



MARKET AT A GLANCE



OCCUPANCY RATE **96.1%**
Down **40 bps** since 3Q19

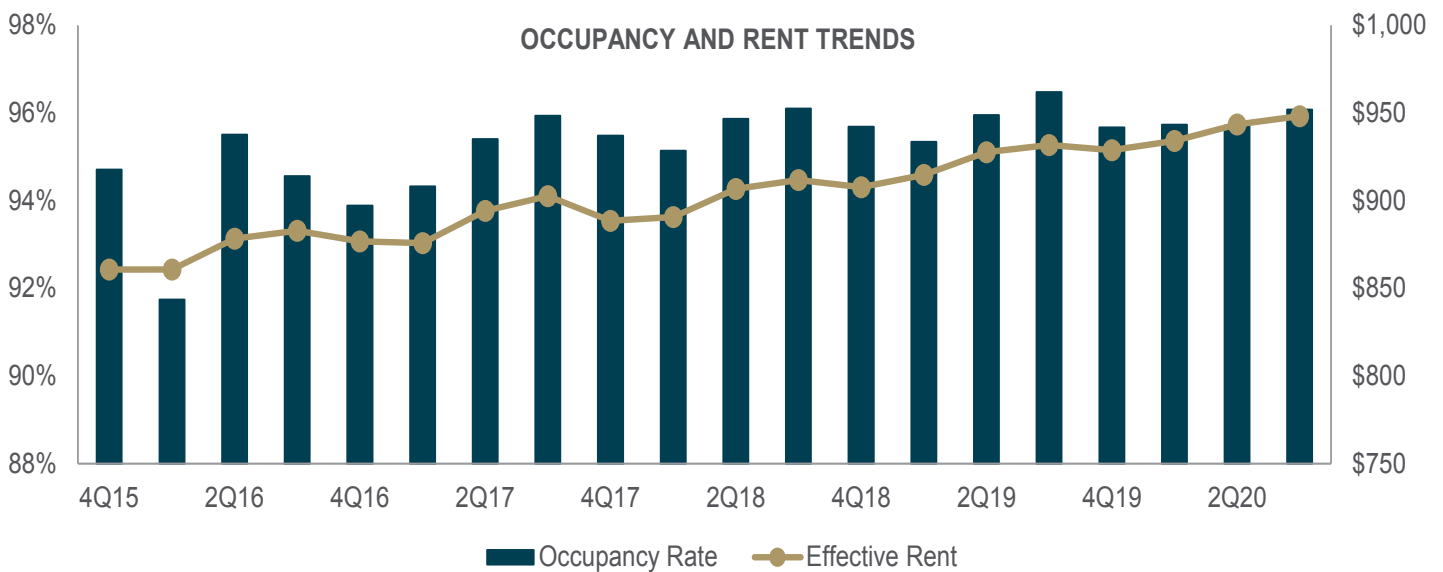


EFFECTIVE RENT **\$948**
Up **1.8%** since 3Q19



TOTAL INVENTORY **82,696**

OCCUPANCY AND RENT TRENDS



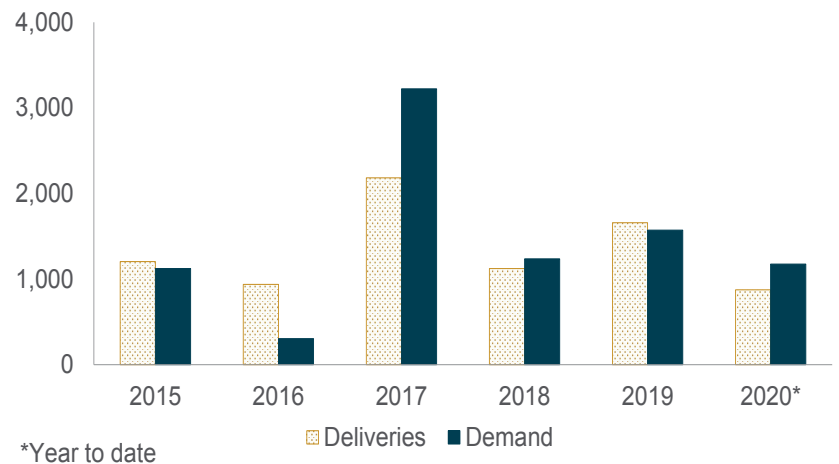
DELIVERIES AND DEMAND



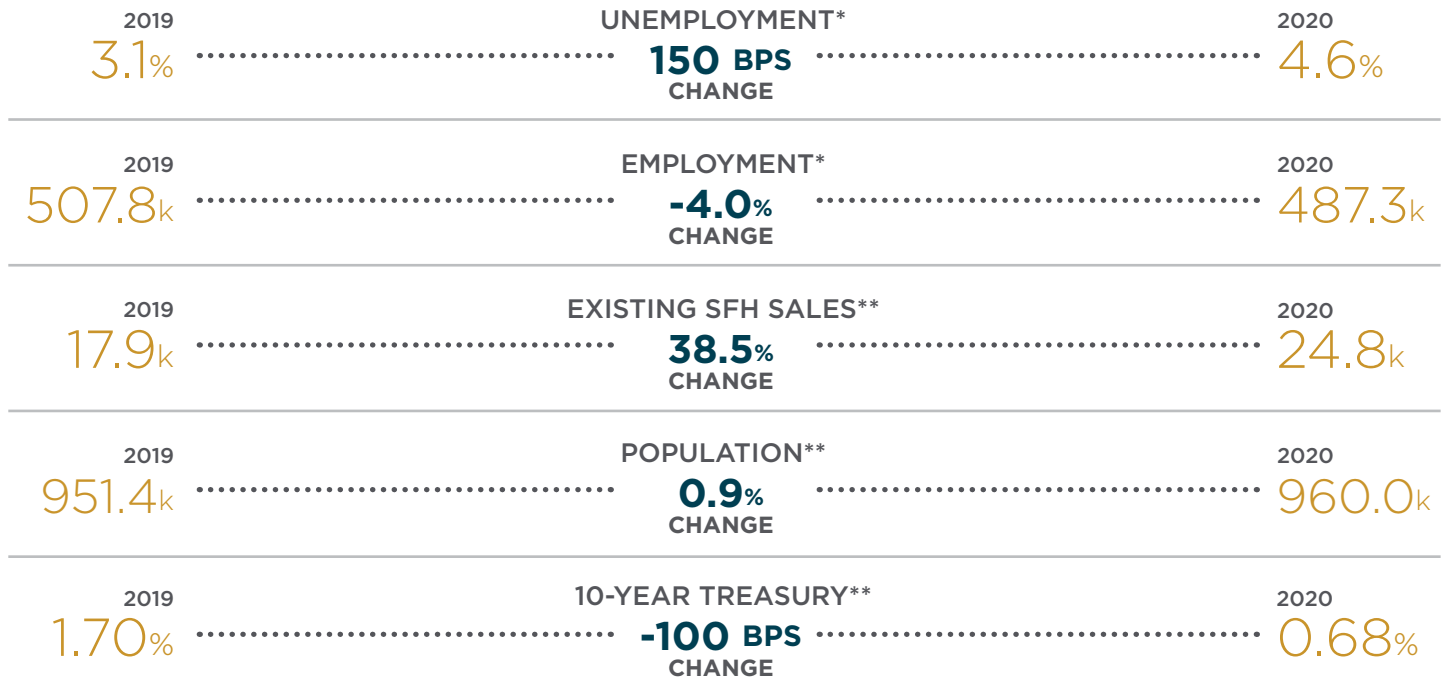
DELIVERIES **875**
Units YTD



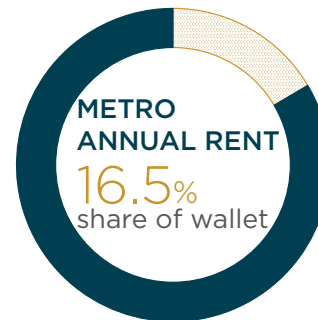
NET ABSORPTION **1,176**
Units YTD



ECONOMIC TRENDS



*August; **September



SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	3Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	3Q20	Q-o-Q Change	Y-o-Y Change	3Q20	Annual	3Q20	Annual
Central Omaha	93.9%	70	-140	\$999	-0.5%	-1.6%	103	-32	0	190
Council Bluffs	96.2%	40	-70	\$899	1.2%	1.4%	25	-40	0	0
North Omaha	95.7%	20	-40	\$908	1.0%	2.4%	30	94	0	162
Sarpy County	96.6%	0	30	\$930	-0.1%	2.5%	31	425	26	401
South Omaha	96.8%	30	-90	\$924	0.8%	3.0%	115	267	54	452
West Omaha	97.3%	50	90	\$1,005	1.0%	2.9%	195	364	126	252
TOTALS	96.1%	40	-40	\$948	0.5%	1.8%	500	1,077	206	1,457



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