

BERKADIA[®]

OKLAHOMA CITY

MULTIFAMILY MARKET REPORT | MID-YEAR
2025



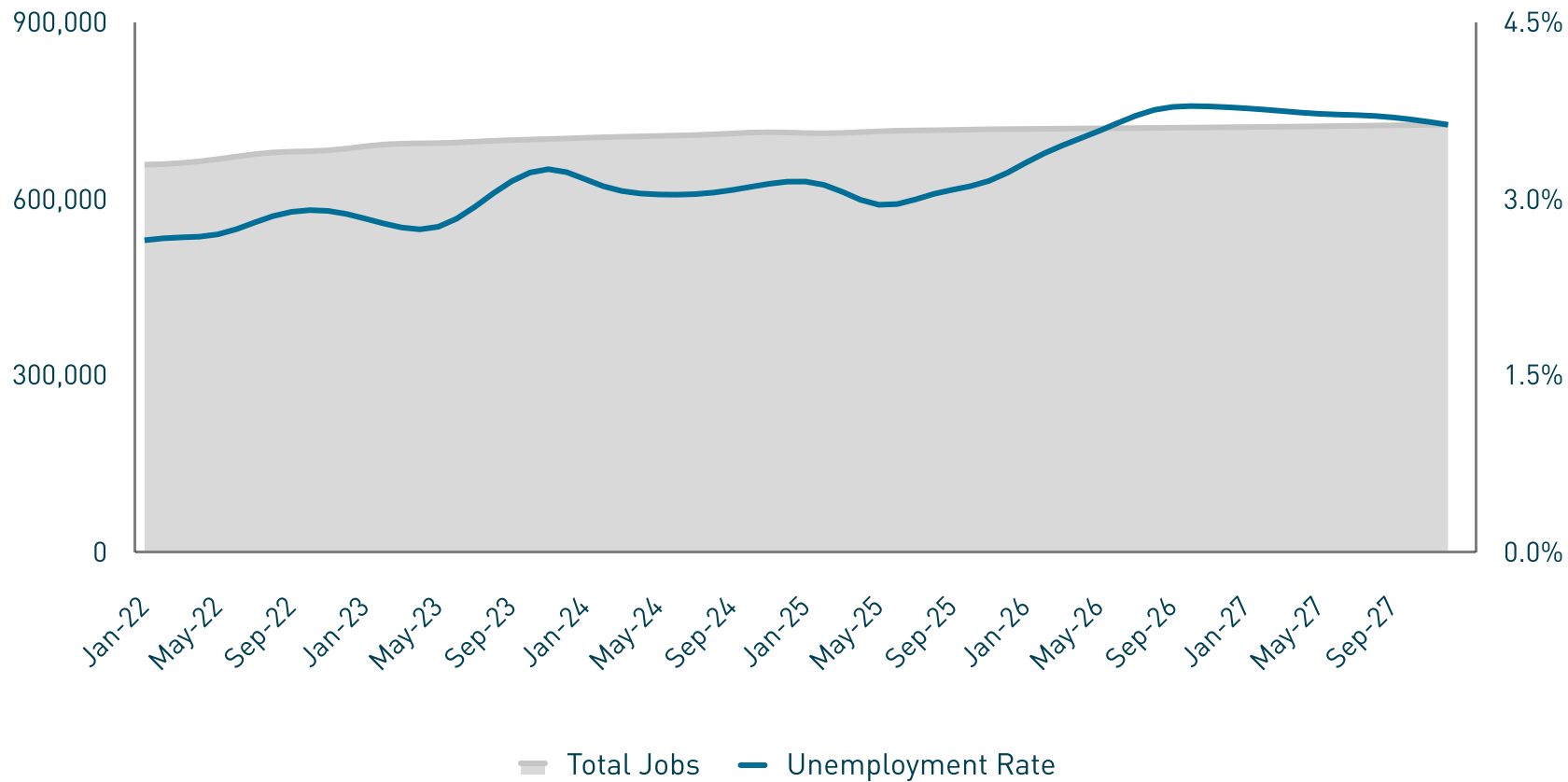
SELECT MARKET



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Employment Trends



Source: Moody's Analytics

Jobs Added / Lost

LAST 12 MONTHS

8,100



1.1% YOY

Unemployment

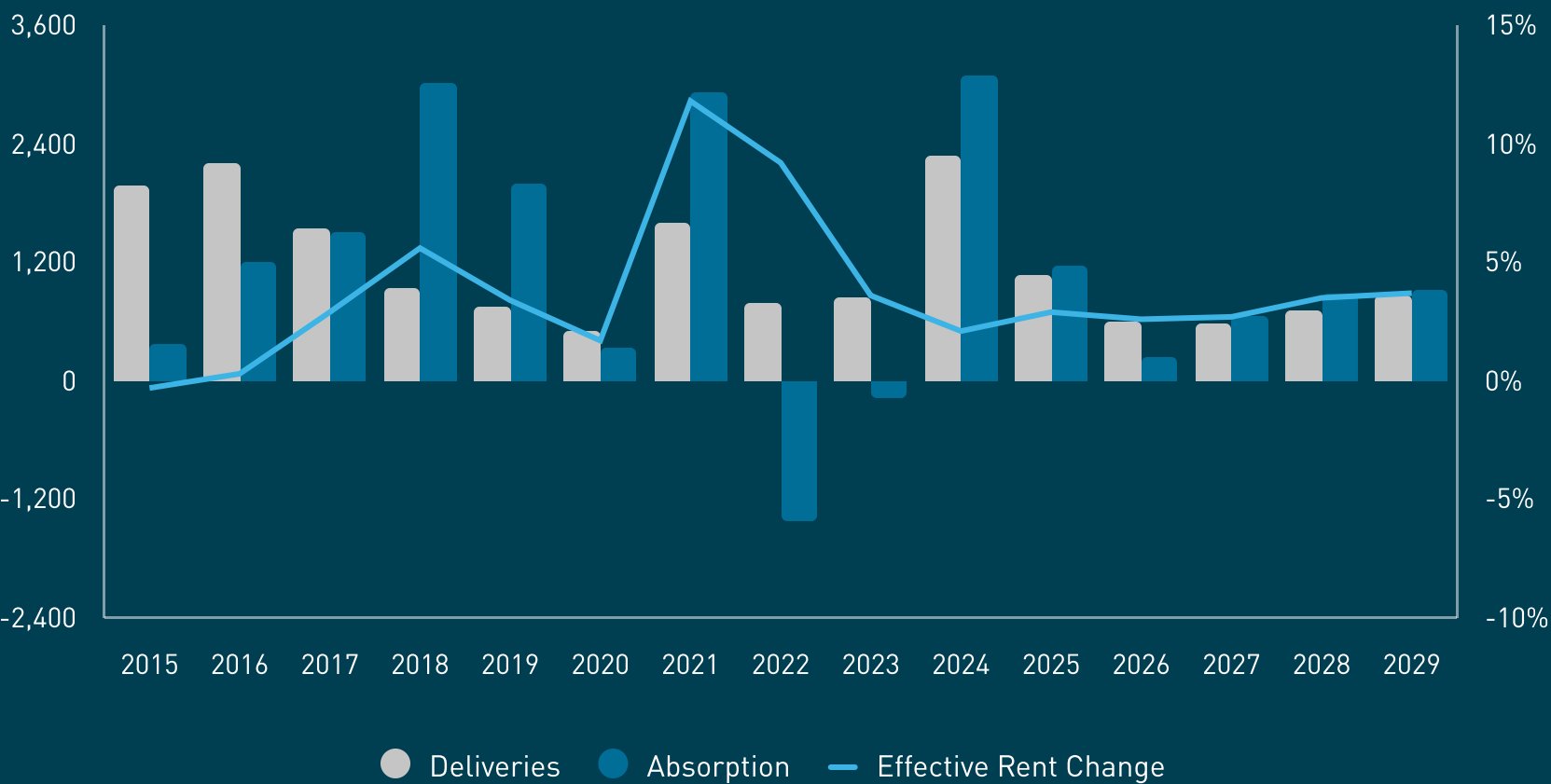
JUNE 2025

3.0%



10 BPS YOY

Deliveries, Absorption, & Effective Rent Change



Source: RealPage



2025 Year to Date

DELIVERIES
615 UNITS

ABSORPTION
1,146 UNITS



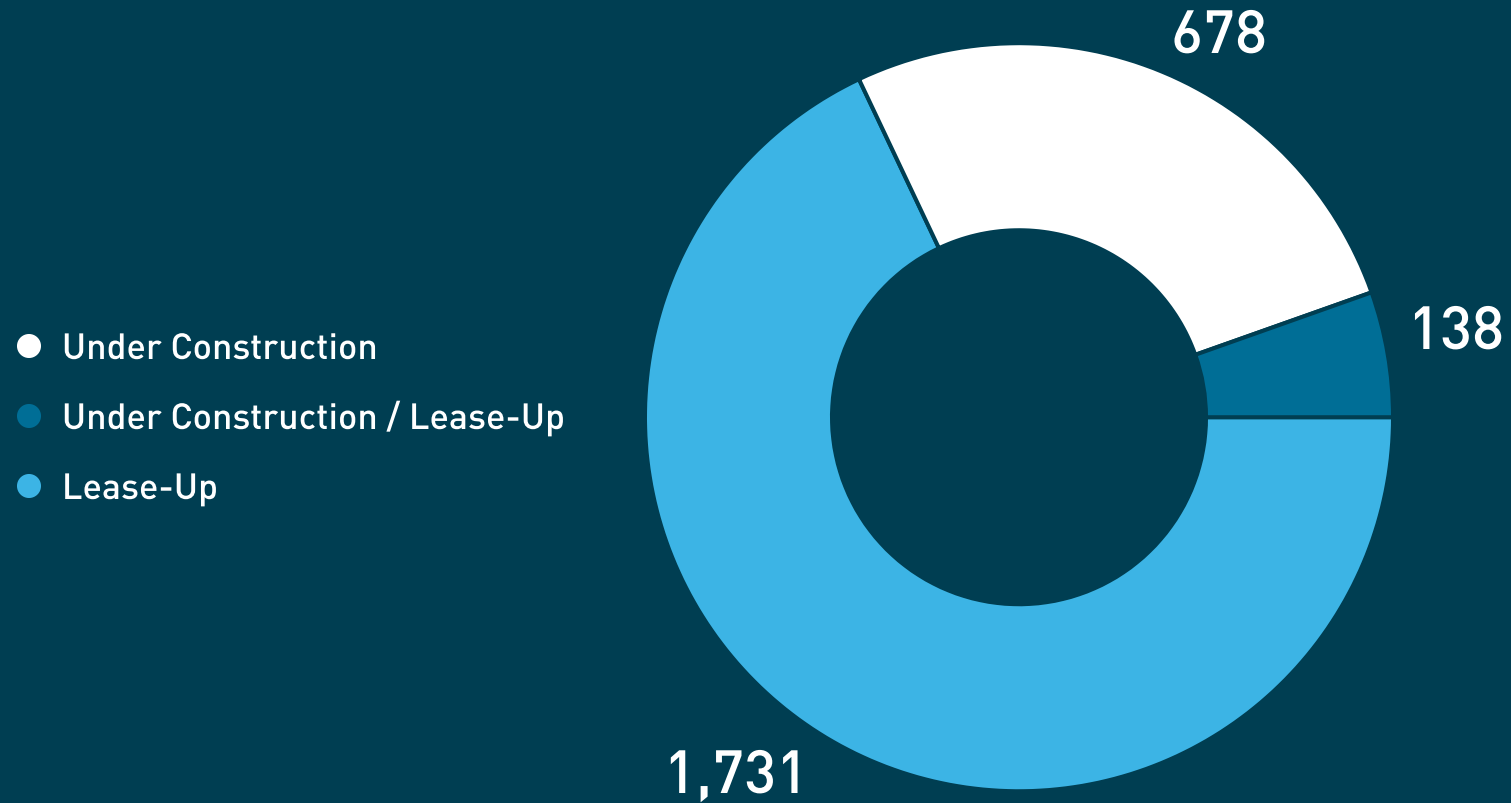
2025 Total*

DELIVERIES
1,075 UNITS

ABSORPTION
1,163 UNITS

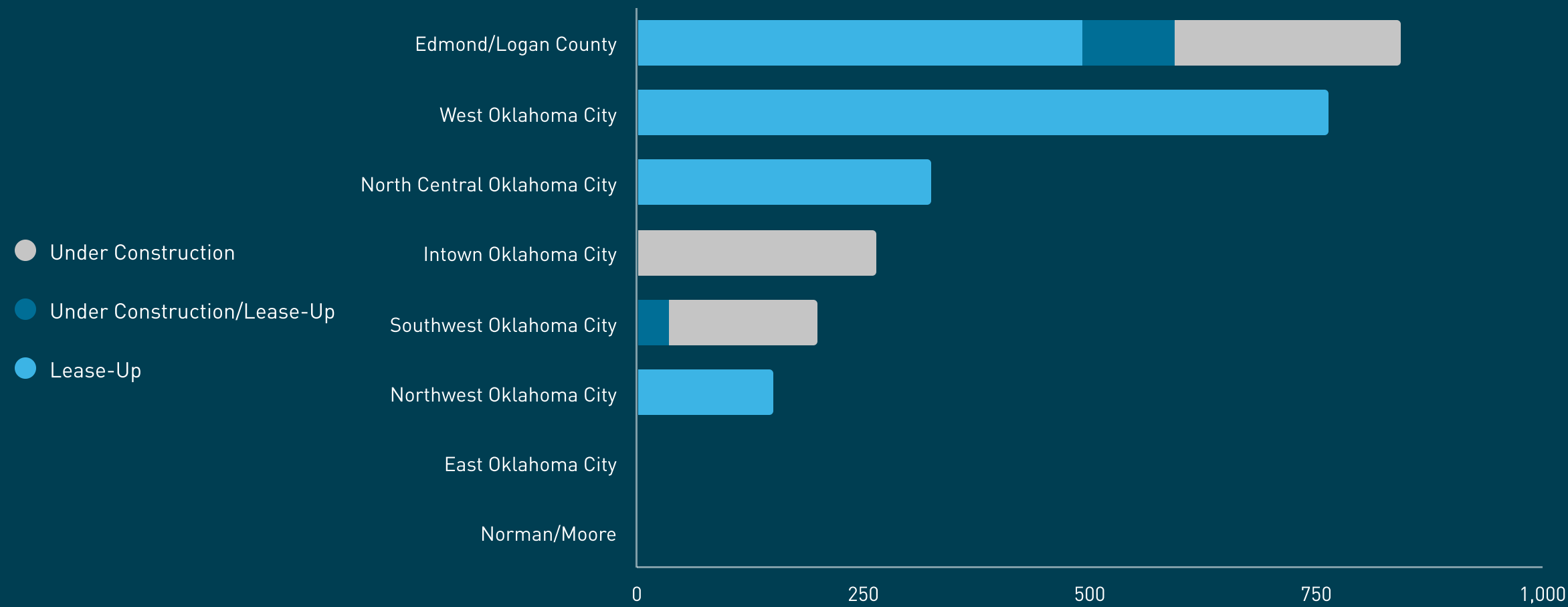
*Projected

Oklahoma City Pipeline



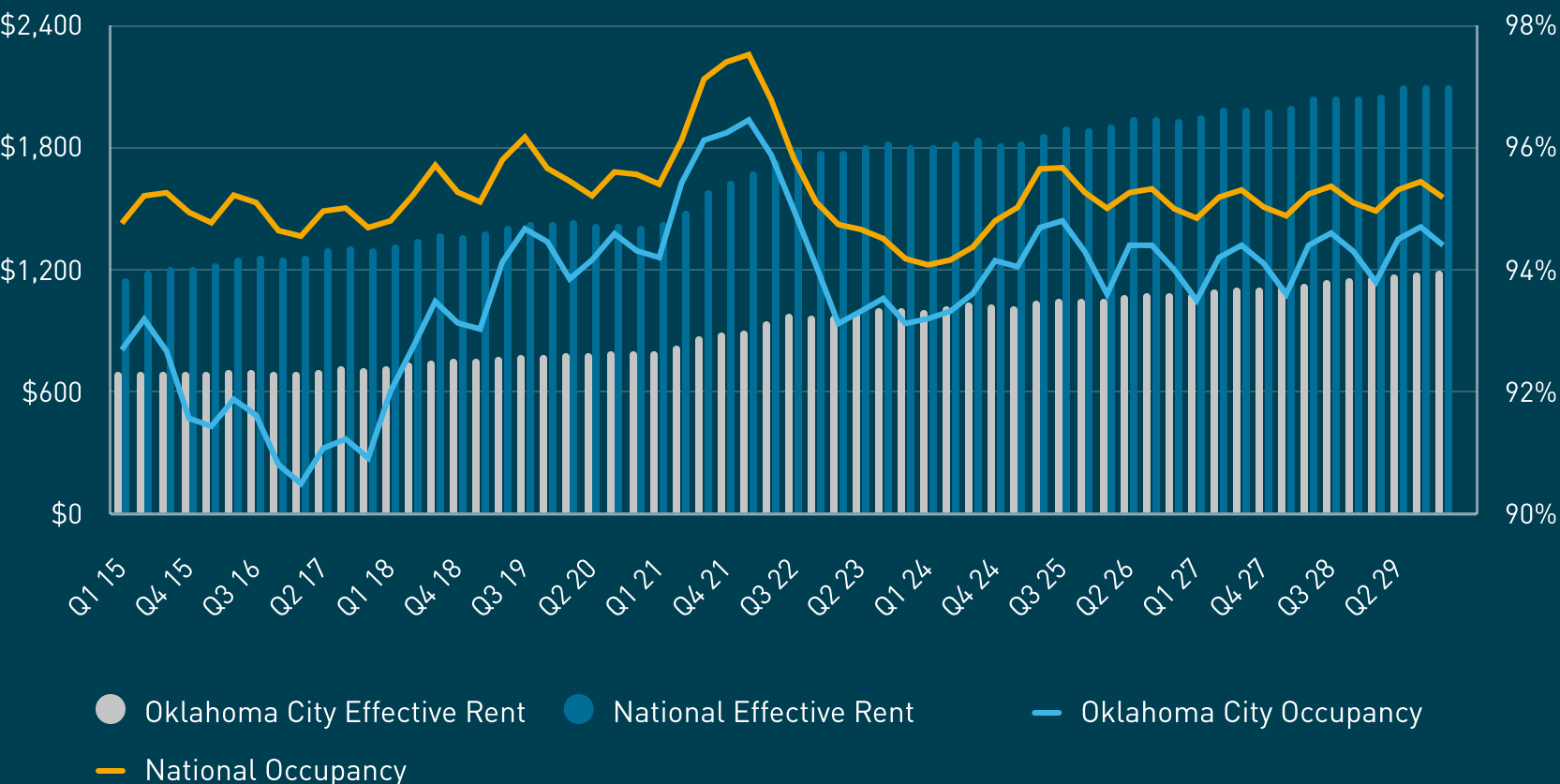
Source: RealPage

Submarket Pipelines



Source: RealPage

Oklahoma City vs. National Effective Rent & Occupancy



Effective Rent

Q2 2025
\$1,050



2.4% YOY

Occupancy

Q2 2025
94.7%



140 BPS YOY

Source: RealPage

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.

Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
East Oklahoma City	93.8%	-40	\$989	2.8%
Edmond/Logan County	95.2%	190	\$1,196	6.0%
Intown Oklahoma City	94.6%	130	\$1,451	8.7%
Norman/Moore	95.5%	120	\$1,053	2.1%
North Central Oklahoma City	96.0%	290	\$1,049	-0.8%
Northwest Oklahoma City	95.5%	200	\$996	0.1%
Southwest Oklahoma City	92.2%	60	\$902	0.0%
West Oklahoma City	93.1%	0	\$916	6.1%

Source: RealPage



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