/ Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table V

Housing Inventory, Tenure, and Vacancy Trends
Tulsa, Oklahoma, HMA
April 1, 1960-July 1, 1969

	April 1, 1960	May 1, 1967	July 1, 1969
Total housing inventory	145,862	169,800[a]	182,200
Total occupied units	133,544	157,200[a]	169,500
Owner-occupied	90,019	106,000[a]	113,900
Percent	67.4%	67.4%	67.2%
Renter-occupied	43,525	51,200	55,600
Percent	32.6%	32.6%	32.8%
Total vacant units	12,318	12,600	12,700
Available vacant	7,675	7,100	7,400
For sale	1,904	1,500	1,400
Homeowner vacancy rate	2.1%	1.4%	1.2%
For rent	5,771	5,600	6,000
Rental vacancy rate	11.7%	9.9%	9.7%
Other vacant[b]	4,643	5,500	5,300

a/ Revised.
b/ Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners and other reasons.

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.

Table VI

Private Residential Construction Trends
Tulsa, Oklahoma, HMA, 1960-1969[a]

Year	City of Tulsa: Single-family	City of Tulsa: Two-family	City of Tulsa: Three-family or more	City of Tulsa: Total	Remainder of HMA: Single-family	Remainder of HMA: Two-family	Remainder of HMA: Three-family or more	Remainder of HMA: Total	HMA total
1960	562	16	317	895	1,968	2	-	1,970	2,865
1961	344	25	188	557	1,683	-	-	1,683	2,240
1962	322	22	657	1,001	2,104	-	-	2,104	3,105
1963	542	68	1,342	1,952	1,952	4	17	1,973	3,925
1964	337	54	1,165	1,556	2,640	14	60	2,714	4,270
1965	508	136	1,730[b]	2,374[b]	3,347	2	67	3,416	5,790[b]
1966	917	218	1,388	2,523	2,145	14	18	2,177	4,700
1967	1,947	140	1,881	3,968	970	18	69	1,057	5,025
1968	1,735	202	2,892[c]	4,829[c]	1,568	2[c]	81[c]	1,651[c]	6,480[c]
First five months									
1968	819	36	572[d]	1,427[d]	630	-	43	673	2,100[d]
1969	690	80	1,006[e]	1,776[e]	768	6	-	774	2,550[e]

a/ Construction in the city of Tulsa is based on units authorized by building permits. Trend in the remainder of the HMA is based on units authorized by building permits in Broken Arrow, Sand Springs, Sapulpa, and eight smaller communities, and on estimates of single-family construction in non-permit-issuing portions of the HMA derived from data provided by the Public Service Company of Oklahoma. All multifamily construction was in areas covered by building permits. Part of the increase in construction in the city of Tulsa and some of the decline in the remainder of the HMA beginning in 1966 reflects the annexation of 116 square miles of land by the city of Tulsa.

b/ Excludes 41 units of college student housing in the city of Tulsa.

c/ Excludes 720 low-rent public housing units (turn-key) in the city of Tulsa, 58 low-rent public housing units in Drumright, and 75 units in Bristow.

d/ Excludes 610 low-rent public housing units (turn-key) in the city of Tulsa, and 58 low-rent public housing units in Drumright.

e/ Excludes 390 low-rent public housing units (turn-key) in the city of Tulsa.

Sources: U.S. Bureau of the Census, Construction Reports, C-40, local building permit offices; and estimates of Housing Market Analyst based on data provided by the Public Service Company of Oklahoma.