



MARKET AT A GLANCE



OCCUPANCY RATE **95.7%**
Down **30 bps** since 2Q19



EFFECTIVE RENT **\$944**
Up **1.7%** since 2Q19



TOTAL INVENTORY **82,439**

OCCUPANCY AND RENT TRENDS

EARLY REOPENING, RAPID REHIRING SPUR 410-BASIS-POINT DROP IN JOBLESS RATE

Unemployment in Omaha fell 350 basis points by the end of May, down to 6.6% from 10.1% at the end of April, as many employees got back to work. While a surge in COVID-19 cases could upend this progress, positive apartment fundamentals during the quarter pointed toward a likely rebound for multifamily development. Like other apartment markets that have experienced a recent turnaround, absorption in Omaha fell short of the norm during the second quarter but still increased compared to the first quarter. Additionally, the 342 units absorbed by renters during the second quarter was just short of the 373 units brought online, resulting in occupancy remaining at 95.7% compared to the first quarter. Effective rent increased in all but one submarket; operators metrowide increased effective rent 1.0% since the end of March to \$944, betting on a quick recovery. The major long-term challenge for the metro's economy remains unchanged from prior to COVID-19: not enough skilled workers to fuel job growth if a rapid period of recovery emerges. This trend could change as a greater reliance on remote work would allow companies to review candidates from a much larger pool of qualified employees nationwide.



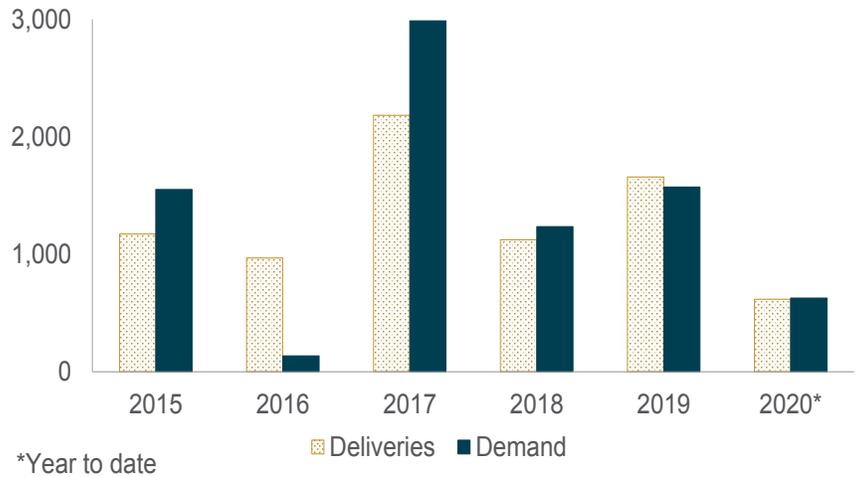
DELIVERIES AND DEMAND



DELIVERIES 618
Units YTD



NET ABSORPTION 627
Units YTD



ECONOMIC TRENDS

2019 3.1% UNEMPLOYMENT* 2020 6.6%
350 BPS CHANGE

2019 506.6k EMPLOYMENT** 2020 478.1k
-5.6% CHANGE

2019 16.4k EXISTING SFH SALES** 2020 16.9k
3.0% CHANGE

2019 950.0k POPULATION** 2020 957.7k
0.8% CHANGE

2019 2.07% 10-YEAR TREASURY** 2020 0.73%
-130 BPS CHANGE

*May; **June



SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	2Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	2Q20	Q-o-Q Change	Y-o-Y Change	2Q20	Annual	2Q20	Annual
Central Omaha	93.3%	10	-210	\$1,001	0.2%	-2.1%	96	-144	78	190
Council Bluffs	95.8%	-120	-60	\$887	-0.1%	0.4%	-69	-37	0	0
North Omaha	95.5%	-30	-30	\$900	2.0%	2.2%	-47	183	0	242
Sarpy County	96.6%	20	70	\$939	2.1%	3.2%	60	677	34	594
South Omaha	96.4%	10	-50	\$915	0.9%	3.0%	145	380	135	493
West Omaha	96.8%	30	140	\$996	0.6%	3.3%	158	321	126	126
TOTALS	95.7%	0	-30	\$944	1.0%	1.7%	342	1,379	373	1,645



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