



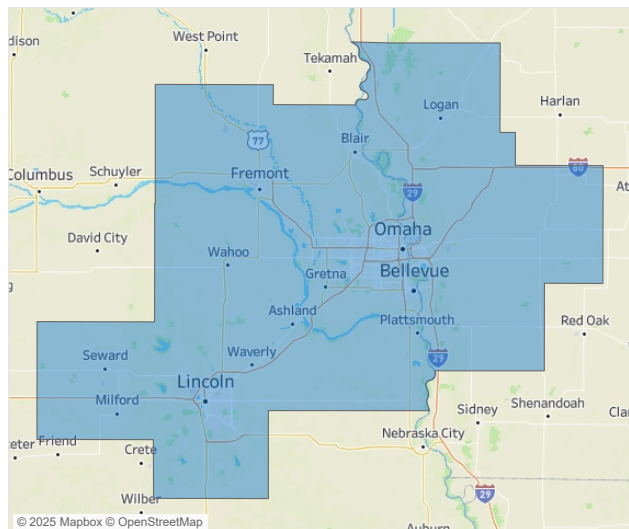
Jeff Adler  
Vice President  
[Jeff.Adler@yardi.com](mailto:Jeff.Adler@yardi.com)

#### Contacts

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

#### Omaha

April 2025



**Omaha** is the **52nd** largest multifamily market with **97,797** completed units and **30,509** units in development, **8,959** of which have already broken ground.

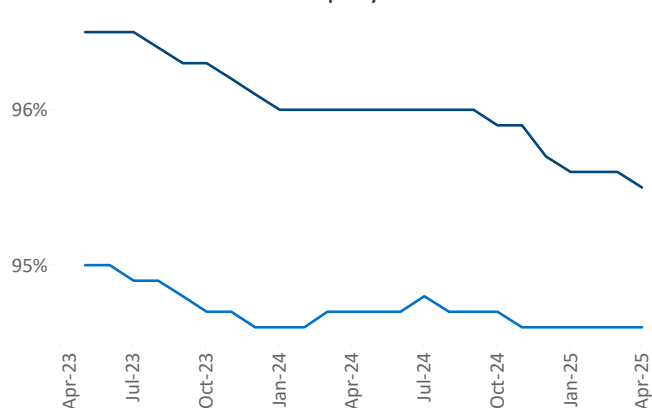
Advertised **rents** are at **\$1,273**, up **3.3% ▲** from the previous year placing Omaha at **28th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **4,863 ▲** units absorbed over the past twelve months. Absorption increased by **872 ▲** units from the previous year's absorption gain of **3,991 ▲** units.

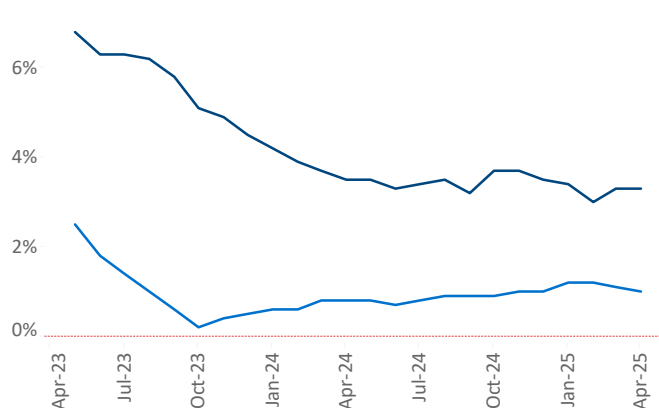
**Employment** in Omaha has grown by **0.7% ▲** over the past 12 months, while hourly wages have risen by **3.1% ▲** YoY to **\$33.66** according to the *Bureau of Labor Statistics*.

■ Omaha ■ National

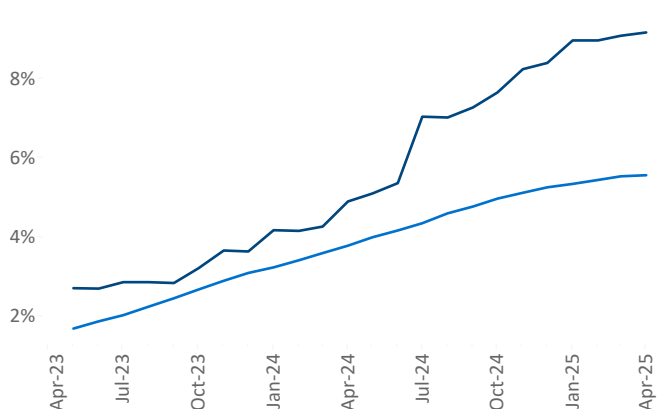
#### Occupancy



#### Rent Growth YoY



#### Units Under Construction as % of Stock



#### Absorbed Completions T12

