

# TULSA, OK

## 2022 MARKET AT A GLANCE

### Occupancy Rate

95.9%



DOWN 50 BPS YOY

### Effective Rent

\$871



UP 4.6% YOY

### Rent Share of Wallet

20.2%



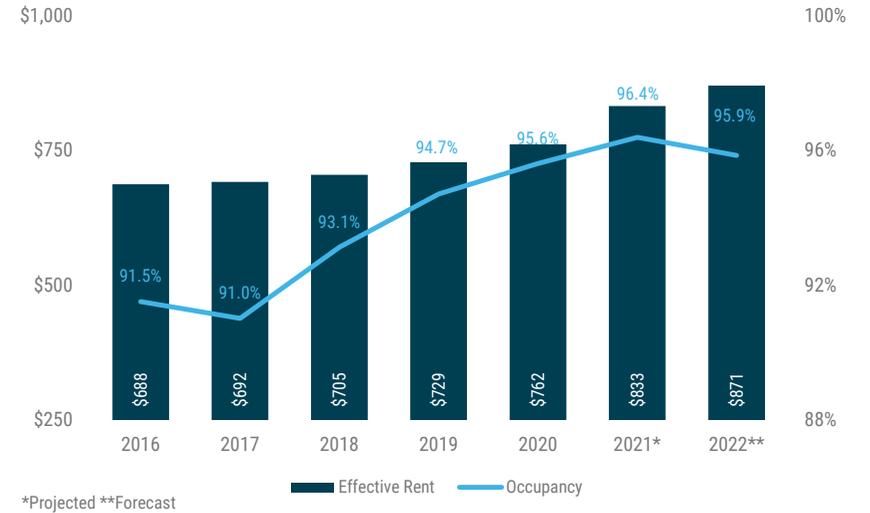
UP 30 BPS YOY

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2021 are projected values. 2022 figures are forecast projections. The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

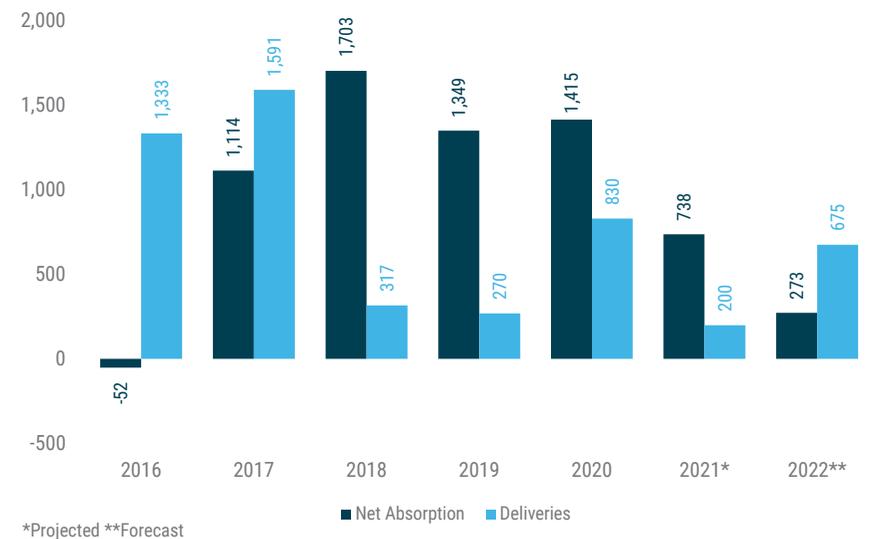
2022 FORECAST

## APARTMENT TRENDS

### Effective Rent & Occupancy



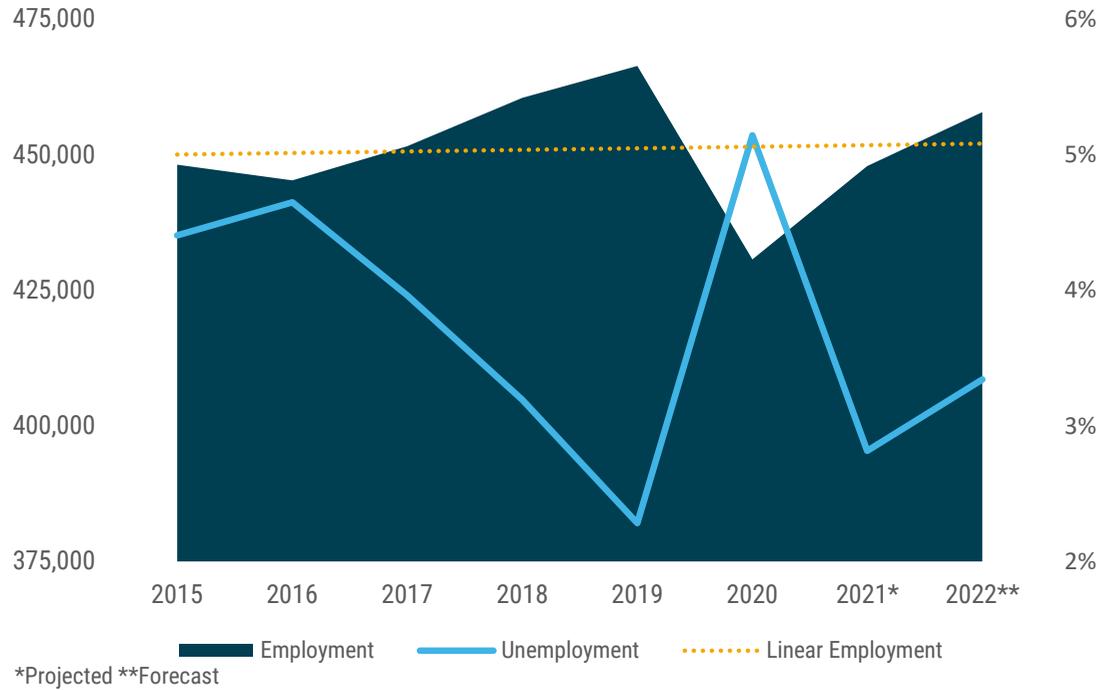
### Absorption & Deliveries



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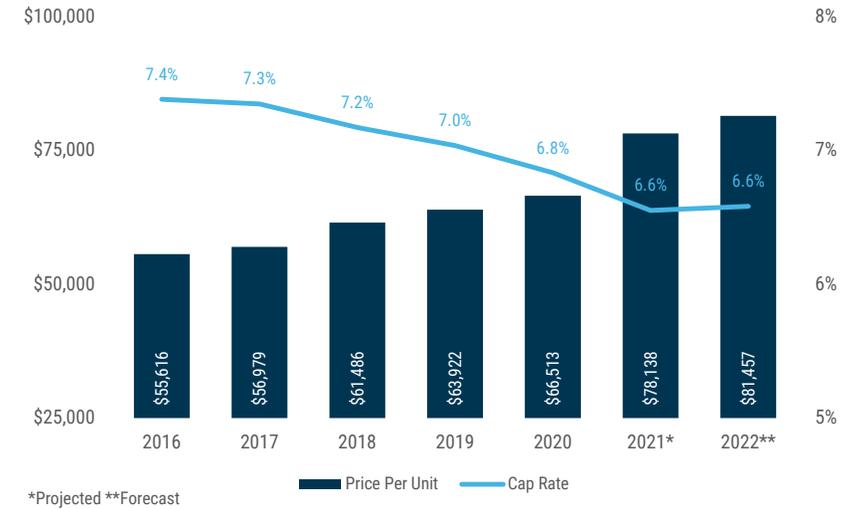
## EMPLOYMENT TRENDS

### Market Employment Trends



## SALES TRENDS

### Price Per Unit & Cap Rate



<p><b>Employment</b></p> <p>457,900</p> <p>↑</p> <p>UP 2.2% YOY</p>	<p><b>Unemployment</b></p> <p>3.3%</p> <p>↑</p> <p>UP 50 BPS YOY</p>	<p><b>Median Household Income</b></p> <p>\$51,670</p> <p>↑</p> <p>UP 2.9% YOY</p>
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<p><b>Price Per Unit</b></p> <p>\$81,457</p> <p>↑</p> <p>UP 4.2% YOY</p>	<p><b>Cap Rate</b></p> <p>6.6%</p> <p>=</p> <p>UNCHANGED YOY</p>
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