BERKADIA

TULSA

MULTIFAMILY MARKET REPORT | Q1 2024

Inventory

71,057

0.8% YOY

576 UNITS

DURING THE TRAILING FOUR QUARTERS

Net Absorption

311

UNITS

DURING THE TRAILING FOUR QUARTERS

Effective Rent

$985

4.6% YOY

$43 YOY

Occupancy

94.1%

40 BPS YOY

Employment

477,000

1.5% YOY

7,000 JOBS

DURING THE TRAILING 12 MONTHS

Households

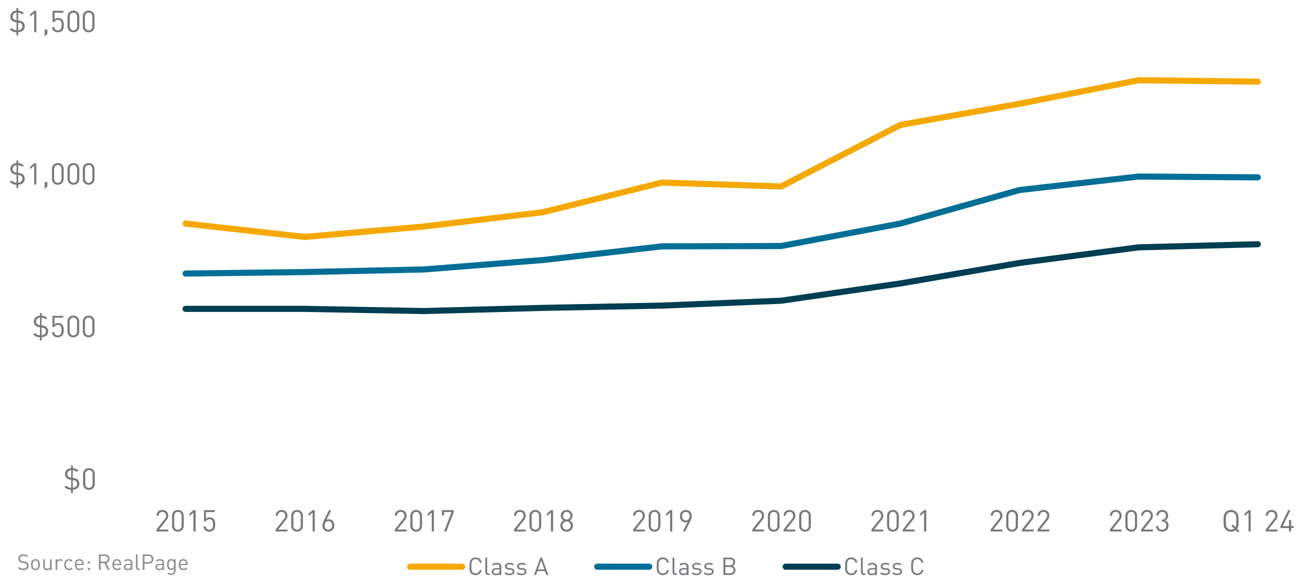
413,600

0.7% YOY

2,900 UNITS

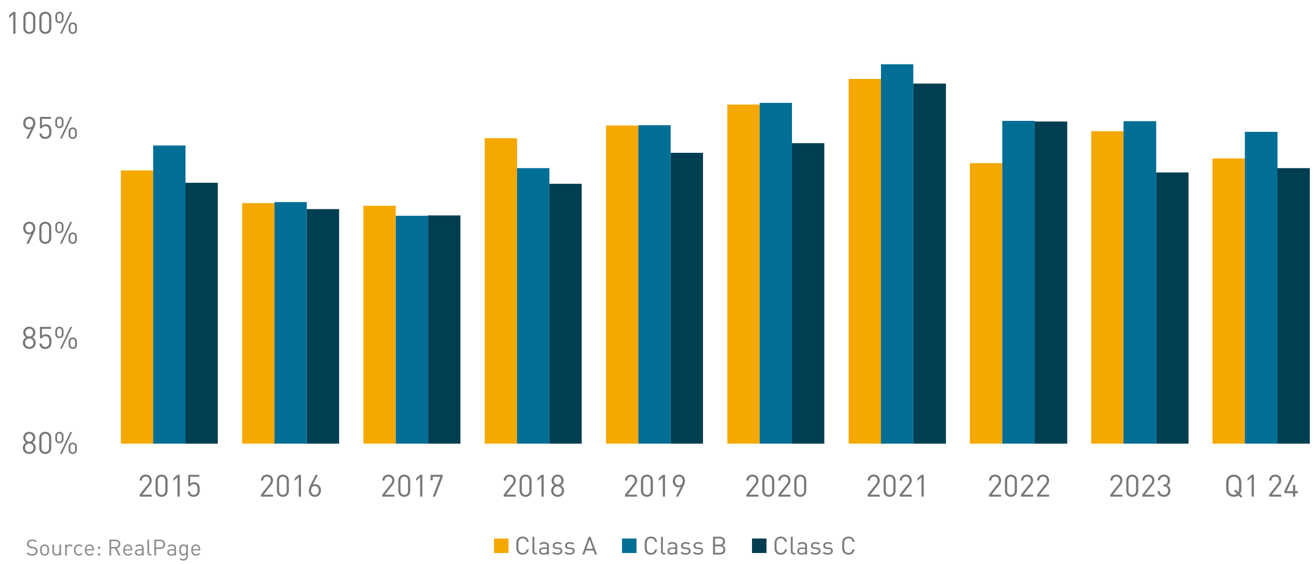
DURING THE TRAILING 12 MONTHS

TULSA EFFECTIVE RENT BY CLASS



Source: RealPage

TULSA OCCUPANCY BY CLASS



Source: RealPage

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