

BERKADIA[®]

OMAHA

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

90,462

3.0% YOY

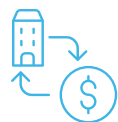


2,614 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

1,942

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,249

5.0% YOY



\$59 YOY

Occupancy

95.6%

60 BPS YOY



Employment

522,800

2.5% YOY



12,900 JOBS
DURING THE
TRAILING 12 MONTHS

Households

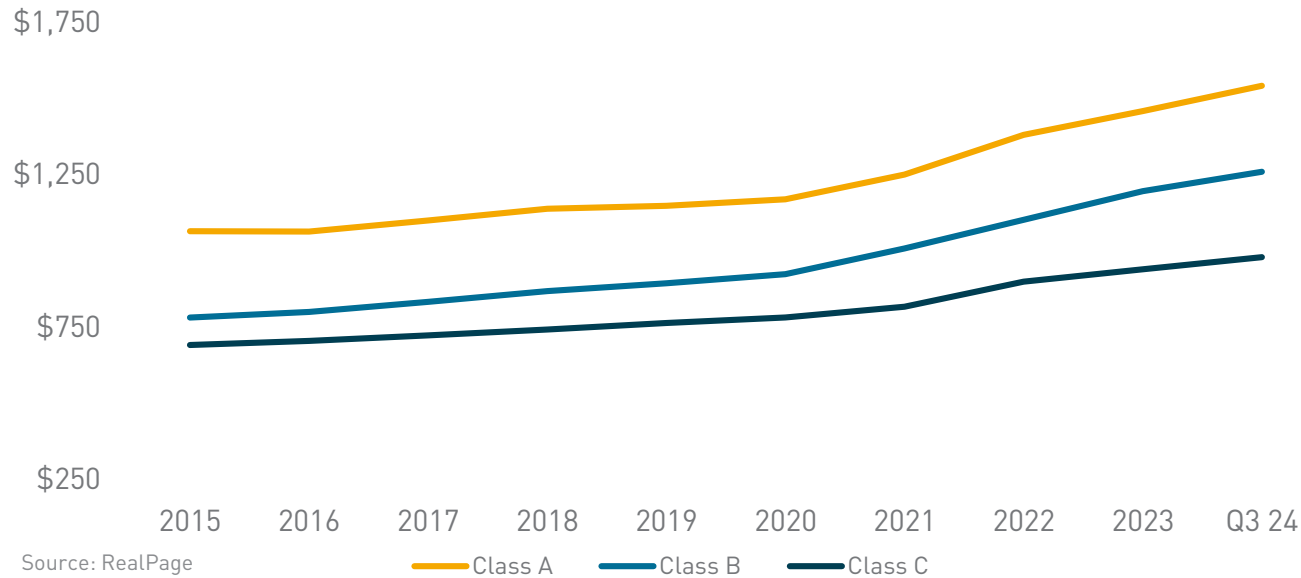
399,700

1.4% YOY



5,700 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

