

2022 MID-YEAR

OMAHA NE

Multifamily Report

BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group company





OMAHA, NE EMPLOYMENT

Jobs Added / Lost

LAST 12 MONTHS

12,500

↑ 2.5%

NEXT 12 MONTHS*

6,000

↑ 1.2%

Unemployment

MID-YEAR 2022

2.1%

↓ 100 BPS YOY

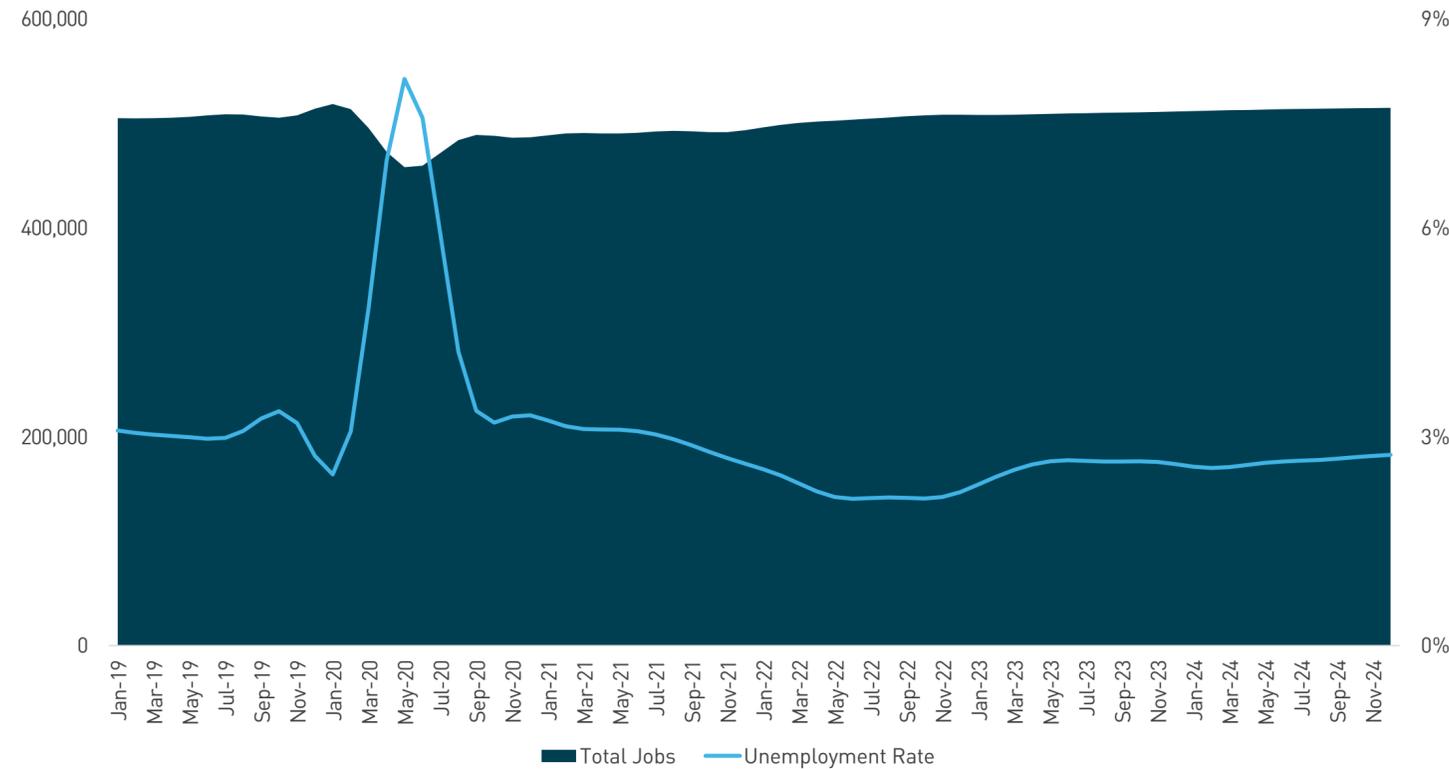
MID-YEAR 2023*

2.7%

↑ 60 BPS YOY

*Projected

Employment Trends



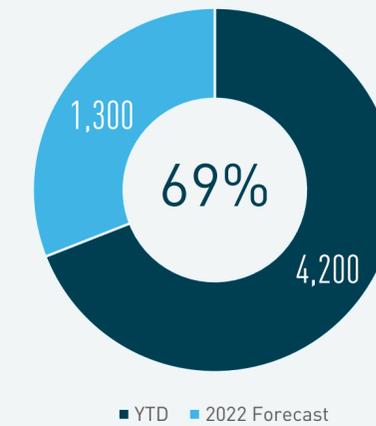
SOURCE: Moody's Analytics

In The News

- [Charles Schwab hiring over 200 in Omaha](#)
- [Google building \\$750M data center in northwest Omaha](#)
- [City of Omaha looking to fill more than 100 jobs](#)

Who's Hiring?

TRADE, TRANSPORTATION, & UTILITIES INDUSTRY



20%
OF ALL JOBS IN THE METRO

\$48,700
AVERAGE ANNUAL SALARY

Top Trade, Transportation, & Utilities Employers



4,200 JOBS



3,500 JOBS



2,100 JOBS



OMAHA, NE

DELIVERIES & ABSORPTION

2022 Units*

DELIVERIES

2,692

ABSORPTION

1,886

2023 Units*

DELIVERIES

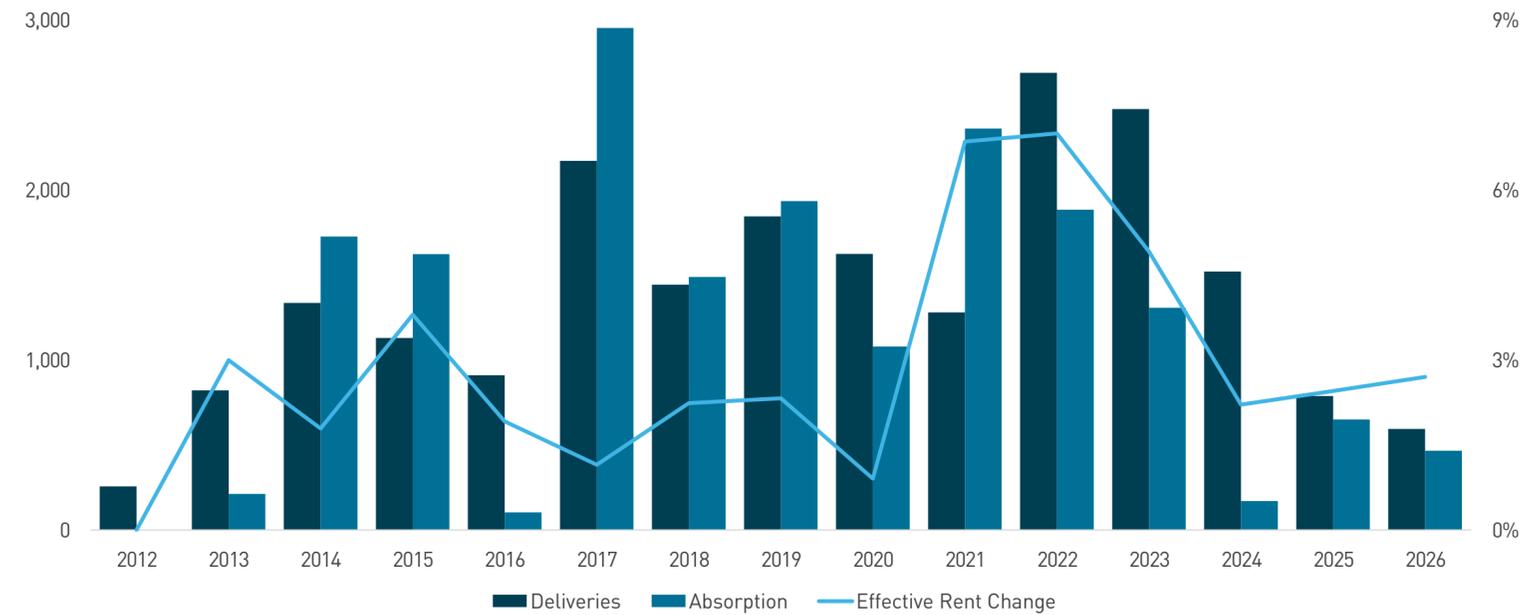
2,478

ABSORPTION

1,309

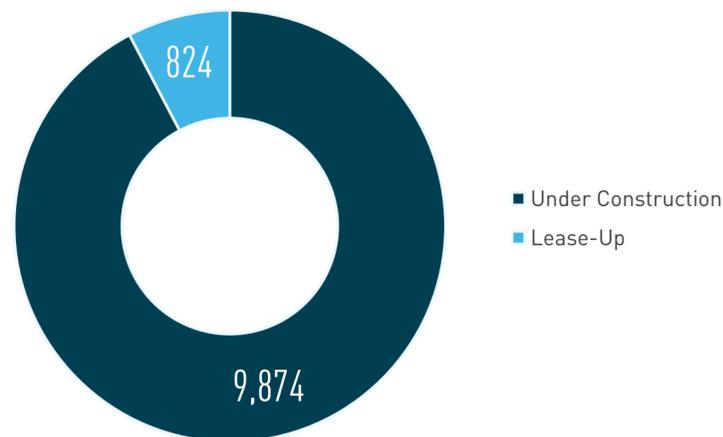
*Projected

Deliveries, Absorption, & Effective Rent Change

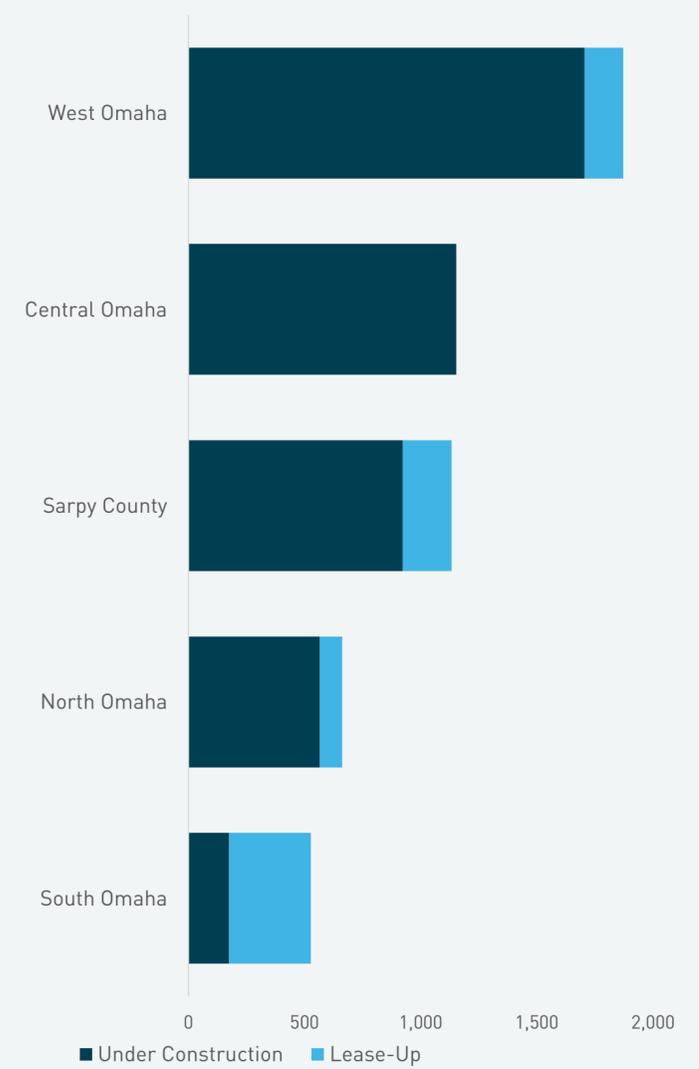


Source: RealPage

Market Pipeline



Top Submarket Pipelines





OMAHA, NE RENT & OCCUPANCY

Effective Rent

2Q 2022

\$1,072

↑ 8.3% YOY

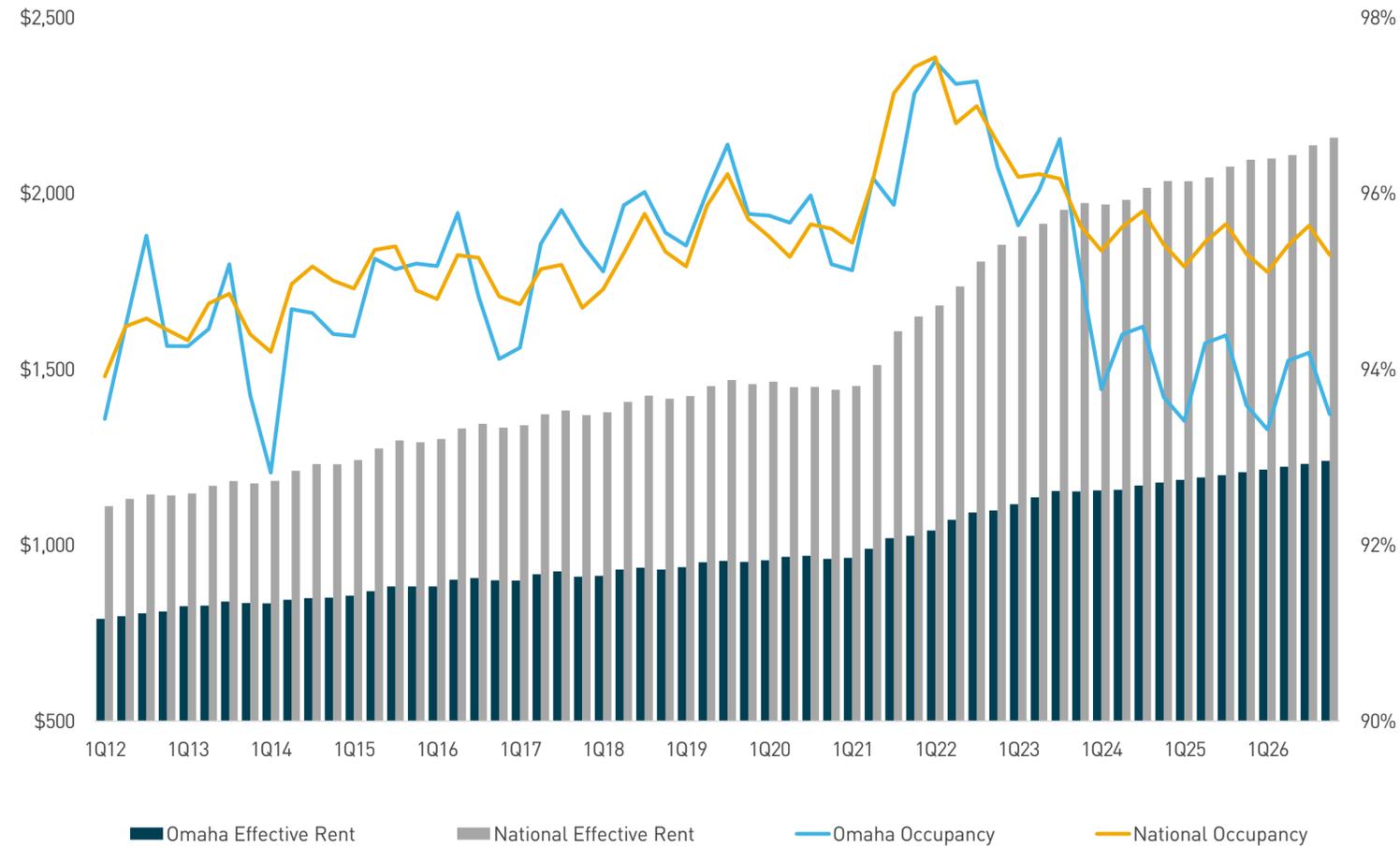
Occupancy

2Q 2022

97.2%

↑ 110 BPS YOY

Omaha vs. National Effective Rent & Occupancy



Source: RealPage

Submarket Performance

SUBMARKET NAME	2Q22 OCCUPANCY	YOY (BPS)	2Q22 EFFECTIVE RENT	YOY
Central Omaha	96.8%	280	\$1,075	5.3%
Council Bluffs	96.0%	-80	\$1,007	8.1%
North Omaha	95.8%	-10	\$1,034	8.4%
Sarpy County	97.3%	110	\$1,088	9.9%
South Omaha	98.0%	130	\$1,052	9.7%
West Omaha	98.5%	80	\$1,138	7.7%

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Sources: RealPage; Moody's Analytics; Real Capital Analytics

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