



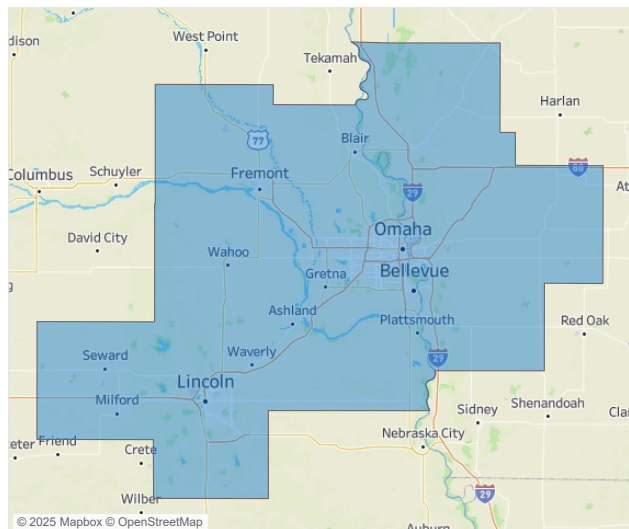
Jeff Adler  
Vice President  
[Jeff.Adler@yardi.com](mailto:Jeff.Adler@yardi.com)

#### Contacts

Razvan Cimpean  
SEO Engineer  
[Razvan-I.Cimpean@yardi.com](mailto:Razvan-I.Cimpean@yardi.com)

#### Omaha

December 2024



**Omaha** is the **51st** largest multifamily market with **96,182** completed units and **30,791** units in development, **8,277** of which have already broken ground.

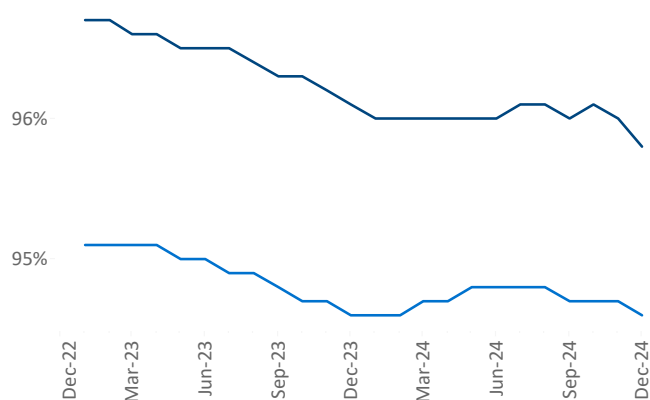
Advertised **rents** are at **\$1,248**, up **3.6%** ▲ from the previous year placing Omaha at **27th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **4,730** ▲ units absorbed over the past twelve months. Absorption increased by **2,509** ▲ units from the previous year's absorption gain of **2,221** ▲ units.

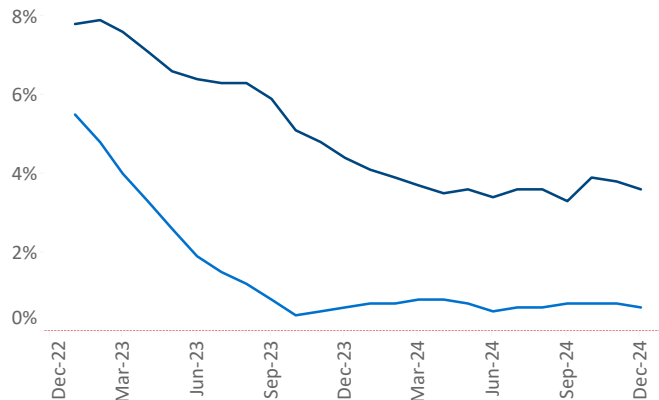
**Employment** in Omaha has grown by **2.3%** ▲ over the past 12 months, while hourly wages have risen by **4.8%** ▲ YoY to **\$33.73** according to the *Bureau of Labor Statistics*.

■ Omaha ■ National

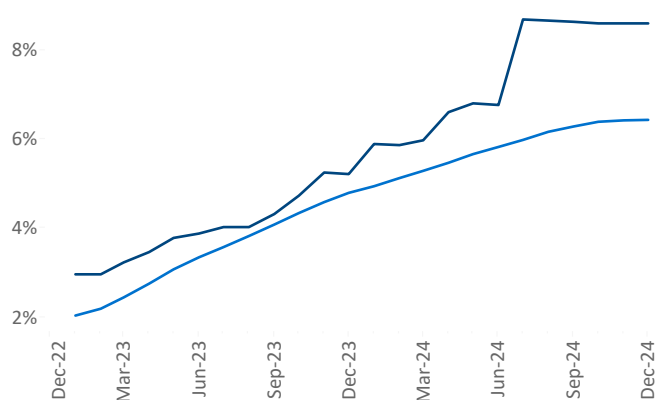
#### Occupancy



#### Rent Growth YoY



#### Units Under Construction as % of Stock



#### Absorbed Completions T12

