

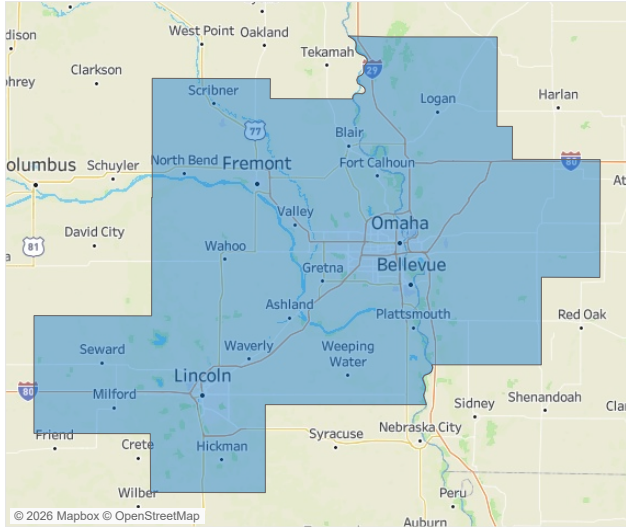


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Omaha  
January 2026



Omaha is the **50th** largest multifamily market with **101,085** completed units and **29,307** units in development, **10,044** of which have already broken ground.

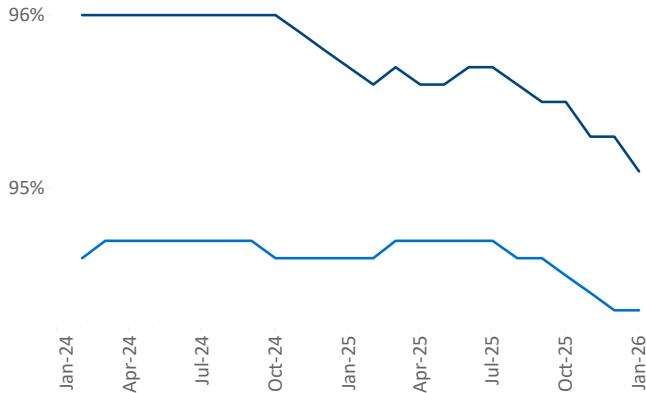
Advertised rents are at **\$1,301**, up **3.0%** ▲ from the previous year placing Omaha at **20th** overall in year-over-year rent growth.

Multifamily housing demand has been positive with **3,636** ▲ units absorbed over the past twelve months. Absorption decreased by **-338** ▼ units from the previous year's absorption gain of **3,974** ▲ units.

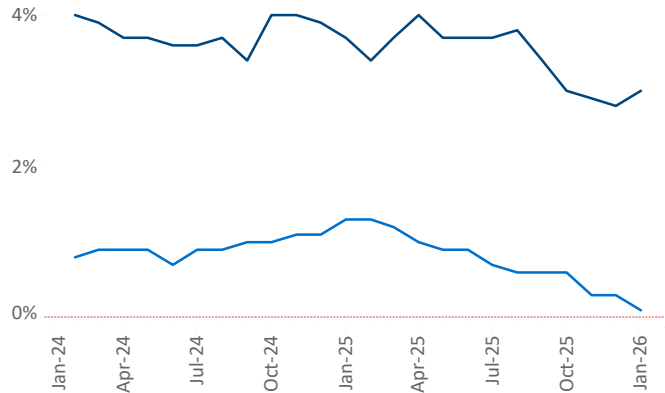
Employment in Omaha has grown by **0.4%** ▲ over the past 12 months, while hourly wages have fallen by **-3.0%** ▼ YoY to **\$32.73** according to the *Bureau of Labor Statistics*.

■ Omaha      ■ National

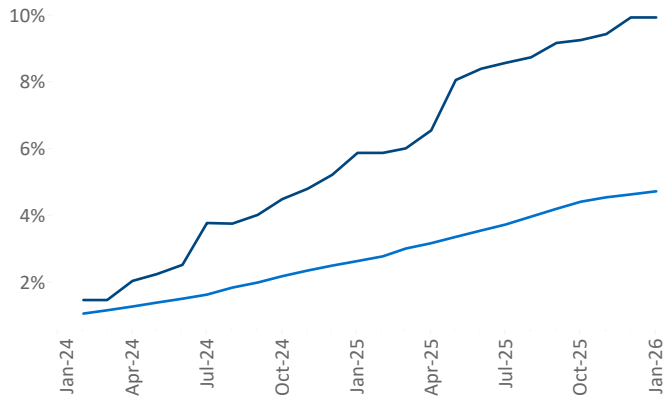
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

