

Table 1. Labor Force and Employment in the Tulsa HMA, 2000 Through December 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													December 2011	December 2012
Labor force	440.3	443.3	445.8	442.7	438.1	443.4	444.7	440.8	440.1	441.0	441.7	437.2	437.1	443.6
Resident employment	427.4	428.3	423.5	415.7	415.8	423.9	426.9	423.3	423.7	409.5	407.6	407.1	406.9	418.2
Unemployment	12.9	15.0	22.2	27.0	22.3	19.4	17.8	17.5	16.4	31.5	34.2	30.1	30.2	25.4
Unemployment rate (%)	2.9	3.4	5.0	6.1	5.1	4.4	4.0	4.0	3.7	7.1	7.7	6.9	6.9	5.7
Total nonfarm payroll jobs	407.7	409.9	402.6	390.8	393.0	406.4	419.3	427.6	433.1	413.0	405.9	407.4	407.1	417.0
Goods-producing sectors	80.4	80.3	75.5	71.4	70.1	71.9	77.1	80.3	83.3	74.0	70.2	73.4	73.1	79.3
Mining, logging, & construction	24.8	25.1	24.7	23.9	23.7	25.0	27.7	28.5	30.1	27.4	26.7	27.5	27.4	29.0
Manufacturing	55.7	55.1	50.8	47.5	46.4	46.8	49.4	51.8	53.1	46.5	43.6	45.9	45.7	50.3
Service-providing sectors	327.4	329.6	327.1	319.5	322.9	334.5	342.2	347.3	349.9	339.0	335.7	334.0	334.1	337.8
Trade	66.7	65.0	64.0	61.9	60.5	60.8	62.2	63.0	63.0	61.3	60.4	59.8	59.9	59.7
Wholesale trade	17.6	17.7	17.6	16.8	16.3	17.2	17.6	18.1	17.4	15.9	15.2	15.2	0.0	0.0
Retail trade	49.1	47.3	46.4	45.1	44.2	43.6	44.6	44.9	45.6	45.4	45.2	44.6	0.0	0.0
Transportation & utilities	22.7	22.3	21.3	20.8	20.0	20.1	21.2	22.0	22.6	22.1	20.5	20.5	20.5	21.1
Information	15.0	15.2	14.4	12.2	11.2	10.7	10.1	10.0	9.8	8.9	8.5	8.2	8.2	7.8
Financial activities	25.0	25.2	24.8	24.5	24.7	25.1	25.4	25.0	24.6	23.8	22.9	22.2	22.3	22.0
Professional & business services	53.7	55.5	51.6	49.2	53.5	59.6	61.2	62.3	63.3	55.2	55.1	54.7	54.6	56.0
Education & health services	47.8	48.8	51.5	52.4	52.7	53.9	55.7	57.7	57.7	58.3	59.8	61.0	60.9	62.2
Leisure & hospitality	34.2	34.2	34.2	33.6	34.2	35.3	36.4	36.7	36.8	36.8	36.3	36.6	36.5	37.3
Other services	14.5	15.4	16.3	16.7	16.9	17.1	17.4	18.3	18.2	17.3	16.9	16.6	16.6	16.5
Government	47.8	48.1	49.0	48.3	49.3	51.8	52.5	52.4	53.9	55.4	55.5	54.5	54.6	55.3
Federal	5.1	5.0	5.0	5.0	4.8	4.8	4.7	4.7	4.7	4.7	5.1	4.7	4.7	4.7
State	6.9	6.8	7.1	7.0	7.1	7.3	7.2	7.0	7.5	8.1	8.4	7.9	8.0	8.0
Local	35.8	36.3	36.9	36.3	37.4	39.8	40.6	40.7	41.7	42.6	41.9	41.9	41.9	42.6

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Tulsa HMA, 2000 to January 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tulsa HMA	859,532	937,478	959,600	985,300	7,800	0.9	8,050	0.9	8,575	0.9
Households										
Tulsa HMA	337,215	367,091	375,700	385,400	3,000	0.9	3,125	0.8	3,225	0.9

Notes: Current date: January 1, 2013. Forecast date: January 1, 2016. Rates of change are calculated on a compound basis.

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

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

	Tulsa HMA		
	2000	2010	Current
Total housing inventory	366,195	409,820	417,200
Occupied units	337,215	367,091	375,700
Owners	227,392	245,181	247,600
%	67.4	66.8	65.9
Renters	109,823	121,910	128,200
%	32.6	33.2	34.1
Vacant units	28,980	42,729	41,450
Available units	14,856	20,929	19,450
For sale	4,048	5,831	5,825
Rate (%)	1.7	2.3	2.3
For rent	10,808	15,098	13,600
Rate (%)	9.0	11.0	9.6
Other vacant	14,124	21,800	22,000

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2013.

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

Table 4. Residential Building Permit Activity in the Tulsa HMA, 2000 Through December 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													December 2011	December 2012
Tulsa HMA														
Total	3,775	4,189	4,648	4,455	4,686	5,708	5,181	5,210	4,103	3,340	2,616	3,565	3,565	3,679
Single-family	3,500	3,719	3,935	4,117	4,432	5,058	4,830	4,449	2,868	2,680	2,269	2,033	2,033	2,837
Multifamily	275	470	713	338	254	650	351	761	1,235	660	347	1,532	1,532	842

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Tulsa HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	43,700	57,600	59,600	2.8	1.7
Median household income	38,261	46,412	46,093	2.0	- 0.3

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data