

BERKADIA[®]

OMAHA

MULTIFAMILY MARKET REPORT | Q1 2024

Inventory

89,196

3.0% YOY



2,591 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

1,240

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,192

4.5% YOY



\$51 YOY

Occupancy

95.3%

140 BPS YOY



Employment

513,900

1.5% YOY



7,700 JOBS
DURING THE
TRAILING 12 MONTHS

Households

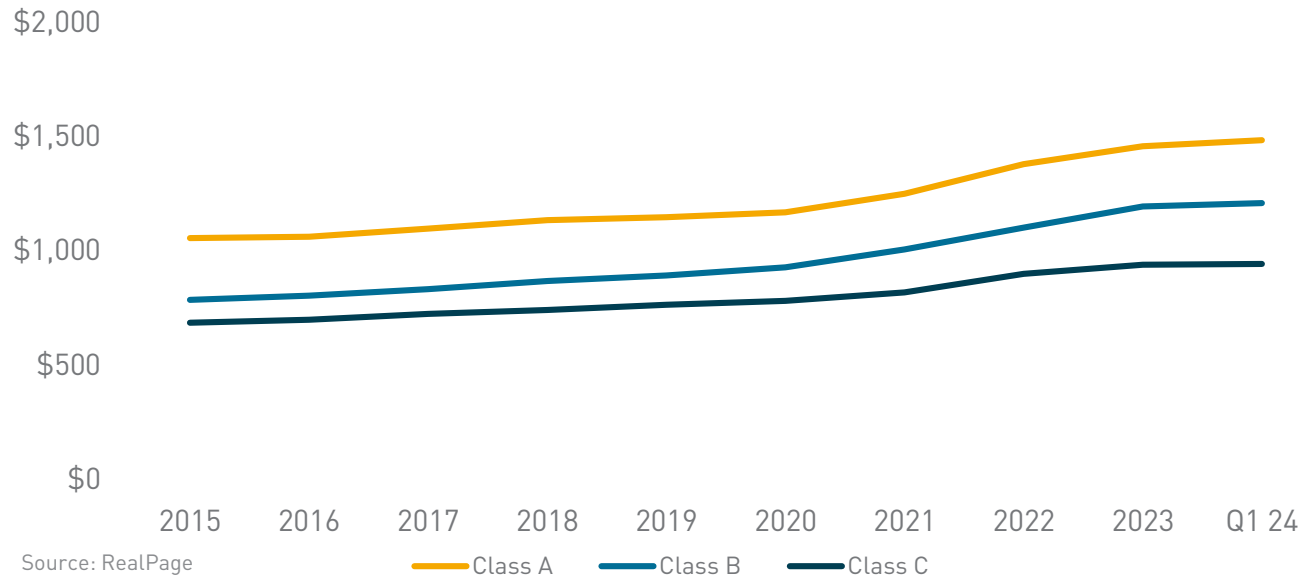
388,800

0.8% YOY



3,200 UNITS
DURING THE
TRAILING 12 MONTHS

OMAHA EFFECTIVE RENT BY CLASS



Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

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Sources: RealPage; Moody's Analytics
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OMAHA OCCUPANCY BY CLASS

