

TULSA, OK

2023 MARKET AT A GLANCE

Occupancy Rate

94.6%



DOWN 100 BPS YOY

Effective Rent

\$961



UP 3.0% YOY

Rent Share of Wallet

16.9%



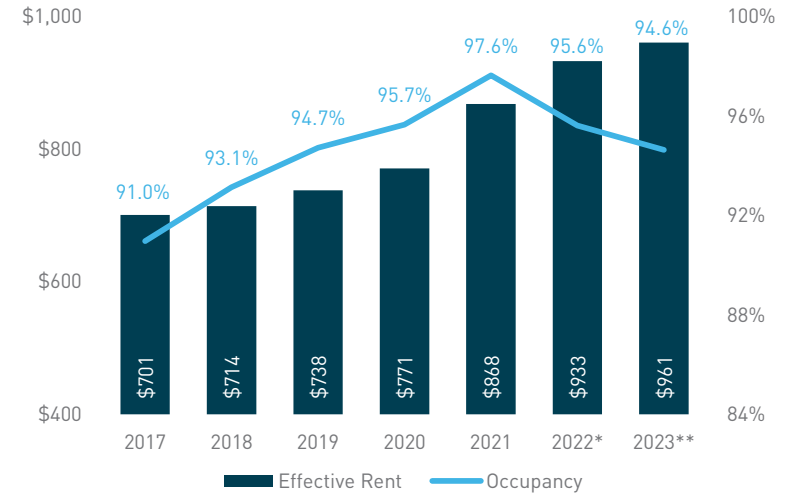
DOWN 20 BPS YOY

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 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

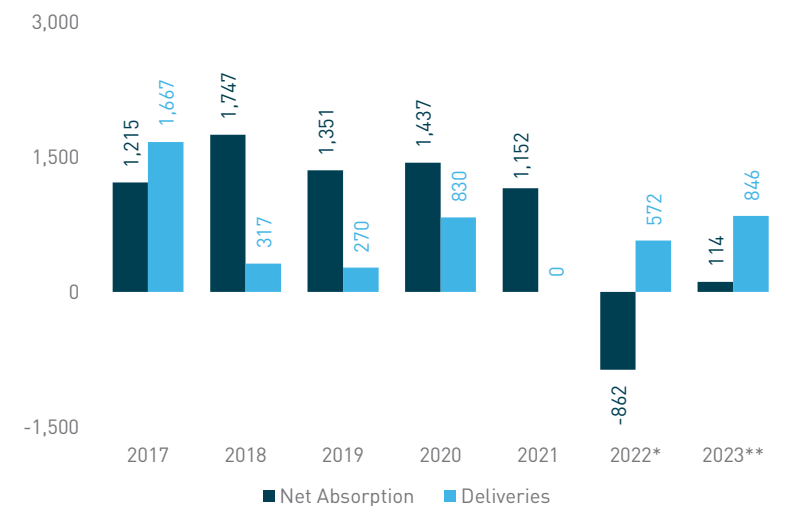
Apartment Trends

Effective Rent & Occupancy



*Projected **Forecast

Absorption & Deliveries

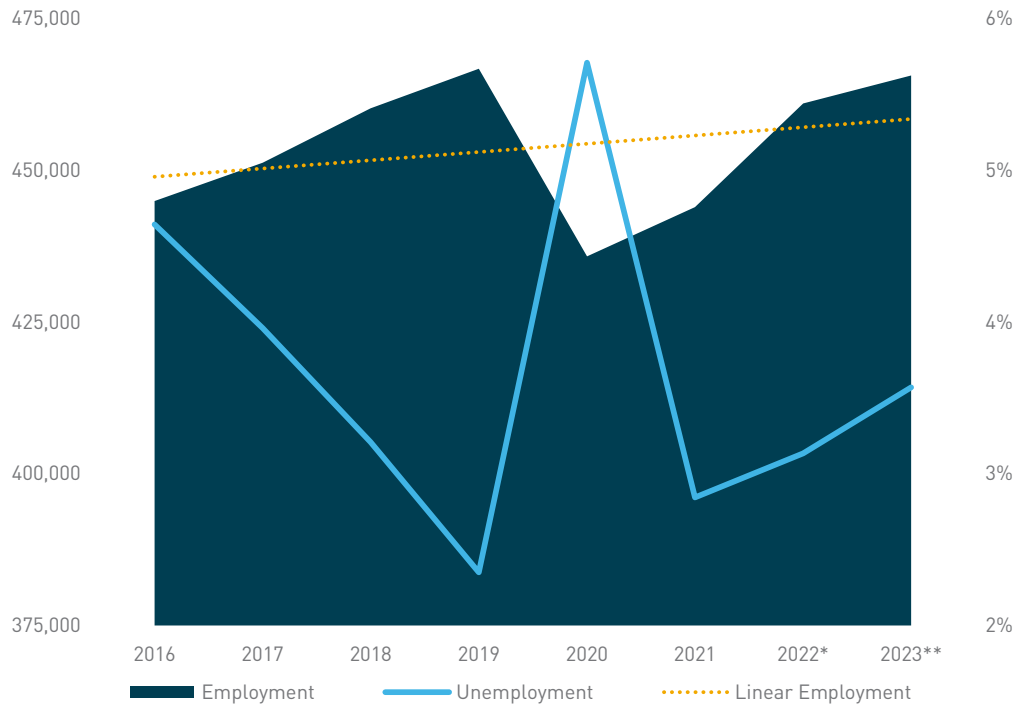


*Projected **Forecast

TULSA, OK

Employment Trends

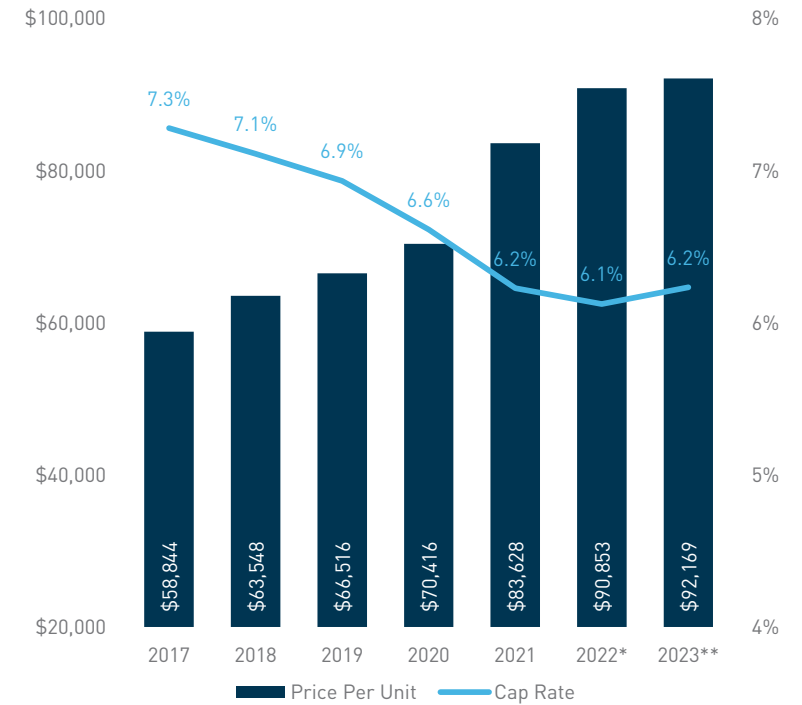
Market Employment Trends



*Projected **Forecast

Sales Trends

Price Per Unit & Cap Rate



*Projected **Forecast

Employment

465,600



UP 1.0% YOY

Unemployment

3.6%



UP 50 BPS YOY

Median Household Income

\$68,304



UP 4.5% YOY

Price Per Unit

\$92,169



UP 1.4% YOY

Cap Rate

6.2%



UP 10 BPS YOY