

BERKADIA[®]

TULSA

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

71,883

1.5% YOY

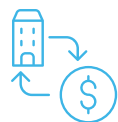


1,079 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

1,682

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,016

2.9% YOY



\$29 YOY

Occupancy

95.1%

100 BPS YOY



Employment

486,600

1.8% YOY



8,800 JOBS
DURING THE
TRAILING 12 MONTHS

Households

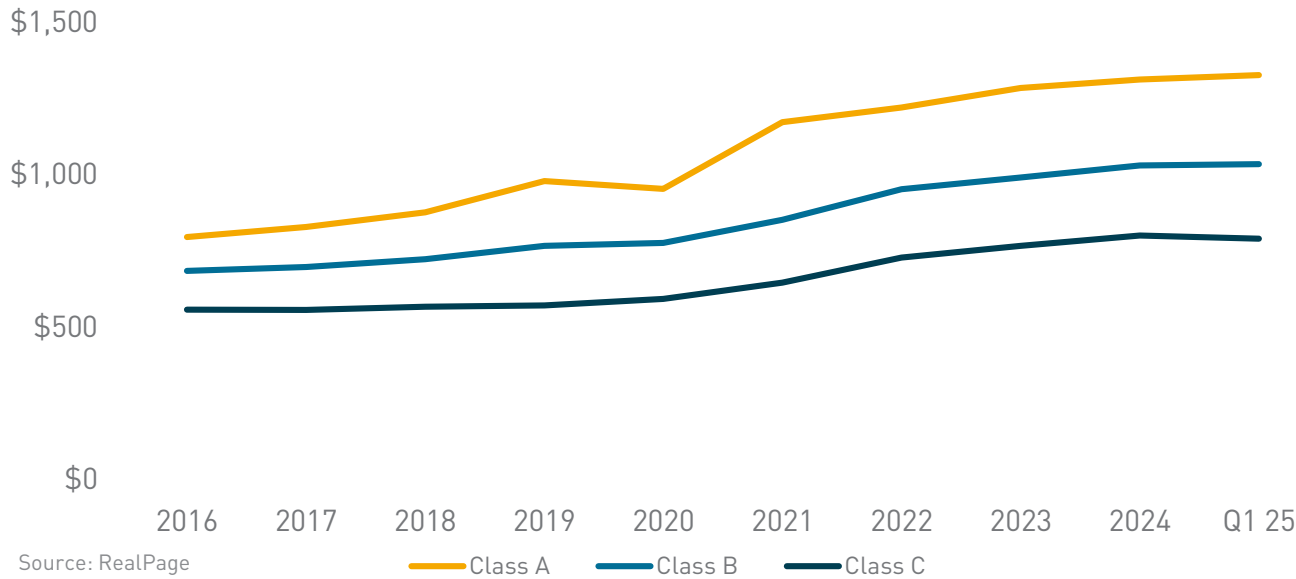
424,900

1.3% YOY



5,300 UNITS
DURING THE
TRAILING 12 MONTHS

TULSA 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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TULSA OCCUPANCY BY CLASS

