

# OMAHA, NE

## 2023 MARKET AT A GLANCE

Occupancy Rate

97.0%



DOWN 40 BPS YOY

Effective Rent

\$1,140



UP 2.9% YOY

Rent Share of Wallet

16.9%



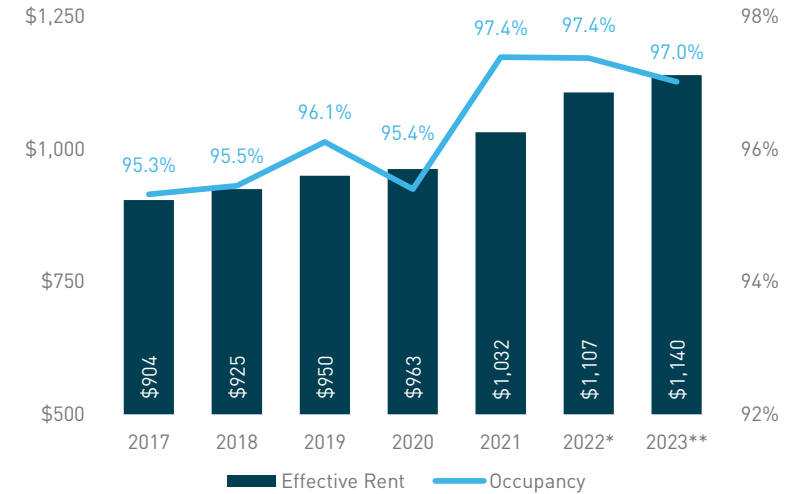
UNCHANGED YOY

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 2022 are projected values, 2023 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.

| 2023 FORECAST

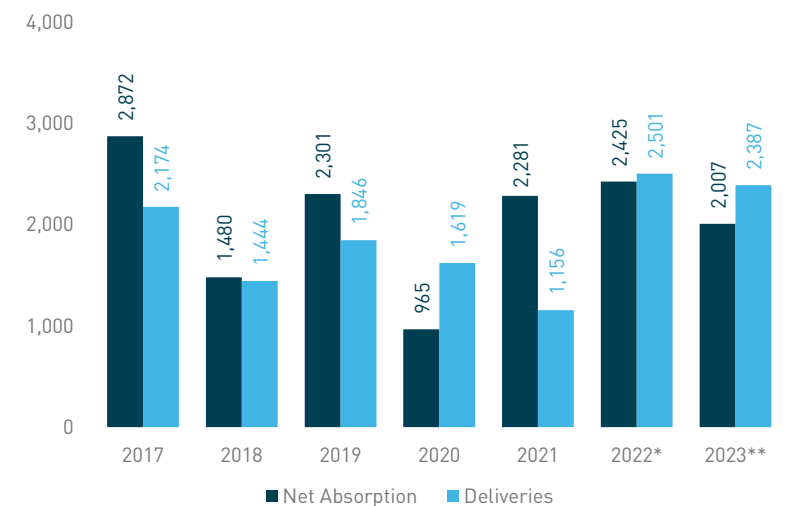
## Apartment Trends

### Effective Rent & Occupancy



\*Projected \*\*Forecast

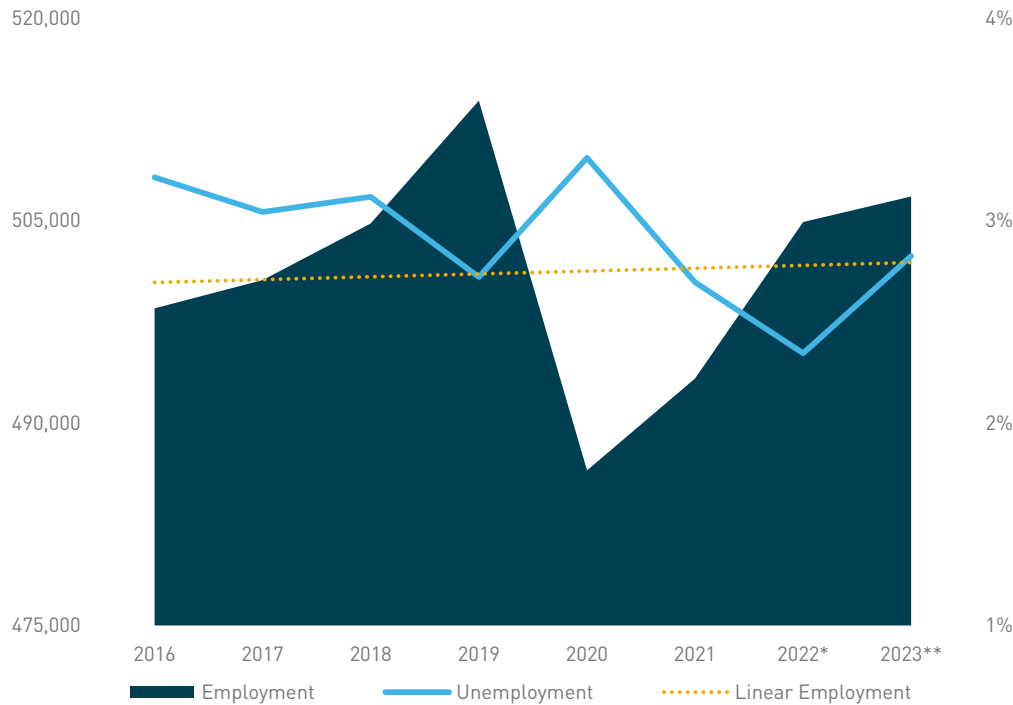
### Absorption & Deliveries



\*Projected \*\*Forecast

## Employment Trends

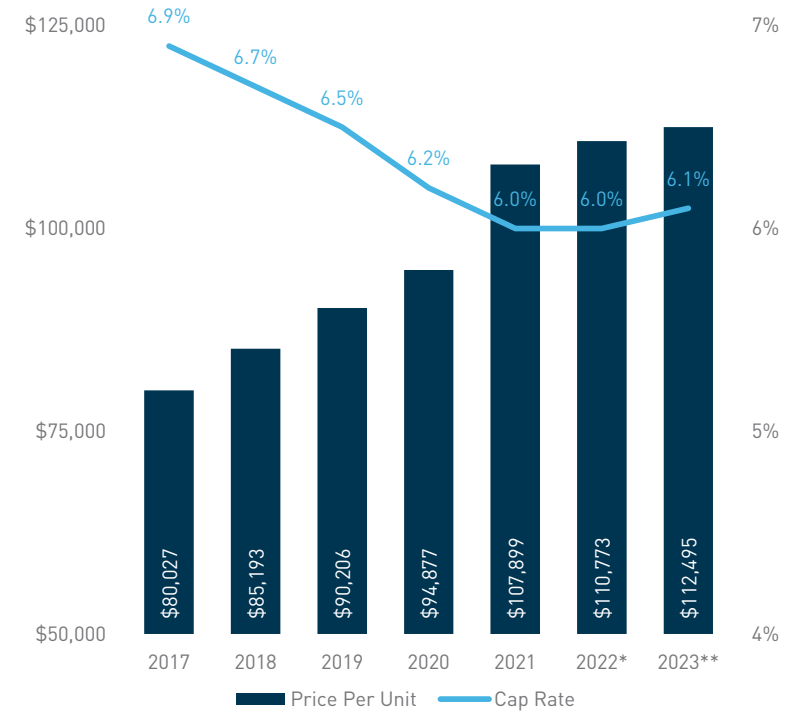
### Market Employment Trends



\*Projected \*\*Forecast

## Sales Trends

### Price Per Unit & Cap Rate



\*Projected \*\*Forecast

Employment

506,800



UP 0.4% YOY

Unemployment

2.8%



UP 50 BPS YOY

Median Household Income

\$80,965



UP 3.1% YOY

Price Per Unit

\$112,495



UP 1.6% YOY

Cap Rate

6.1%



UP 10 BPS YOY