

OKLAHOMA CITY, OK

2025 MARKET AT A GLANCE

OCCUPANCY RATE
(Q4 2025)

93.2%



DOWN 20 BPS YOY

EFFECTIVE RENT
(Q4 2025)

\$1,069



UP 2.9% YOY

RENT SHARE OF WALLET
(Q4 2025)

17.5%

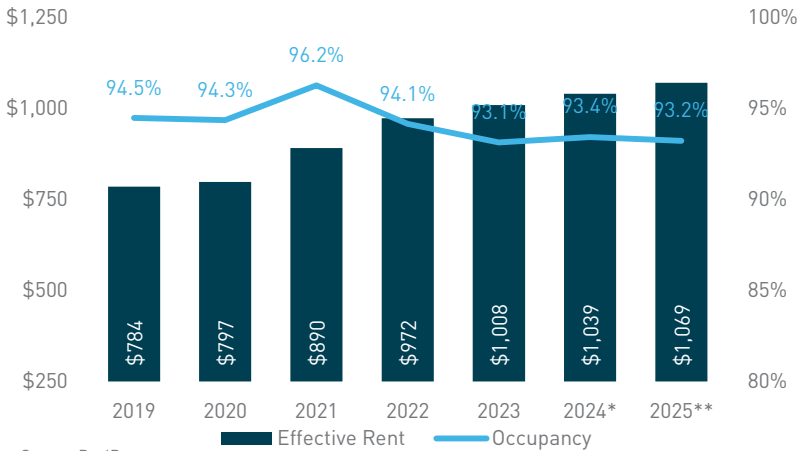


UP 10 BPS YOY

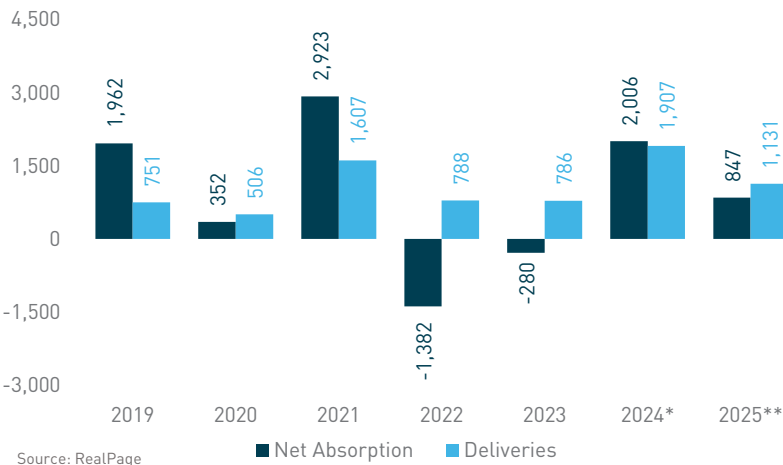
Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

2025 FORECAST

APARTMENT TRENDS



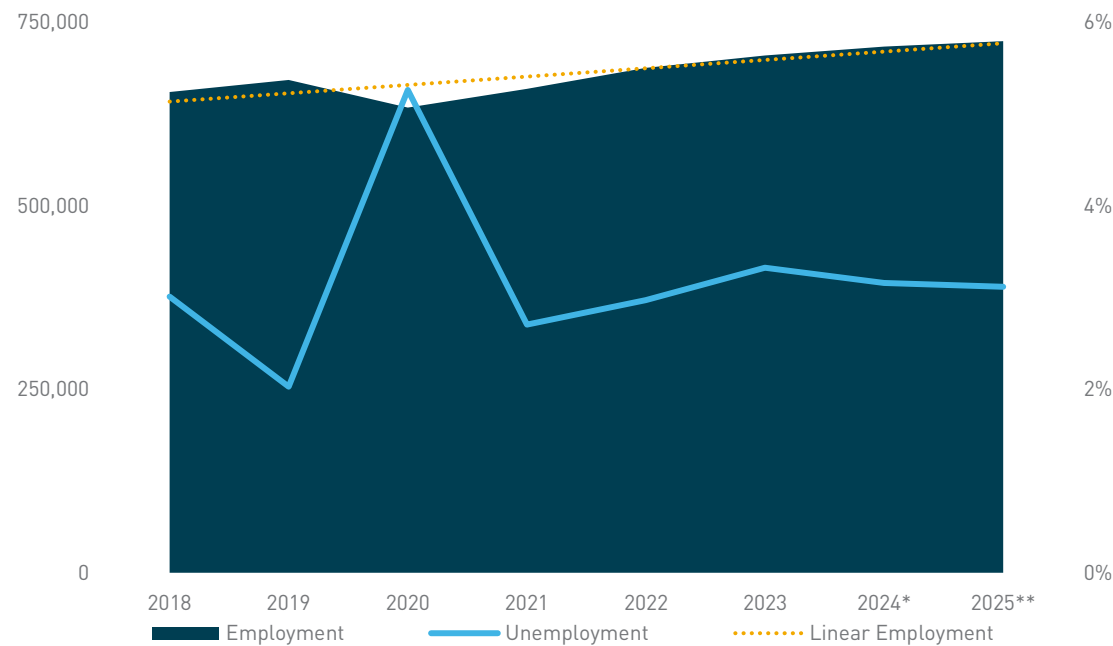
Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.



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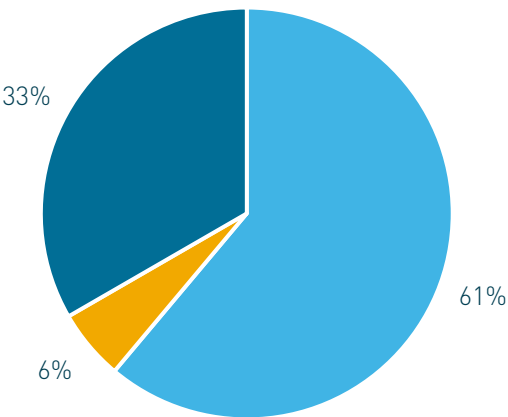
EMPLOYMENT TRENDS

2024 SALES TRENDS*



Source: Moody's Analytics

*Projected **Forecast



Source: CoStar Group

■ 1979 & Earlier ■ 1980-99 ■ 2000-16

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

EMPLOYMENT
(DEC. 2025)

724,000



UP 1.1% YOY

UNEMPLOYMENT
(DEC. 2025)

3.1%



DOWN 10 BPS YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2025 SAAR)

\$73,470



UP 2.6% YOY

PRICE PER UNIT
(2024 AVG.)

\$87,651



UP 0.9% YOY

CAP RATE
(2024 AVG.)

7.6%



UP 10 BPS YOY