

TULSA'S  FUTURE
REGIONAL ECONOMIC DEVELOPMENT
METRO COMPARISON

Tulsa & Dallas

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POPULATION

	2014	2024	Difference	Percent ch.
Tulsa MSA	1,080,064	1,166,369	86,305	8.0%
Dallas MSA	6,889,769	8,344,032	1,454,263	21.1
Dallas MDiv	4,603,065	5,641,795	1,038,730	22.6
Fort Worth MDiv	2,286,704	2,702,237	415,533	18.2
United States	—	—	—	6.8

Source: U.S. Bureau of the Census, [Population Estimates](#).

*Tulsa MSA population custom data to include entire economic development region encompassing Mayes and Muskogee Counties

LABOR FORCE, EMPLOYMENT & UNEMPLOYMENT

April 2025

	Labor force	Employment	Unemployment	Unemp. Rate
Tulsa MSA	574,928	560,469	14,459	2.5%
Dallas MSA	4,565,370	4,406,129	159,241	3.5
Dallas MDiv	3,111,551	3,002,249	109,302	3.5
Fort Worth MDiv	1,453,819	1,403,880	49,939	3.4
United States	—	—	—	4.1

Source: U.S. Bureau of Labor Statistics, [Local Area Unemployment Statistics](#).

*Tulsa MSA population custom data to include entire economic development region encompassing Mayes and Muskogee Counties

NONFARM PAYROLL JOBS & JOB GROWTH

	2023	2024	Difference	Percent ch.
Tulsa MSA	455,400	469,900	14,500	3.18%
Dallas MSA	3,790,500	3,666,200	-124,300	-3.28
Dallas MDiv	2,698,300	2,613,500	-84,800	-3.14
Fort Worth MDiv	1,092,300	1,052,800	-39,500	-3.62
United States	—	—	—	4.30

Source: U.S. Bureau of Labor Statistics, [Current Employment Statistics](#).

EDUCATIONAL ATTAINMENT

Population 25 years & older, 2023

	H.S. graduate or higher	At least some college	Bachelor's degree or higher	Graduate degree
Tulsa MSA	90.2%	62.2%	30.9%	10.5%
Dallas MSA	87.8	63.7	40.0	14.9
Dallas MDiv	88.0	68.1	42.6	16.4
Fort Worth MDiv	87.5	63.3	34.4	11.7
United States	89.8	63.9	36.2	14.3

Source: U.S. Bureau of the Census, [American Community Survey](#).

MEDIAN AGE

2023

	Years
Tulsa MSA	37.6
Dallas MSA	35.8
Dallas MDiv	35.8
Fort Worth MDiv	35.8
United States	39.2

Source: U.S. Bureau of the Census, [American Community Survey](#).

INCOME

2023

	Median household income	Median family income	Per capita income
Tulsa MSA	\$65,561	\$82,486	\$36,154
Dallas MSA	86,860	86,860	45,033
Dallas MDiv	89,752	89,752	46,676
Fort Worth MDiv	81,361	81,361	41,630
United States	77,719	96,401	43,313

Source: U.S. Bureau of the Census, [American Community Survey](#).**MEAN TRAVEL TIME TO WORK**

2023

	Minutes
Tulsa MSA	22.2
Dallas MSA	28.4
Dallas MDiv	28.6
Fort Worth MDiv	28.0
United States	26.8

Source: U.S. Bureau of the Census, [American Community Survey](#).**CRIME**

Total area actually reporting, 2023

	2022		2023		Change 2022 - 2023	
	Violent crime	Property crime	Violent crime	Property crime	Violent crime	Property crime
Tulsa MSA	5,947	31,267	5,030	24,518	-15.4%	-21.6%
Dallas MSA	27,600	172,812	25,750	173,878	-6.7	0.6
Dallas MDiv	18,144	118,039	16,546	118,228	-8.8	0.2
Fort Worth MDiv	9,456	54,773	9,204	55,650	-2.7	1.6
U.S. Metros	1,102,990	5,642,018	1,088,219	5,611,026	-1.3	-0.5
United States	1,268,880	6,513,829	1,253,813	6,419,149	-1.2	-1.5

Source: U.S. Federal Bureau of Investigation, [Crime in the United States](#).**GROSS DOMESTIC PRODUCT**

	GDP 2023 (millions)	Real growth rates		
		2016-2019	2020-2023	2016-2023
Tulsa MSA	\$ 53,909	4.3%	9.5%	8.1%
Dallas MSA	603,381	12.7	17.9	31.4
U.S. Metros	—	8.7	12.0	19.1

Source: U.S. Bureau of Economic Analysis, [GDP by Metropolitan Area](#).**AVERAGE HOURLY EARNINGS**

Total private

	2022	2023	2024	Percent change	
				2022-2023	2023-2024
Tulsa MSA	\$29.04	\$31.10	\$32.54	7.1	4.6
Dallas MSA	33.29	34.04	34.92	2.3	2.6
Dallas MDiv	33.55	33.93	34.67	1.1	2.2
Fort Worth MDiv	32.62	34.30	35.34	5.2	3.0
United States	32.26	33.72	35.06	4.5	4.0

Source: U.S. Bureau of Labor Statistics, [Current Employment Statistics](#).

MEDIAN SALARY INDEXES FOR MAJOR OCCUPATION GROUPS

U.S.=100, May 2024

	Tulsa MSA	Dallas MSA
All occupations	92	100
Management	82	103
Business & financial operations	89	98
Computer & mathematical	82	105
Architecture & engineering	91	101
Life, physical, & social science	92	94
Community & social service	84	102
Legal	73	99
Education, training, & library	81	105
Arts, design, entertainment, sports, & media	83	94
Healthcare practitioners & technical	95	100
Healthcare support	96	96
Protective service	93	101
Food preparation & serving related	81	85
Building & grounds cleaning & maintenance	89	96
Personal care & service	83	87
Sales & related	92	99
Office & administrative support	90	100
Farming, fishing, & forestry	98	96
Construction & extraction	84	84
Installation, maintenance, & repair	99	97
Production	101	93
Transportation & material moving	88	99

Source: U.S. Bureau of Labor Statistics, [Occupational Employment Statistics](#).

STATE & LOCAL TAX BURDEN

2022

	Taxes per capita						Taxes per \$1000 of personal income
	Taxes	Property	Sales & gross receipts	Individual income	Corporate income	Other	
Oklahoma	\$5,026	\$940	\$2,097	\$1,034	\$202	\$537	\$87
Texas	5,434	2,234	2,659	0	0	454	86
United States	7,104	1,947	2,368	1,802	479	403	107

Source: U.S. Bureau of the Census, [State & Local Government Finances](#).

CORPORATE INCOME TAX

	Tax year 2023
Oklahoma	4.0%
Texas	Texas has no corporate income tax. However, Texas does have a franchise tax. The franchise tax (or "margins tax") is a tax of 0.75% (retailers' and wholesalers' rate is 0.375%) on the lesser of total revenue minus cost of goods sold, total revenue minus compensation, total revenue minus \$1 million, or 70% of total revenue. Sole proprietorships and general partnerships are exempt. Businesses are also exempt if revenues are under \$1,230,000.

Sources: Federation of Tax Administrators, [Current Tax Rates](#).

INDIVIDUAL INCOME TAX

	Maximum rate, tax year 2023
Oklahoma	4.75%
Texas	None

Sources: Federation of Tax Administrators, [Current Tax Rates](#).

WORKERS' COMPENSATION

Employer costs per \$100 of covered wages

	2020	2021	2022	Percent change 2021-2022
Oklahoma	\$1.05	\$1.00	\$0.97	-2.90%
Texas	0.46	0.41	0.41	0.20
United States	1.08	1.01	1.00	-0.60

Source: National Academy of Social Insurance, Workers' Compensation: Benefits, [Coverage, & Costs, November 2022](#).

UNEMPLOYMENT INSURANCE

Taxable wage bases & tax rates, January 2025

	Taxable wage base	Minimum rate	Maximum rate ¹	New employer Rate ²
Oklahoma	\$28,200	0.30%	9.20%	1.50%
Texas	9,000	0.00	6.00	2.70

Source: U.S. Employment & Training Administration, [Significant Provisions of State Unemployment Insurance Laws](#).

Estimated employer contribution rates, 2024

	Average employer tax rate as a percent of taxable wages	Average employer tax rate as a percent of total wages
Oklahoma	1.28%	0.42%
Texas	2.94	0.56
United States	2.03	0.47

Source: U.S. Employment & Training Administration, [Average Employer Contribution Rates by State](#).

EMPLOYMENT-BASED HEALTH INSURANCE

Average annual cost, 2022

	Single premium	Employee-plus-one premium	Family premium
Oklahoma	\$6,852	\$13,586	\$19,402
Texas	7,154	14,045	21,289
United States	7,322	14,463	21,158

Sources: U.S. Agency for Healthcare Research & Quality, Center for Financing, Access & Cost Trends, [2022 Medical Expenditure Panel Survey—Insurance Component](#) 2023.

ELECTRIC UTILITY SERVICE

Average retail price to ultimate consumers by end-use sector (cents per kWh)

	Residential		Commercial		Industrial		All sectors	
	2023	2024	2023	2024	2023	2024	2023	2024
Oklahoma	12.08¢	12.24¢	9.34¢	8.94¢	6.26¢	5.78¢	9.3¢	9.08¢
Texas	14.46	14.94	8.82	8.81	6.60	6.26	10.04	10.05
United States	16.00	16.48	12.59	12.85	8.04	8.15	12.68	12.99

Source: U.S. Energy Information Administration, [Electricity Data Browser](#).

¹ Rates apply only to experience rated employers and do not include applicable non UI taxes, surtaxes, penalties, or surcharges.

² New employer rate shown is the basic rate. Higher rates may apply depending on industry classification and/or other factors in state law. Most commonly, states impose a higher rate or industry average or surcharge on new construction employers.

NATURAL GAS UTILITY SERVICE

Dollars per 1,000 cubic feet

	Residential price		Commercial				Industrial			
			Price		% of deliveries		Price		% of deliveries	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Oklahoma	\$15.02	\$13.86	\$11.67	\$9.74	\$47.90	\$45.80	\$3.32	\$3.03	\$5.80	\$5.60
Texas	17.36	17.99	10.06	NA	69.8	NA	2.47	2.36	29.10	30.80
U.S.	15.39	14.59	11.07	10.14	65.4	64.10	4.53	3.93	13.30	13.80

Note: Natural gas price data is based on varying reported proportions of total sales in each sector and each state. Percent (%) above is the percentage of total deliveries to customer group represented by each price. Residential price estimates are based on about 100% of residential deliveries, but commercial and industrial price estimates are based on data for varying portions of total deliveries to those customers.

Source: Energy Information Administration, [Natural Gas Monthly](#).

BUILDING COST INDEX

2024

	Residential	Commercial
Tulsa	82	85
Dallas	85	85
Fort Worth	83	86
United States	100	100

Source: R.S. Means, [Square Foot Costs](#).

REAL ESTATE VACANCY RATES & QUOTED LEASE RATES

Office, 2025 Q2

	Total market		Class A		Class B	
	Vacancy rate	Lease rate	Vacancy rate	Lease rate	Vacancy rate	Lease rate
Tulsa MSA	10.2%	\$17.91	14.8%	\$19.80	10.4%	\$17.09
Dallas	18.0	32.09	23.7	37.08	15.3	28.30

Industrial, 2025 Q2

	Total market		Flex		Warehouse	
	Vacancy rate	Lease rate	Vacancy rate	Lease rate	Vacancy rate	Lease rate
Tulsa	3.2%	\$7.01	5.9%	\$9.03	3.4%	\$7.36
Dallas	9.6	9.45	6.0	14.90	9.3	9.51

Source: [CoStar Realty Information](#).

COST OF LIVING INDEX

2024, U.S.=100

	Composite	Grocery items [14.16%]	Housing [27.87%]	Utilities [9.3%]	Transportation [8.87%]	Health-care [4.69%]	Misc. [35.11%]
Tulsa	83.1	95.9	64.7	94.8	87.2	94.4	87.1
Dallas MDiv	98.6	98.4	90.0	113.6	90.3	99.8	104.1
Fort Worth MDiv	97.3	98.8	90.4	113.3	92.2	101.7	99.2

Source: The Council for Community & Economic Research, [Cost of Living Index](#).

MEDIAN APARTMENT RENTS

2025

	1 bedroom	2 bedrooms	3 bedrooms
Tulsa MSA	\$1,008	\$1,252	\$1,652
Dallas MDiv	1,741	2,042	2,559
Fort Worth MDiv	1,580	1,843	2,439

Source: U.S. Department of Housing & Urban Development, [50th Percentile Rent Estimates](#).

MEDIAN HOME PRICE

Existing single-family homes

	2025 Q1	2022	2023	2024	Percent Change	
					2022-2023	2023-2024
Tulsa MSA	\$264,600	\$242,300	\$254,300	\$266,000	4.95	4.60
Dallas MSA	377,900	385,500	381,900	384,300	-0.93	0.63
United States	402,300	392,800	394,100	412,500	0.33	4.64

Source: National Association of Realtors, [Metropolitan Median Home Prices & Affordability](#).

COST OF HOUSING INDEX (CHI)

2025 Q1

	CHI: % of typical family's income needed for mortgage payment ³	Low-Income CHI: % of low-income* family's income needed for mortgage payment	Median sales price	Median Family Income
Tulsa MSA	28%	55%	\$264,600	90,300
Dallas MSA	32	64	377,900	114,600
United States	35	72	416,900	104,200

Source: National Association of Home Builders, [Cost of Housing Index](#).

MEDIAN HOME PRICE, 3-BEDROOM HOMES

Seasonally adjusted, April 2025

		City ⁴	Median Value
Tulsa MSA		Bixby	\$ 275,818
		Owasso	273,725
		Broken Arrow	262,915
		Tulsa	215,335
		Bartlesville	168,396
		Muskogee	158,124
Dallas MSA	Dallas MDiv	Frisco	\$ 495,746
		McKinney	432,813
		Plano	430,804
		Irving	321,747
		Dallas	299,547
		Garland	295,707
	Fort Worth MDiv	Grapevine	\$ 491,218
		Mansfield	359,673
		Euless	343,897
		North Richland Hills	337,005
		Arlington	300,244
		Fort Worth	275,088

Source: Zillow, [Zillow Home Value Index](#).

Selection represents the 6 largest reported cities in each metro.

METROPOLITAN AREA DEFINITIONS⁵

³ The CHI is calculated as the ratio of mortgage payment over median family income. Low-Income CHI follows the same methodology, but the denominator is 50% of the area's median income.

⁴ Selection represents the 6 largest reported cities in each metro

⁵ These are definitions as of September 2018 and correspond to current U.S. Census Bureau population estimates. Some data

METRO COMPARISON

Tulsa & Dallas

Tulsa, OK Metropolitan Statistical Area (MSA)

Tulsa County
Rogers County
Wagoner County
Creek County
Osage County
Okmulgee County
Pawnee County
Mayes County (Within region)
Muskogee County (within region)

Dallas-Fort Worth-Arlington, TX MSA

Dallas-Plano-Irving, TX Metropolitan Division (MDiv)

Collin County
Dallas County
Denton County
Ellis County
Hunt County
Kaufman County
Rockwall County

Fort Worth-Arlington, TX Metropolitan Division (MDiv)

Hood County
Johnson County
Parker County
Somervell County
Tarrant County
Wise County

sources may be using earlier vintages of MSA definitions. For example, the U.S. Bureau of Labor Statistics estimates employ April 2018 area definitions. Metropolitan areas are defined by the Office of Management and Budget. Revisions can impact the name of a metropolitan area and the counties that make up a metro