

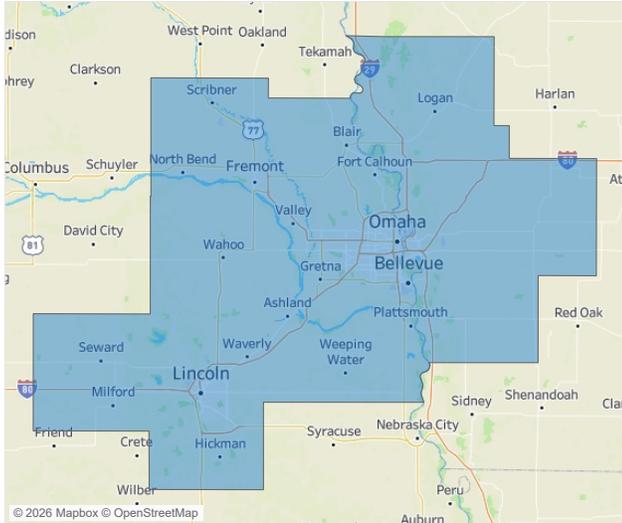


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Razvan Cimpean
SEO Engineer
Razvan-I.Cimpean@yardi.com

Omaha
December 2025



Omaha is the **49th** largest multifamily market with **101,608** completed units and **30,075** units in development, **9,517** of which have already broken ground.

Advertised rents are at **\$1,286**, up **1.9%** ▲ from the previous year placing Omaha at **36th** overall in year-over-year rent growth.

Multifamily housing demand has been positive with **3,773** ▲ units absorbed over the past twelve months. Absorption decreased by **-513** ▼ units from the previous year's absorption gain of **4,286** ▲ units.

Employment in Omaha has shrunk by **-0.3%** ▼ over the past 12 months, while hourly wages have risen by **0.9%** ▲ YoY to **\$34.05** according to the *Bureau of Labor Statistics*.

