

BERKADIA[®]

OMAHA

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

91,383

2.7% YOY

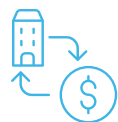


2,386 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

2,936

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,265

5.9% YOY



\$70 YOY

Occupancy

95.9%

70 BPS YOY



Employment

525,500

1.9% YOY



9,600 JOBS
DURING THE
TRAILING 12 MONTHS

Households

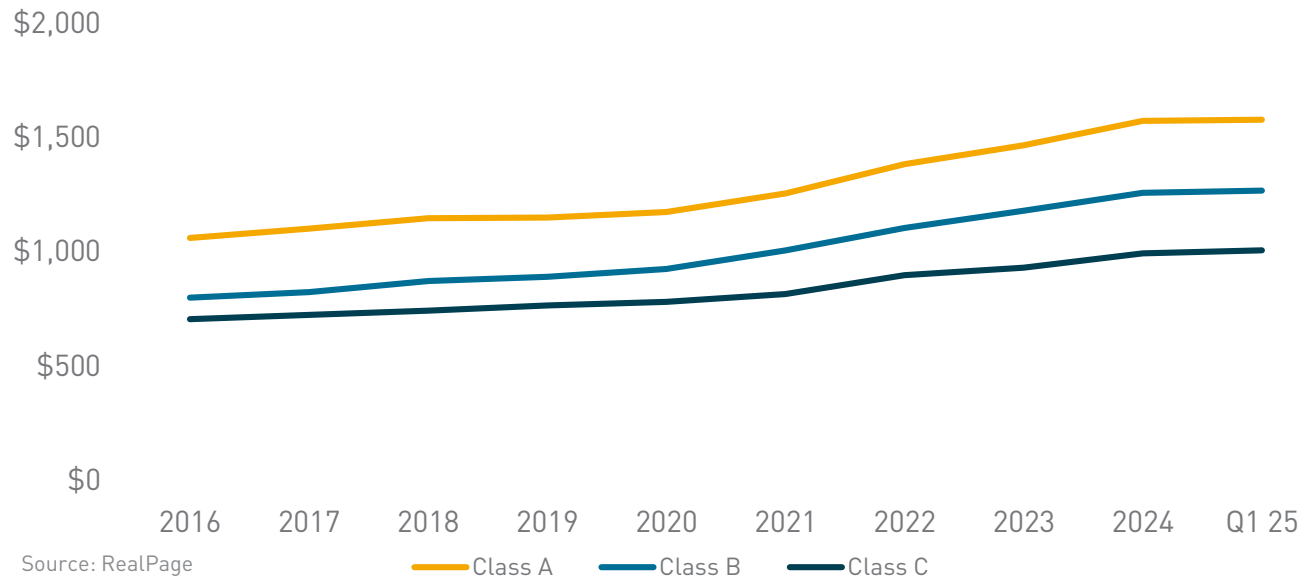
399,300

1.4% YOY

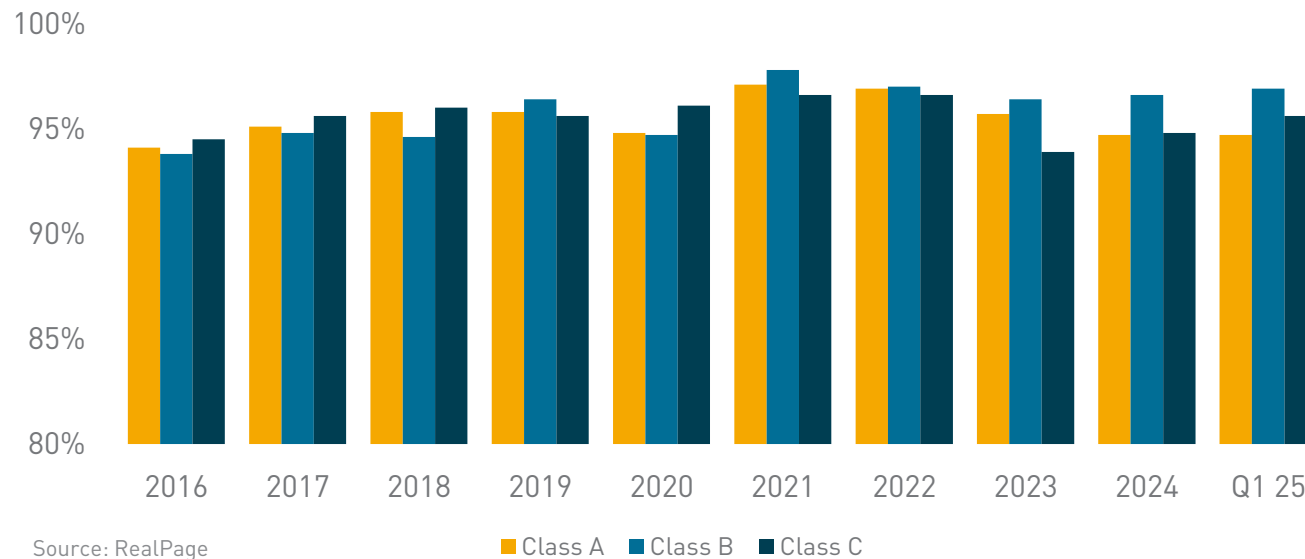


5,700 UNITS
DURING THE
TRAILING 12 MONTHS

OMAHA EFFECTIVE RENT BY CLASS



OMAHA OCCUPANCY 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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