OKLAHOMA CITY, OKLAHOMA

MARKET TRENDS

EFFECTIVE RENT AND OCCUPANCY

Legend: ■ Effective Rent — Occupancy

X-axis: '16 '17 '18 '19 '20* '21** '22**

Left Y-axis: $680, $720, $760, $800, $840
Right Y-axis: 88%, 90%, 92%, 94%, 96%

ABSORPTION AND DELIVERIES

Legend: ■ Absorption ■ Deliveries

X-axis: '16 '17 '18 '19 '20* '21** '22**

Y-axis: -1,000, 0, 1,000, 2,000, 3,000, 4,000
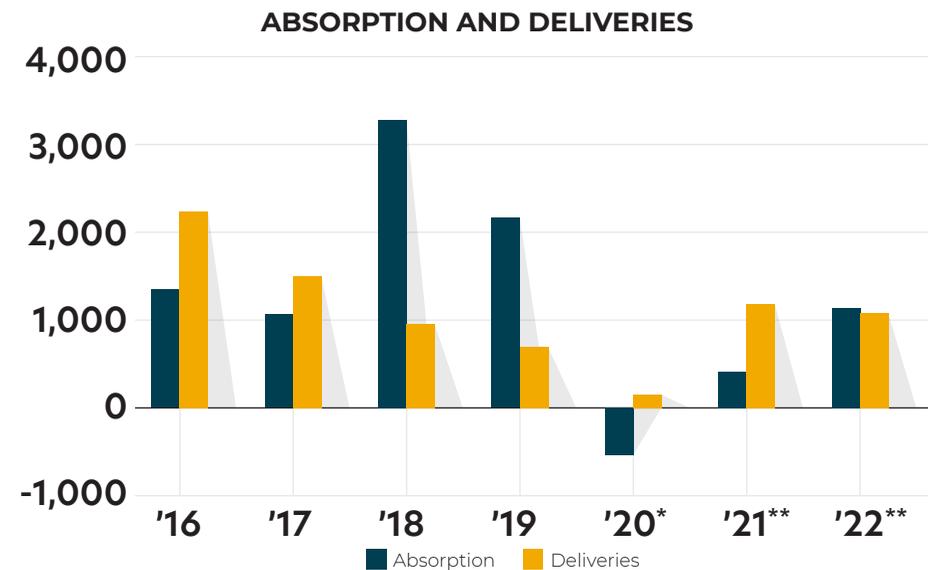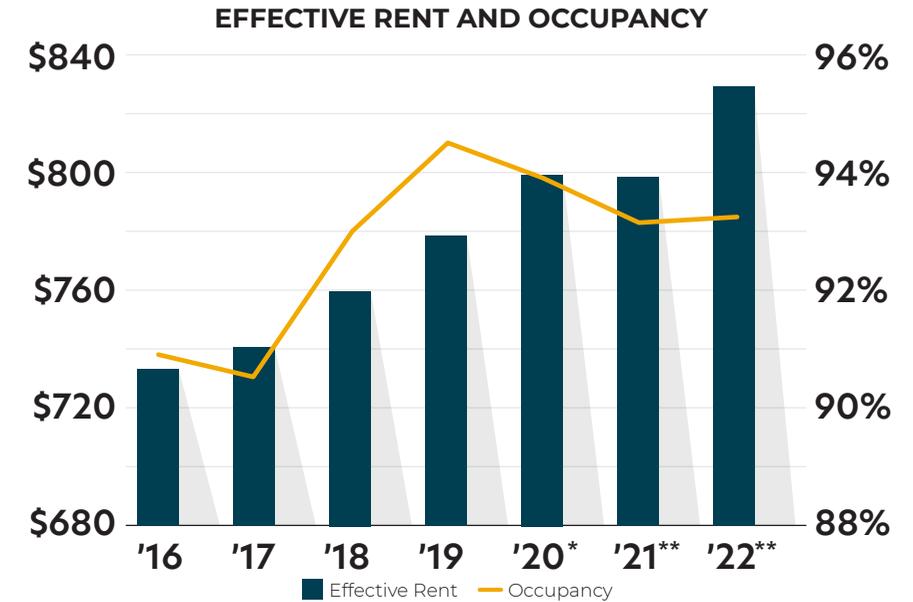
2021 MARKET AT A GLANCE

**OCCUPANCY RATE**
93.2%
Down **70 bps** YOY

EFFECTIVE RENT
$797
Down **0.1%** YOY

RENT SHARE OF WALLET
16.1%
Up **10 bps** YOY

Data and images pertaining to employment, income, permits, population, rents, single-family housing, and occupancy are year-end figures. Absorption, construction, and apartment sales figures are full-year totals. *Numbers for 2020 are projected values; **2021/2022 figures are forecast projections. Apartment market data criteria and methodologies vary by market.

OKLAHOMA CITY, OKLAHOMA

BERKADIA®

EMPLOYMENT TRENDS
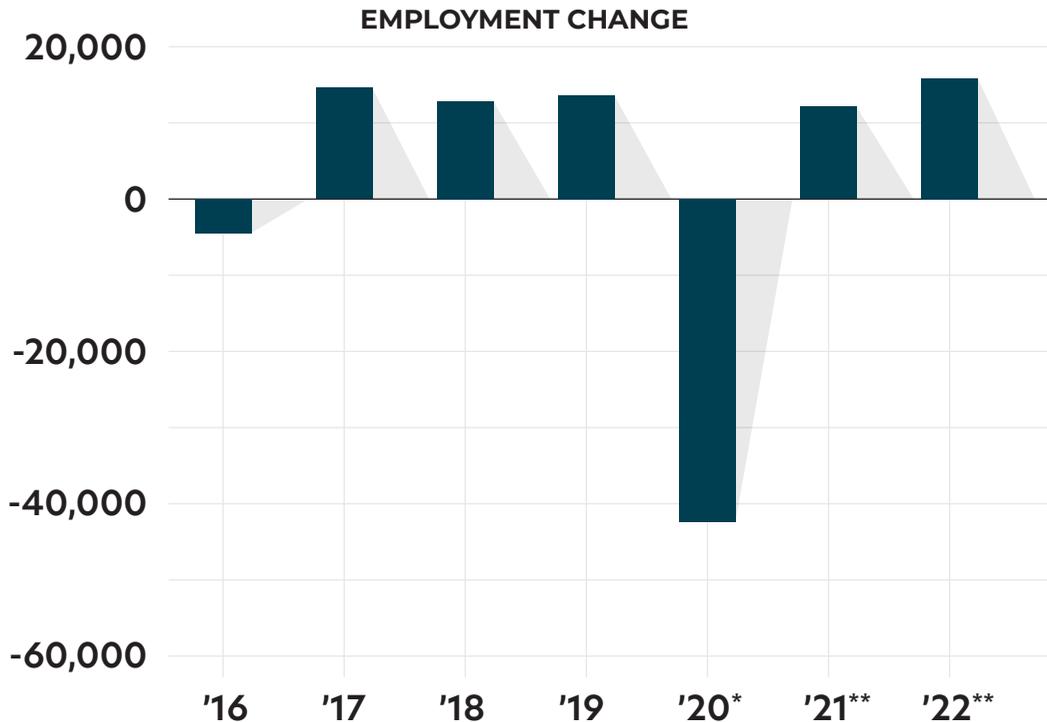
EMPLOYMENT CHANGE

EMPLOYMENT

2019	YOY CHANGE	2020*	YOY CHANGE	2021**
669,100	-6.3%	627,100	1.9%	639,000

UNEMPLOYMENT RATE

2019	YOY CHANGE	2020	YOY CHANGE	2021
2.1%	410 BPS	6.2%	-130 BPS	4.9%

POPULATION

2019	YOY CHANGE	2020	YOY CHANGE	2021
1,415,400	0.9%	1,427,900	0.8%	1,439,400

HOUSEHOLDS

2019	YOY CHANGE	2020	YOY CHANGE	2021
567,700	1.1%	574,100	1.0%	580,100

MEDIAN HOUSEHOLD INCOME

2019	YOY CHANGE	2020	YOY CHANGE	2021
$59,769	-0.1%	$59,709	-0.6%	$59,347

SALES TRENDS

PRICE PER UNIT

2019	YOY CHANGE	2020*
$63,732	-7.6%	$58,894

CAP RATE

2019	YOY CHANGE	2020
6.4%	-160 BPS	4.8%

Price Per Unit — Cap Rate

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