



Oklahoma Housing Finance Agency  
 100 NW 63rd St., Ste. 200 • Oklahoma City, OK 73116  
 800.256.1489 • www.ohfa.org

# Housing Affordability in Oklahoma

Hourly Wages by Occupational Grouping\*\*\*

County	Home Prices*	Hourly Wage Needed to Buy	2 Bd. Apt. Monthly Rent**	Hourly Wage Needed to Rent	Community and Social Services Occupations	Food Preparation and Serving-related Occupations	Healthcare Support Occupations	Protective Services Occupations	Education, Training, and Library Occupations	Building and Grounds Cleaning and Maintenance Occupations	Personal Care and Service Occupations	Office and Administrative Support Occupations	Farming, Fishing, and Forestry Occupations	Production Occupations
<b>1</b>														
Beaver	N/A	N/A	\$469	\$9.02	\$12.09	\$6.86	\$8.43	\$11.63	\$15.20	\$7.22	\$8.13	\$10.26	N/A	N/A
Cimarron	N/A	N/A	\$469	\$9.02	\$12.09	\$6.86	\$8.43	\$11.63	\$15.20	\$7.22	\$8.13	\$10.26	N/A	N/A
Texas	N/A	N/A	\$492	\$9.46	\$12.09	\$6.86	\$8.43	\$11.63	\$15.20	\$7.22	\$8.13	\$10.26	N/A	N/A
<b>2</b>														
Dewey	\$106,085	\$12.99	\$469	\$9.02	\$13.69	\$7.02	\$8.78	\$14.17	\$15.86	\$7.72	\$8.04	\$10.22	\$9.76	\$11.16
Ellis	N/A	N/A	\$469	\$9.02	\$13.69	\$7.02	\$8.78	\$14.17	\$15.86	\$7.72	\$8.04	\$10.22	\$9.76	\$11.16
Harper	N/A	N/A	\$469	\$9.02	\$13.69	\$7.02	\$8.78	\$14.17	\$15.86	\$7.72	\$8.04	\$10.22	\$9.76	\$11.16
Woods	\$104,482	\$12.79	\$469	\$9.02	\$13.69	\$7.02	\$8.78	\$14.17	\$15.86	\$7.72	\$8.04	\$10.22	\$9.76	\$11.16
Woodward	\$103,966	\$12.73	\$469	\$9.02	\$13.69	\$7.02	\$8.78	\$14.17	\$15.86	\$7.72	\$8.04	\$10.22	\$9.76	\$11.16
<b>3</b>														
Beckham	\$106,085	\$12.99	\$469	\$9.02	\$14.21	\$6.83	\$8.91	\$14.29	\$18.11	\$7.92	\$6.96	\$10.32	\$7.95	\$11.59
Custer	\$106,085	\$12.99	\$469	\$9.02	\$14.21	\$6.83	\$8.91	\$14.29	\$18.11	\$7.92	\$6.96	\$10.32	\$7.95	\$11.59
Roger Mills	\$106,085	\$12.99	\$469	\$9.02	\$14.21	\$6.83	\$8.91	\$14.29	\$18.11	\$7.92	\$6.96	\$10.32	\$7.95	\$11.59
Washita	\$106,085	\$12.99	\$469	\$9.02	\$14.21	\$6.83	\$8.91	\$14.29	\$18.11	\$7.92	\$6.96	\$10.32	\$7.95	\$11.59
<b>4</b>														
Greer	\$96,120	\$11.77	\$469	\$9.02	\$12.12	\$6.68	\$8.42	\$9.47	\$16.91	\$7.61	\$8.42	\$10.11	\$6.82	\$10.80
Harmon	\$96,120	\$11.77	\$469	\$9.02	\$12.12	\$6.68	\$8.42	\$9.47	\$16.91	\$7.61	\$8.42	\$10.11	\$6.82	\$10.80
Jackson	\$96,120	\$11.77	\$470	\$9.04	\$12.12	\$6.68	\$8.42	\$9.47	\$16.91	\$7.61	\$8.42	\$10.11	\$6.82	\$10.80
Kiowa	\$114,649	\$14.04	\$469	\$9.02	\$12.12	\$6.68	\$8.42	\$9.47	\$16.91	\$7.61	\$8.42	\$10.11	\$6.82	\$10.80
<b>5</b>														
Alfalfa	\$104,482	\$12.79	\$469	\$9.02	\$13.93	\$6.91	\$8.66	\$11.75	\$15.84	\$8.22	\$8.14	\$10.76	\$9.67	\$11.05
Blaine	\$106,085	\$12.99	\$469	\$9.02	\$13.93	\$6.91	\$8.66	\$11.75	\$15.84	\$8.22	\$8.14	\$10.76	\$9.67	\$11.05
Garfield	\$104,482	\$12.79	\$489	\$9.41	\$13.93	\$6.91	\$8.66	\$11.75	\$15.84	\$8.22	\$8.14	\$10.76	\$9.67	\$11.05
Grant	\$104,482	\$12.79	\$469	\$9.02	\$13.93	\$6.91	\$8.66	\$11.75	\$15.84	\$8.22	\$8.14	\$10.76	\$9.67	\$11.05
Kingfisher	\$104,482	\$12.79	\$469	\$9.02	\$13.93	\$6.91	\$8.66	\$11.75	\$15.84	\$8.22	\$8.14	\$10.76	\$9.67	\$11.05
Major	\$104,482	\$12.79	\$469	\$9.02	\$13.93	\$6.91	\$8.66	\$11.75	\$15.84	\$8.22	\$8.14	\$10.76	\$9.67	\$11.05
<b>6</b>														
Jefferson	\$103,562	\$12.68	\$486	\$9.35	\$8.61	\$6.71	\$8.49	\$12.60	\$16.64	\$8.80	\$7.31	\$10.40	\$7.76	\$13.05
Stephens	\$103,562	\$12.68	\$469	\$9.02	\$8.61	\$6.71	\$8.49	\$12.60	\$16.64	\$8.80	\$7.31	\$10.40	\$7.76	\$13.05
<b>7</b>														
Caddo	\$114,649	\$14.04	\$469	\$9.02	\$12.69	\$6.82	\$8.30	\$11.70	\$15.74	\$7.33	\$8.55	\$9.50	\$10.07	\$12.34
Grady	\$153,505	\$18.79	\$469	\$9.02	\$12.69	\$6.82	\$8.30	\$11.70	\$15.74	\$7.33	\$8.55	\$9.50	\$10.07	\$12.34
McClain	\$153,505	\$18.79	\$587	\$11.29	\$12.69	\$6.82	\$8.30	\$11.70	\$15.74	\$7.33	\$8.55	\$9.50	\$10.07	\$12.34

\* Home Prices are for year 2007 from the Oklahoma Association of REALTORS®

\*\* Apartment Rents are from Published HUD 2007 Fair Market Rents, for 2-bedroom units

\*\*\*Wage data compiled from the Oklahoma Employment and Security Commission

	can afford to buy or rent
	can afford to rent only
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<b>8</b>														
Comanche	\$114,649	\$14.04	\$516	\$9.92	\$14.38	\$6.78	\$8.52	\$11.81	\$17.02	\$8.37	\$7.62	\$10.99	\$9.33	\$8.81
Cotton	\$114,649	\$14.04	\$486	\$9.35	\$14.38	\$6.78	\$8.52	\$11.81	\$17.02	\$8.37	\$7.62	\$10.99	\$9.33	\$8.81
Tillman	\$114,649	\$14.04	\$486	\$9.35	\$14.38	\$6.78	\$8.52	\$11.81	\$17.02	\$8.37	\$7.62	\$10.99	\$9.33	\$8.81
<b>9</b>														
Kay	\$91,958	\$11.26	\$489	\$9.41	\$12.97	\$6.89	\$9.37	\$11.35	\$13.63	\$8.33	\$7.91	\$11.23	N/A	\$13.85
Noble	\$148,243	\$18.15	\$481	\$9.25	\$12.97	\$6.89	\$9.37	\$11.35	\$13.63	\$8.33	\$7.91	\$11.23	N/A	\$14.88
<b>10</b>														
Payne	\$136,413	\$16.70	\$587	\$11.29	\$17.12	\$6.74	\$8.88	\$15.05	\$16.00	\$8.21	\$7.61	\$11.35	\$8.53	\$12.02
<b>11</b>														
Canadian	\$150,297	\$18.40	\$587	\$11.29	\$15.69	\$7.01	\$9.96	\$17.48	\$15.70	\$8.99	\$7.69	\$12.64	\$10.00	\$12.21
Logan	\$234,344	\$28.69	\$587	\$11.29	\$15.69	\$7.01	\$9.96	\$17.48	\$15.70	\$8.99	\$7.69	\$12.64	\$10.00	\$12.21
Oklahoma	\$150,297	\$18.40	\$587	\$11.29	\$15.69	\$7.01	\$9.96	\$17.48	\$15.70	\$8.99	\$7.69	\$12.64	\$10.00	\$12.21
<b>12</b>														
Lincoln	\$97,296	\$11.91	\$469	\$9.02	\$15.80	\$7.00	\$9.64	\$15.80	\$16.01	\$8.40	\$7.96	\$11.25	\$14.52	\$12.07
Pottawatomie	\$99,577	\$12.19	\$517	\$9.94	\$15.80	\$7.00	\$9.64	\$15.80	\$16.01	\$8.40	\$7.96	\$11.25	\$14.52	\$12.07
Seminole	\$99,577	\$12.19	\$469	\$9.02	\$15.80	\$7.00	\$9.64	\$15.80	\$16.01	\$8.40	\$7.96	\$11.25	\$14.52	\$12.07
<b>13</b>														
Garvin	\$105,679	\$12.94	\$469	\$9.02	\$14.01	\$6.60	\$8.28	\$10.53	\$15.96	\$6.96	\$6.59	\$9.62	N/A	\$10.71
Pontotoc	\$105,679	\$12.94	\$469	\$9.02	\$14.01	\$6.60	\$8.28	\$10.53	\$15.96	\$6.96	\$6.59	\$9.62	N/A	\$10.71
<b>14</b>														
Carter	\$129,116	\$15.81	\$500	\$9.62	\$21.05	\$6.88	\$9.66	\$9.83	\$14.80	\$8.14	\$7.04	\$10.69	\$8.53	\$16.54
Love	\$129,116	\$15.81	\$469	\$9.02	\$21.05	\$6.88	\$9.66	\$9.83	\$14.80	\$8.14	\$7.04	\$10.69	\$8.53	\$16.54
Murray	\$129,116	\$15.81	\$469	\$9.02	\$21.05	\$6.88	\$9.66	\$9.83	\$14.80	\$8.14	\$7.04	\$10.69	\$8.53	\$16.54
<b>15</b>														
Atoka	\$114,756	\$14.05	\$469	\$9.02	\$16.04	\$6.70	\$8.54	N/A	\$16.17	\$7.61	N/A	\$9.64	N/A	\$11.07
Bryan	\$114,756	\$14.05	\$469	\$9.02	\$16.04	\$6.70	\$8.54	N/A	\$16.17	\$7.61	N/A	\$9.64	N/A	\$11.07
Coal	\$105,718	\$12.94	\$469	\$9.02	\$16.04	\$6.70	\$8.54	N/A	\$16.17	\$7.61	N/A	\$9.64	N/A	\$11.07
Johnston	\$114,756	\$14.05	\$469	\$9.02	\$16.04	\$6.70	\$8.54	N/A	\$16.17	\$7.61	N/A	\$9.64	N/A	\$11.07
Marshall	\$114,756	\$14.05	\$469	\$9.02	\$16.04	\$6.70	\$8.54	N/A	\$16.17	\$7.61	N/A	\$9.64	N/A	\$11.07
<b>16</b>														
Nowata	\$128,889	\$15.78	\$469	\$9.02	\$15.81	\$6.94	\$10.38	\$17.14	\$15.13	\$7.97	\$8.16	\$11.04	\$13.43	\$11.38
Washington	\$128,889	\$15.78	\$473	\$9.10	\$15.81	\$6.94	\$10.38	\$17.14	\$15.13	\$7.97	\$8.16	\$11.04	\$13.43	\$11.38

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<b>17</b>																
Creek	\$91,211	\$11.17	\$629	\$12.10	\$14.59	\$7.28	\$10.35	\$13.14	\$15.74	\$8.53	\$8.43	\$12.35	\$9.60	\$13.32		
Tulsa	\$137,664	\$16.85	\$629	\$12.10	\$14.59	\$7.28	\$10.35	\$13.14	\$15.74	\$8.53	\$8.43	\$12.35	\$9.60	\$13.32		
Osage	\$90,059	\$11.03	\$629	\$12.10	\$14.59	\$7.28	\$10.35	\$13.14	\$15.74	\$8.53	\$8.43	\$12.35	\$9.60	\$13.32		
Pawnee	\$148,243	\$18.15	\$474	\$9.12	\$14.59	\$7.28	\$10.35	\$13.14	\$15.74	\$8.53	\$8.43	\$12.35	\$9.60	\$13.32		
<b>18</b>																
Okmulgee	\$87,117	\$10.67	\$469	\$9.02	\$13.29	\$6.71	\$8.65	\$11.98	\$10.23	\$7.14	\$8.36	\$10.23	N/A	\$13.26		
<b>19</b>																
Latimer	\$101,608	\$12.44	\$469	\$9.02	\$11.48	\$6.96	\$8.68	\$13.52	\$16.49	\$7.99	\$7.18	\$10.75	N/A	\$12.26		
Pittsburg	\$101,608	\$12.44	\$492	\$9.46	\$11.48	\$6.96	\$8.68	\$13.52	\$16.49	\$7.99	\$7.18	\$10.75	N/A	\$12.26		
<b>20</b>																
Choctaw	\$114,756	\$14.05	\$469	\$9.02	\$11.68	\$6.69	\$8.61	\$11.04	\$16.09	\$8.00	\$7.64	\$10.04	\$11.43	\$11.01		
McCurtain	\$114,756	\$14.05	\$469	\$9.02	\$11.68	\$6.69	\$8.61	\$11.04	\$16.09	\$8.00	\$7.64	\$10.04	\$11.43	\$11.01		
Pushmataha	\$101,608	\$12.44	\$469	\$9.02	\$11.68	\$6.69	\$8.61	\$11.04	\$16.09	\$8.00	\$7.64	\$10.04	\$11.43	\$11.01		
<b>21</b>																
Craig	\$149,806	\$18.34	\$487	\$9.37	\$14.77	\$6.64	\$8.97	\$10.08	\$15.10	\$8.47	\$8.24	\$10.63	\$6.97	\$11.11		
Ottawa	\$149,806	\$18.34	\$469	\$9.02	\$14.77	\$6.64	\$8.97	\$10.08	\$15.10	\$8.47	\$8.24	\$10.63	\$6.97	\$11.11		
<b>22</b>																
McIntosh	\$101,608	\$12.44	\$470	\$9.04	\$15.35	\$6.89	\$9.39	\$16.30	\$16.02	\$8.21	\$7.20	\$10.66	\$8.89	\$10.52		
Muskogee	\$88,419	\$10.82	\$496	\$9.54	\$15.35	\$6.89	\$9.39	\$16.30	\$16.02	\$8.21	\$7.20	\$10.66	\$8.89	\$10.52		
Wagoner	\$114,750	\$14.05	\$629	\$12.10	\$15.35	\$6.89	\$9.39	\$16.30	\$16.02	\$8.21	\$7.20	\$10.66	\$8.89	\$10.52		
<b>23</b>																
Haskell	\$101,608	\$12.44	\$469	\$9.02	\$12.66	\$6.83	\$8.66	\$7.99	\$16.60	\$8.91	\$8.14	\$10.24	N/A	\$8.87		
Le Flore	\$101,608	\$12.44	\$469	\$9.02	\$12.66	\$6.83	\$8.66	\$7.99	\$16.60	\$8.91	\$8.14	\$10.24	N/A	\$8.87		
<b>24</b>																
Adair	\$69,789	\$8.54	\$469	\$9.02	\$13.88	\$6.88	\$8.22	\$11.56	\$16.12	\$8.16	\$8.35	\$10.43	N/A	\$10.33		
Cherokee	\$76,850	\$9.41	\$472	\$9.08	\$13.88	\$6.88	\$8.22	\$11.56	\$16.12	\$8.16	\$8.35	\$10.43	N/A	\$10.33		
Sequoyah	\$101,608	\$12.44	\$493	\$9.48	\$13.88	\$6.88	\$8.22	\$11.56	\$16.12	\$8.16	\$8.35	\$10.43	N/A	\$10.33		
<b>25</b>																
Delaware	\$149,806	\$18.34	\$469	\$9.02	\$13.63	\$7.41	\$8.67	\$13.56	\$16.63	\$8.21	\$7.60	\$11.48	N/A	\$13.81		
Mayes	\$98,214	\$12.02	\$469	\$9.02	\$13.63	\$7.41	\$8.67	\$13.56	\$16.63	\$8.21	\$7.60	\$11.48	N/A	\$13.81		
Rogers	\$130,481	\$15.97	\$629	\$12.10	\$13.63	\$7.41	\$8.67	\$13.56	\$16.63	\$8.21	\$7.60	\$11.48	N/A	\$13.81		
<b>26</b>																
Hughes	\$101,656	\$12.45	\$515	\$9.91	\$14.07	\$7.46	\$7.87	N/A	\$14.53	\$6.94	\$8.43	\$8.99	N/A	\$10.43		
Okfuskee	\$99,577	\$12.19	\$515	\$9.91	\$14.07	\$7.46	\$7.87	N/A	\$14.53	\$6.94	\$8.43	\$8.99	N/A	\$10.43		
<b>27</b>																
Cleveland	\$153,505	\$18.79	\$587	\$11.29	N/A	\$8.16	\$8.35	\$11.13	\$21.26	\$6.94	N/A	\$9.53	N/A	\$12.85		

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\*\*\*Wage data compiled from the Oklahoma Employment and Security Commission

	can afford to buy or rent
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## About the Spreadsheet

Counties are broken up by numbered LLMA's (Local Labor Market areas) (1-27) as defined by OESC (Oklahoma Employment Security Commission).

Hourly Wage needed to buy  
(see Source Formulas page)

Assumptions:

- 30% of income is allocated to housing.
- A 5% down payment has been secured by the potential buyer
- 5.5% interest rate with 30 years fixed, plus allocation of 18% of the monthly payments to property taxes, etc.



**OHFA**

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## Data Sources

### 2 Bedroom Apartment Rents

- HUD 2007 Fair Market Rents – Final Data – “Schedule B – FMR Tables”  
<http://www.huduser.org/datasets/fmr.html>

### Home Price Data

- Oklahoma Association of REALTORS®  
<http://www.oklahomarealtors.com/>

-Majority of data comes from the first three Quarters of 2007. A weighted average of the Home Prices for each local Board for Quarters 1-3, 2007 was calculated using the information from tables similar to the link below.

<http://www.oklahomarealtors.com/mlsstatistics/>

-Exception: data for the following counties was acquired through contacting the Greater Tulsa Association of REALTORS®; Creek, Tulsa, Osage, Okmulgee, Wagoner, Adair, Cherokee, Mayes, and Rogers.

-Note: due to some MSA (Metropolitan Statistical Area) overlap, final Home Prices for Payne, Lincoln, Coal and Hughes counties are the result of the weighted average prices of the various MSA’s present in that county.

### Wage Data

- Acquired from the Oklahoma Employment Security Commission (OESC)  
<http://www.oesc.state.ok.us/>

-compiled data from OESC’s 27 Local Labor Market Areas (LLMA)  
<http://www.oesc.state.ok.us/OWN/TOC000.htm>

The most recent data available from the website was from 2005. A “wage increase factor” of 2.7995% was calculated to approximate 2007 wage data. (all wage data in the spreadsheet is in 2007 numbers)

# Wage Data Occupational Groupings

In order to have consistency throughout this analysis, data from categories of various occupational fields was used as opposed to individual occupations. The following shows examples of what types of job categories are subsets to each of the occupational groupings used in this study. These lists are only examples and are neither exclusive nor common to all of the counties used in this analysis.

## Community and Social Services Occupations

Child, Family, and School Social Workers  
Clergy  
Mental Health Counselors  
Social and Human Service Assistants  
Substance Abuse and Behavioral Disorder Counselors  
Lawyers  
Paralegals and Legal Assistants

## Food Preparation and Serving-related Occupations

Bartenders  
Cooks, Fast Food  
Cooks, Institution and Cafeteria  
Cooks, Restaurant  
Cooks, Short Order  
Dishwashers  
Waiters and Waitresses

## Healthcare Support Occupations

Dental Assistants  
Home Health Aides  
Medical Transcriptionists  
Occupational Therapist Assistants  
Pharmacy Aides

## Protective Services

Police and Sheriff's Patrol Officers  
Security Guards  
Detectives and Criminal Investigators  
Crossing Guards

## Education, Training, and Library Occupations

Elementary School Teachers, Except Special Education  
Kindergarten Teachers, Except Special Education  
Instructional Coordinators  
Library Technicians  
Mathematical Science Teachers, Postsecondary  
Preschool Teachers, Except Special Education  
Special Education Teachers, Preschool, Kindergarten, and Elementary School  
Vocational Education Teachers, Middle School  
Adult Literacy, Remedial Education, and GED Teachers and Instructors

## Building and Grounds, Cleaning and Maintenance Occupations

Janitors and Cleaners, Except Maids and Housekeeping Cleaners  
Landscaping and Groundskeeping Workers  
Pest Control Workers  
First-Line Supervisors/Managers of Landscaping, Lawn Service, and Groundskeeping Workers

## Personal Care and Service Occupations

Child Care Workers  
Hairdressers, Hairstylists, and Cosmetologists  
Manicurists and Pedicurists  
Locker Room, Coatroom, and Dressing Room Attendants  
Recreation Workers  
Ushers, Lobby Attendants, and Ticket Takers  
First-Line Supervisors/Managers of Personal Service Workers

## Office and Administrative Support Occupations

Bill and Account Collectors  
Bookkeeping, Accounting, and Auditing Clerks  
Court, Municipal, and License Clerks  
Data Entry Keyers  
Executive Secretaries and Administrative Assistants  
First-Line Supervisors/Managers of Office and Administrative Support Workers  
File Clerks  
Postal Service Mail Carriers

## Farming, Fishing, and Forestry Occupations

Farmworkers and Laborers, Crop, Nursery, and Greenhouse  
Farmworkers, Farm and Ranch Animals

## Production Occupations

Bindery Workers  
Butchers and Meat Cutters  
Crushing, Grinding, and Polishing Machine Setters, Operators, and Tenders  
Electrical and Electronic Equipment Assemblers  
Fiberglass Laminators and Fabricators  
First-Line Supervisors/Managers of Production and Operating Workers  
Laundry and Dry-Cleaning Workers  
Machinists  
Photographic Process Workers  
Tailors, Dressmakers, and Custom Sewers

## EXCEL Source Formulas

### Hourly wage needed to buy source formula

$$=(((1/((1-(1.00458333^-360))/0.00458333)*(B3*0.95))*1.18)/173.3)/0.3$$

5.5% interest rate annualized (.055/12)

Number of compounded periods over 30 year term (30\*12)

Amt. of Loan (Home Price less 5% down payment, therefore loan amt is 95% of listed Home Price)

18% added to monthly P&I payment for property taxes etc.

Work hrs per month based on the 2080 hr work year (2080/12)

30% of income toward housing

### Hourly wage needed to rent source formula

$$=(D3/173.3)/0.3$$

Work hrs per month based on the 2080 hr work year (2080/12)

30% of income toward housing