

OKLAHOMA CITY OK

Multifamily Report

BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group company



OKLAHOMA CITY, OK EMPLOYMENT

Jobs Added / Lost

LAST 12 MONTHS

44,800
↑ 7.5%

NEXT 12 MONTHS*

25,300
↑ 3.9%

Unemployment

MID-YEAR 2021

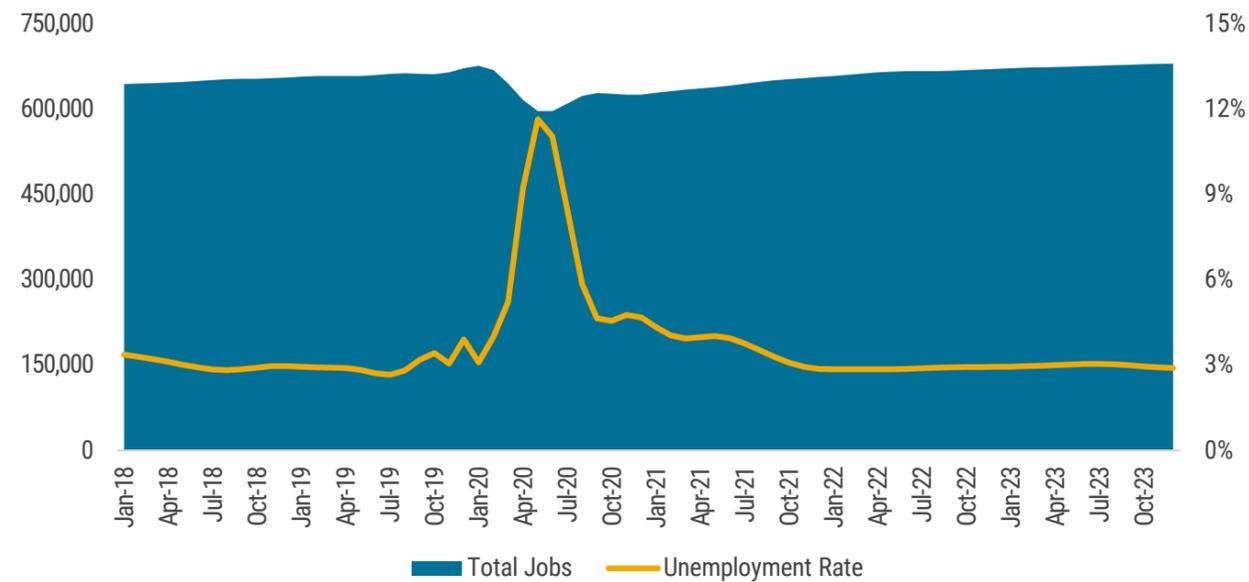
3.9%
↓ 710 BPS YOY

MID-YEAR 2022*

2.9%
↓ 100 BPS YOY

*Projected

Employment Trends



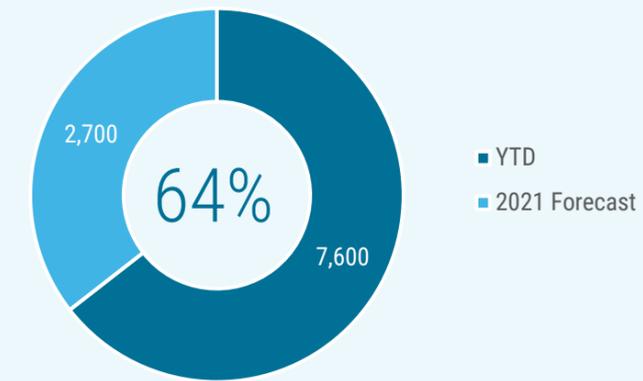
SOURCE: MOODY'S ANALYTICS

In The News

- Costco opens new operations center, creates 1,500 jobs
- UPS to hire 100 in Oklahoma City
- Kimray hiring 100 employees in Oklahoma City
- Homeland's grocery store to open, create 80 jobs

Who's Hiring?

LEISURE & HOSPITALITY INDUSTRY



11%
OF ALL JOBS IN THE METRO

\$23,100
AVERAGE ANNUAL SALARY

Top Leisure & Hospitality Employers

	2,500 JOBS
	1,300 JOBS
	1,000 JOBS



OKLAHOMA CITY, OK

DELIVERIES & ABSORPTION

2021 Units*

DELIVERED

1,512

ABSORBED

1,981

2022 Units*

DELIVERED

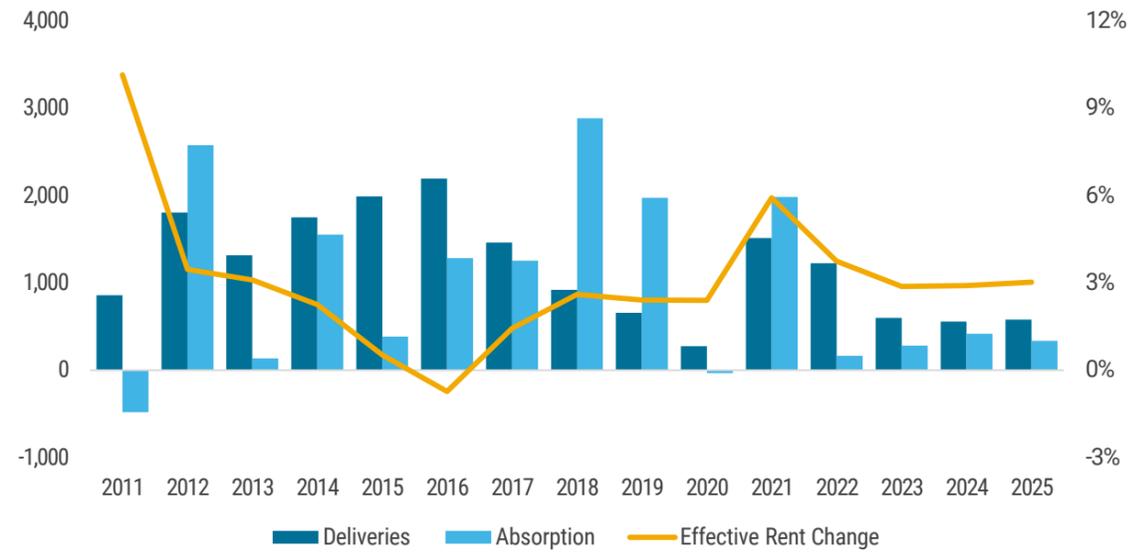
1,222

ABSORBED

164

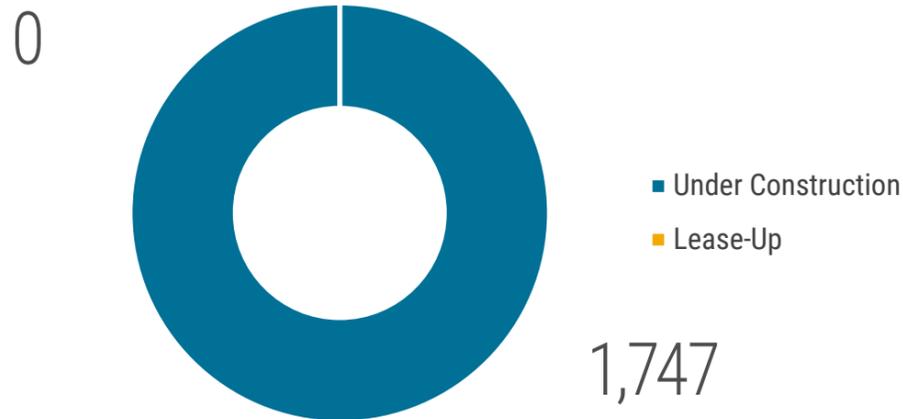
*Projected

Deliveries, Absorption, & Effective Rent Change

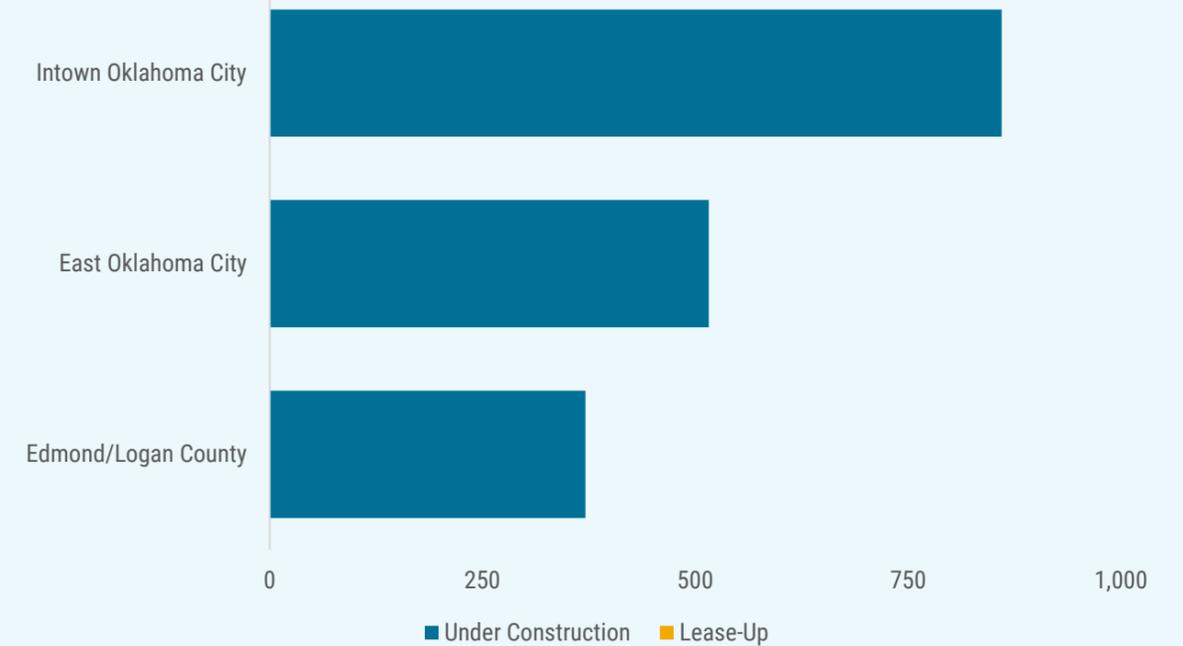


SOURCE: REALPAGE

Market Pipeline



Top Submarket Pipelines



For a complete list of properties in the pipeline, [CLICK HERE](#)



OKLAHOMA CITY, OK

RENT & OCCUPANCY

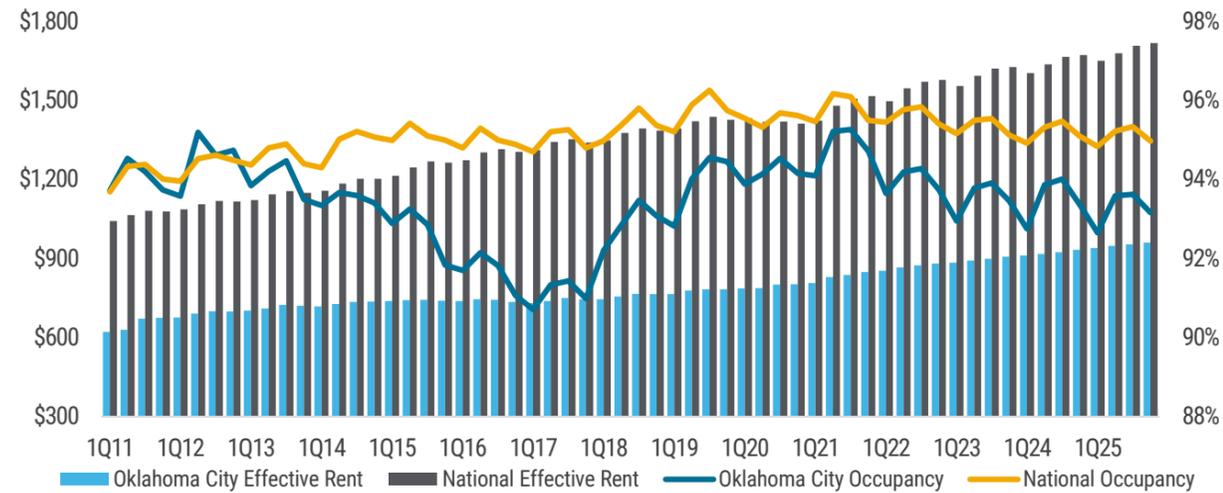
Effective Rent

2Q 2021
 \$830
 ↑ 5.3% YOY

Occupancy

2Q 2021
 95.2%
 ↑ 110 BPS YOY

Oklahoma City vs. National Effective Rent & Occupancy



SOURCE: REALPAGE

Submarket Performance

SUBMARKET NAME	2Q21 OCCUPANCY	YOY (BPS)	2Q21 EFFECTIVE RENT	YOY
East Oklahoma City	94.4%	20	\$733	3.3%
Edmond/Logan County	96.8%	290	\$925	5.6%
Intown Oklahoma City	95.1%	200	\$1,186	4.6%
Norman/Moore	96.5%	110	\$818	7.0%
North Central Oklahoma City	95.7%	110	\$825	5.3%
Northwest Oklahoma City	96.2%	180	\$832	6.5%
Southwest Oklahoma City	94.8%	130	\$738	5.3%
West Oklahoma City	91.9%	-120	\$692	2.7%

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Sources: RealPage; Moody's Analytics; Real Capital Analytics; Federal Reserve Bank of Oklahoma City

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