

TULSA, OK

2025 MARKET AT A GLANCE

OCCUPANCY RATE
(Q4 2025)

92.9%



DOWN 90 BPS YOY

EFFECTIVE RENT
(Q4 2025)

\$1,038



UP 2.3% YOY

RENT SHARE OF WALLET
(Q4 2025)

17.7%

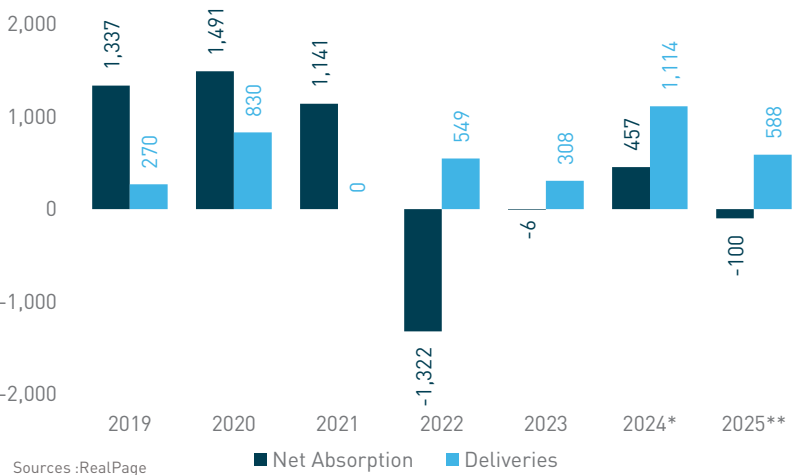
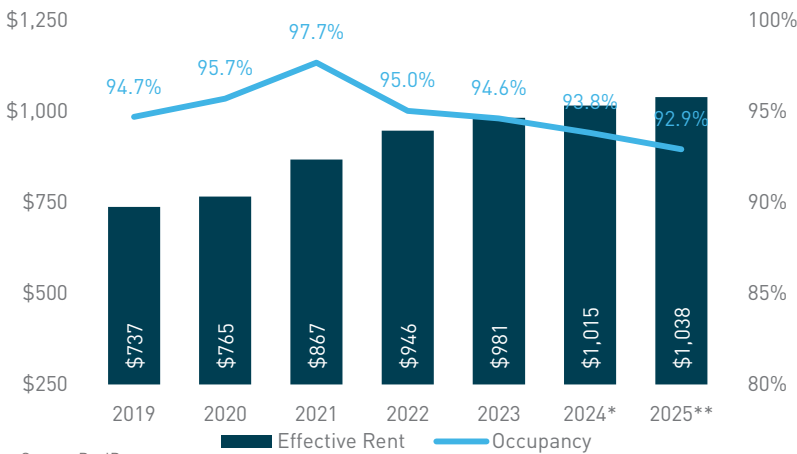


DOWN 10 BPS YOY

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.

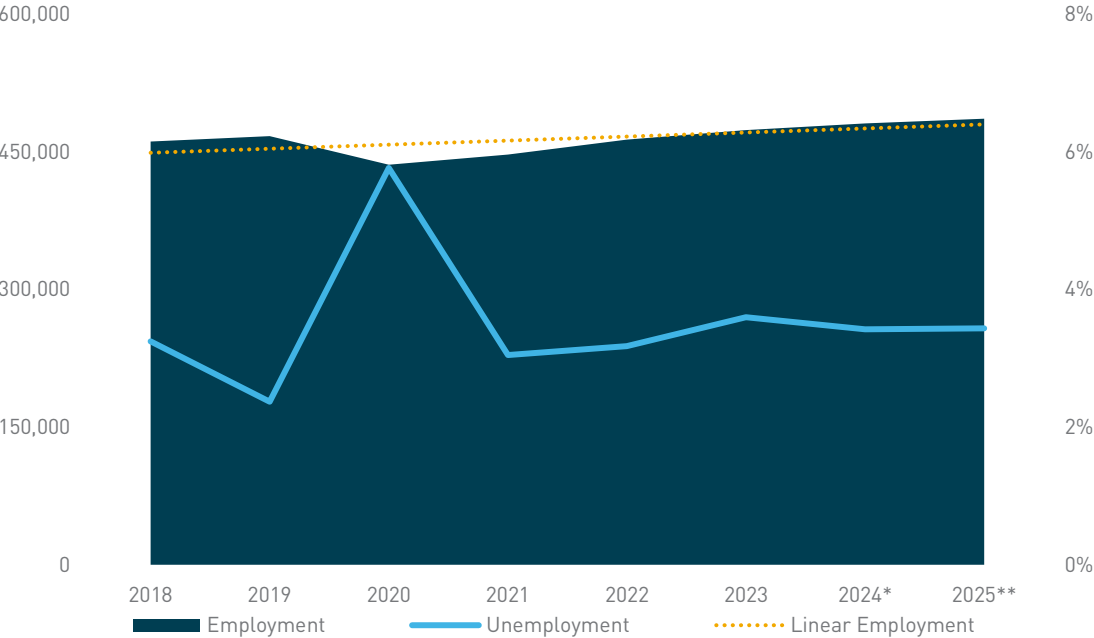
2025 FORECAST

APARTMENT TRENDS



TULSA, OK

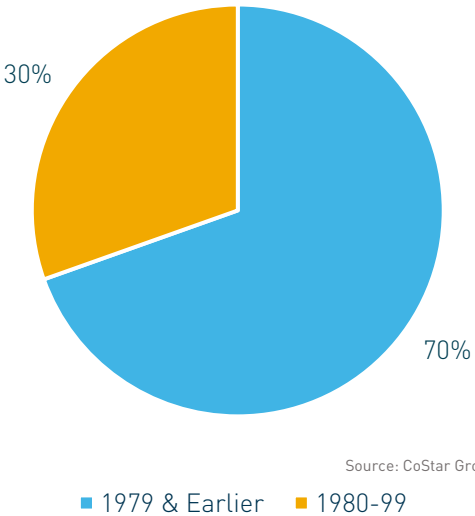
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: CoStar Group

*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)

486,000



UP 1.1% YOY

UNEMPLOYMENT
(DEC. 2025)

3.4%



UNCHANGED YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2025 SAAR)

\$70,260



UP 2.6% YOY

PRICE PER UNIT
(2024 AVG.)

\$87,960



UP 0.5% YOY

CAP RATE
(2024 AVG.)

7.4%



UP 10 BPS YOY