



MARKET AT A GLANCE



OCCUPANCY RATE **95.4%**
Up **60 bps** since 3Q19

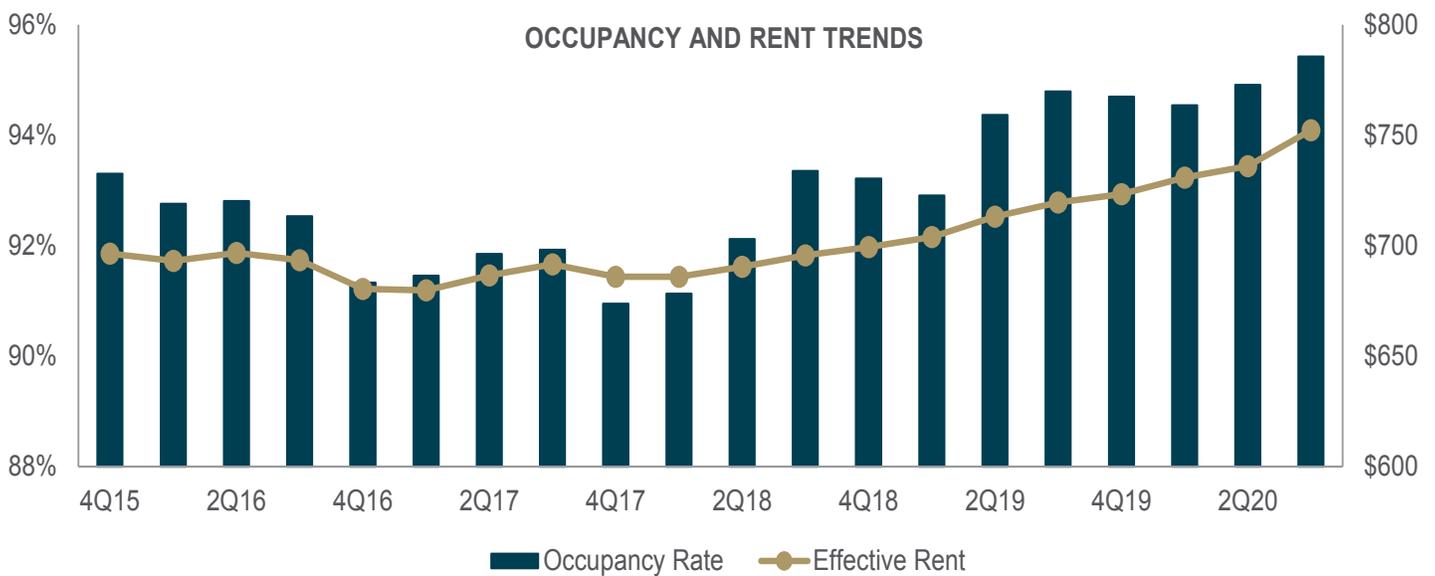


EFFECTIVE RENT **\$752**
Up **4.5%** since 3Q19



TOTAL INVENTORY **69,949**

OCCUPANCY AND RENT TRENDS



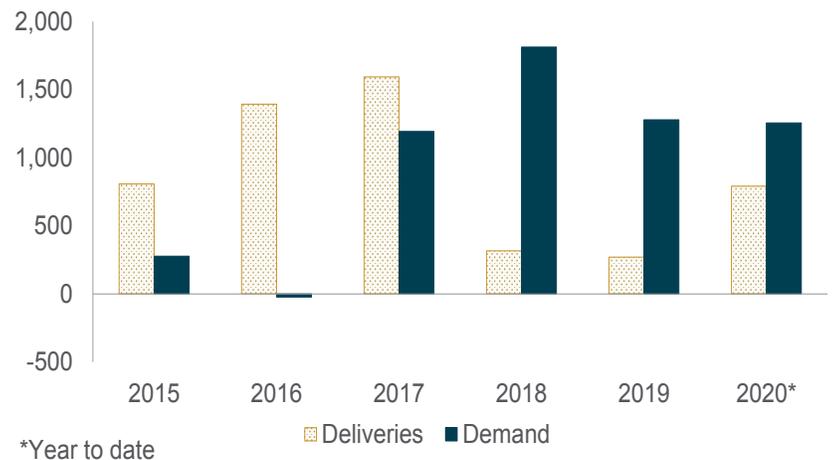
DELIVERIES AND DEMAND



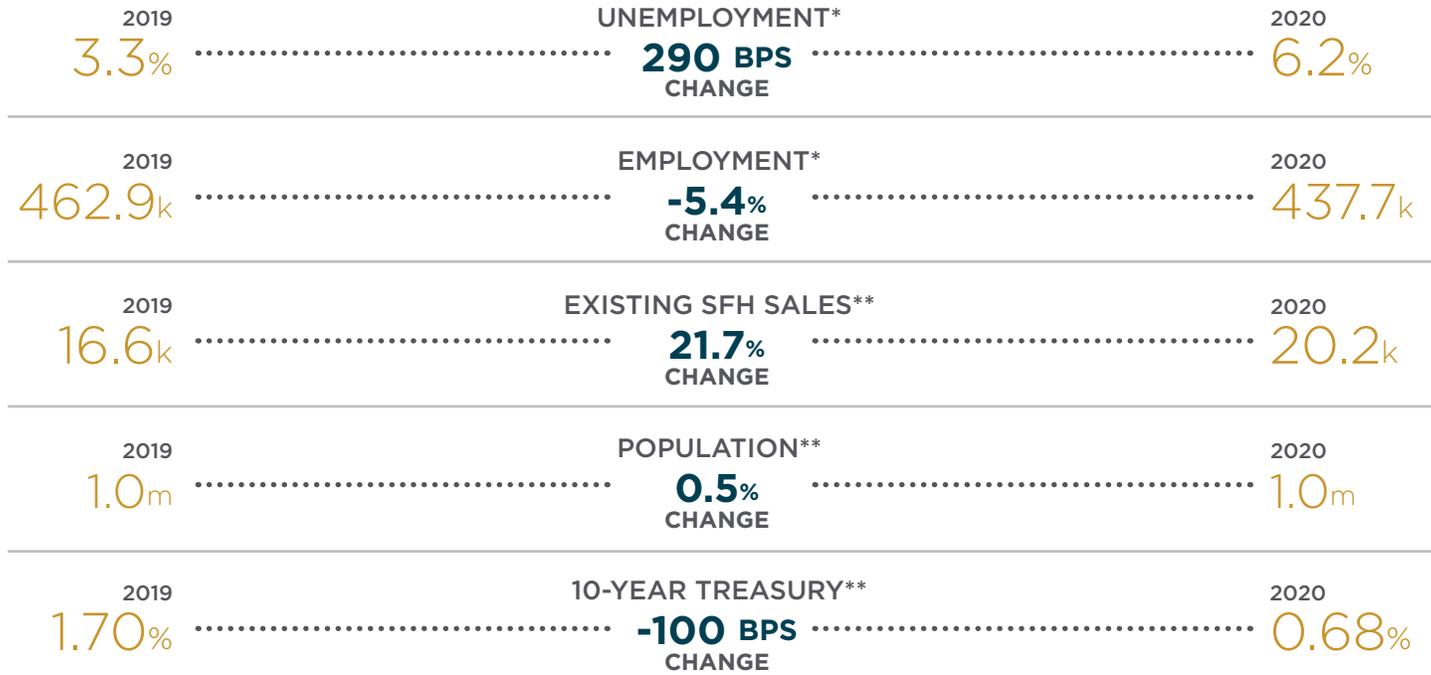
DELIVERIES **791**
Units YTD



NET ABSORPTION **1,256**
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 Tulsa	94.0%	20	60	\$703	2.2%	4.2%	85	473	40	358
East Tulsa	95.6%	20	20	\$636	2.0%	3.9%	23	27	0	0
North Tulsa	97.9%	10	60	\$787	0.7%	3.7%	7	48	0	0
South Tulsa/Broken Arrow	95.9%	120	90	\$839	3.1%	5.9%	334	603	96	433
West Tulsa	95.4%	60	60	\$823	1.8%	2.6%	39	89	0	52
TOTALS	95.4%	50	60	\$752	2.2%	4.5%	488	1,240	136	843

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