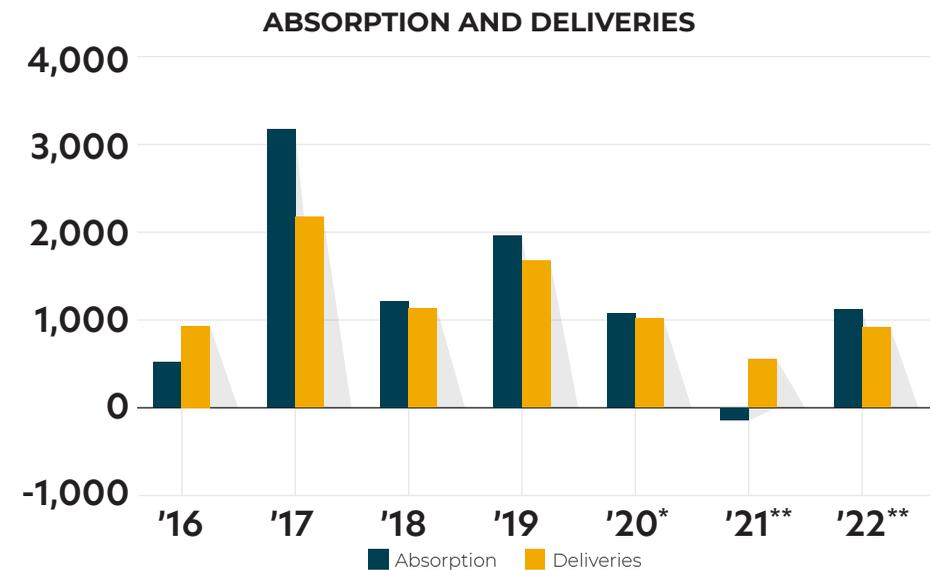
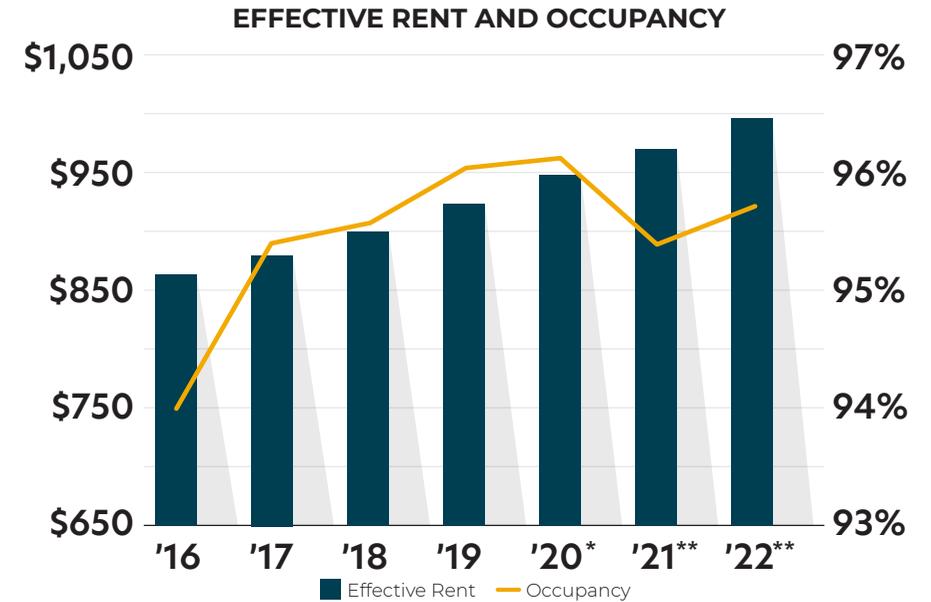


OMAHA, NEBRASKA



MARKET TRENDS



2021 MARKET AT A GLANCE

OCCUPANCY RATE
95.4%
 Down 80 bps YOY

EFFECTIVE RENT
\$970
 Up 2.5% YOY

RENT SHARE OF WALLET
16.2%
 Up 30 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.

EMPLOYMENT TRENDS



2019	YOY CHANGE	2020*	YOY CHANGE	2021**
516,800	-5.8%	486,800	1.7%	495,200

2019	YOY CHANGE	2020	YOY CHANGE	2021
2.6%	190 BPS	4.5%	-60 BPS	3.9%

2019	YOY CHANGE	2020	YOY CHANGE	2021
952,600	0.9%	961,600	0.9%	970,300

2019	YOY CHANGE	2020	YOY CHANGE	2021
375,900	1.3%	380,900	1.2%	385,500

2019	YOY CHANGE	2020	YOY CHANGE	2021
\$70,586	1.1%	\$71,343	0.5%	\$71,709

SALES TRENDS

2019	YOY CHANGE	2020*
\$88,377	20.8%	\$106,763

2019	YOY CHANGE	2020
7.2%	-220 BPS	5.0%



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