

YoY Chg 12-Mo. Forecast

5.9%
Vacancy Rate



796
Net Absorption, units



\$1,172
Effective Rent / Unit



(Overall, All Property Classes for Q2 2024)
Source: CoStar Data

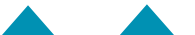
ECONOMIC INDICATORS Q2 2024

YoY Chg 12-Mo. Forecast

518k
Omaha Employment



2.8%
Omaha Unemployment Rate



0.9%
Omaha Household Growth Rate



Source: BLS, BOC, Moody's Analytics, CoStar

ECONOMIC OVERVIEW:

Omaha's local economy continued to perform well throughout the second quarter of 2024, adding 9,300 nonfarm payroll positions. Some of the key sectors that contributed to Omaha's economic growth in the second quarter, were education and health services, and trade, transportation, and utilities. These sectors added a combined total of 8,800 jobs year-over-year (YOY), accounting for 94.6% of the net job growth in the metro area. The education and health services sector alone grew by 7.0%, well above the national average of 4.8% and is driven by the expansion of local universities and health care facilities. Omaha is home to several renowned institutions of higher education, such as Creighton University, the University of Nebraska at Omaha, and the University of Nebraska Medical Center, which provide quality education and research opportunities to students and professionals. The trade, transportation, and utilities sector also grew by 3.0%, benefiting from Omaha's strategic location and infrastructure as a major Midwest transportation and distribution hub.

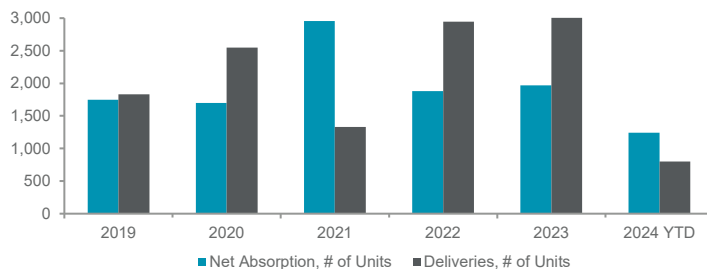
MARKET OVERVIEW:

The multifamily housing market in Omaha remains robust, supported by solid economic and demographic influences. In the second quarter of 2024, there were 624 apartment units delivered, for a total of 801 deliveries year-to-date (YTD). Most of these new units were centered in the Elkhorn submarket, which saw the addition of 397 units in 2024, with Bellevue following behind with the introduction of 241 units in the first half of the year. Despite this increase in available housing, The vacancy rate remains unchanged year-over-year (YOY), suggesting a continued strong demand for apartments. The overall vacancy rate stood at 5.9% at the end of Q2. Currently, there are 2,124 units being constructed in Omaha. Looking closer by submarket, Midtown, Elkhorn, and Ralston are the busiest areas for construction, hosting 34.3%, 23.4%, and 11.3% of the upcoming units, respectively. Notably, a vast majority at 89.1% of these new constructions are focused in the suburbs compared to the downtown area.

PRICING:

Despite experiencing an unprecedented year of supply, the rent growth in Omaha's multifamily sector has shown considerable resilience as we move into the latter half of the year, posting an increase of 3.0% YOY. Current average rents stand at \$1,172 per unit across the metro area, marking a 2.9% rise over the past year and a jump of 22.6% over the past five years. The Elkhorn submarket leads with the highest average rent at \$1,456 per unit. Omaha's apartment rental market remains vigorous thanks to a steady demand for housing, supported by its stable economy and diverse job sector,

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & EFFECTIVE RENT



MARKET STATISTICS

| SUBMARKET | INVENTORY (UNITS) | DELIVERIES (UNITS) | YOY % INVENTORY GROWTH | UNDER CONSTR (UNITS) | YTD NET ABSORPTION (UNITS) | VACANCY RATE | YOY VACANCY RATE CHANGE | AVG EFFECTIVE RENT/UNIT | AVG EFFECTIVE RENT PSF | YOY % EFFECTIVE RENT GROWTH |
|--------------------|-------------------|--------------------|------------------------|----------------------|----------------------------|--------------|-------------------------|-------------------------|------------------------|-----------------------------|
| Bellevue | 9,119 | 241 | 2.71% | 0 | 104 | 6.4% | 1.50% | \$1,200.00 | \$1.28 | 2.2% |
| Central Omaha | 8,656 | 120 | 3.54% | 0 | 102 | 5.6% | 2.10% | \$1,148.00 | \$1.28 | 5.2% |
| Council Bluffs | 5,075 | 0 | 0.00% | 0 | 16 | 5.8% | 0.10% | \$1,053.00 | \$1.21 | 4.7% |
| Downtown Omaha | 7,134 | 0 | 0.00% | 231 | 19 | 6.7% | -1.50% | \$1,272.00 | \$1.47 | 1.9% |
| Elkhorn | 6,198 | 248 | 9.51% | 497 | 225 | 10.5% | -0.60% | \$1,456.00 | \$1.49 | -0.6% |
| Gretna | 2,917 | 0 | 6.65% | 0 | 141 | 7.0% | -1.60% | \$1,236.00 | \$1.36 | 1.2% |
| Midtown | 12,575 | 43 | 0.34% | 729 | -2 | 5.8% | 0.40% | \$1,121.00 | \$1.42 | 3.1% |
| Millard | 3,533 | 0 | 9.28% | 50 | 120 | 7.1% | 4.10% | \$1,312.00 | \$1.36 | 4.8% |
| North Omaha | 9,363 | 0 | 1.72% | 0 | -15 | 7.4% | 0.90% | \$978.00 | \$1.10 | 4.1% |
| Northwest Omaha | 7,534 | 0 | 4.22% | 200 | 295 | 6.1% | -3.70% | \$1,369.00 | \$1.32 | 2.9% |
| Papillion/La Vista | 7,784 | 0 | 3.04% | 0 | 174 | 4.7% | -1.80% | \$1,306.00 | \$1.37 | 3.2% |
| Ralston | 5,753 | 0 | 0.00% | 241 | 8 | 3.9% | 0.10% | \$1,011.00 | \$1.13 | 3.8% |
| South Omaha | 1,818 | 0 | 0.00% | 0 | -1 | 1.8% | 0.30% | \$711.00 | \$0.94 | 1.4% |
| West Omaha | 7,821 | 0 | 1.24% | 176 | 58 | 3.5% | -0.30% | \$1,237.00 | \$1.34 | 4.2% |
| Omaha | 95,280 | 652 | 2.6% | 2,124 | 1,244 | 5.9% | 0.1% | \$1,172.14 | \$1.29 | 3.0% |

Source: Cushman & Wakefield Research & CoStar

KEY SALES TRANSACTIONS Q2 2024

| PROPERTY | SUBMARKET | SELLER / BUYER | UNITS | PRICE / \$ UNIT |
|-----------------------------|--------------------|--|-------|---------------------|
| 10532 S 97 th Ct | Papillion/La Vista | Sterling Lincoln Rd, LLC/MNS Omaha, LLC | 320 | \$52,500,000/\$164k |
| 7471 Lakeview Rd | Ralston | Lakeview Residential, LLC/MRES Oaks Holdings, LLC/ | 276 | \$43,650,000/\$158k |

John Lund
 Senior Director
 +1 402 393 8811
john.lund@lundco.com

Misty Belsha
 Business Analyst
 +1 660 287 1135
misty.belsha@lundco.com

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