Oklahoma City, OK

End of January, 2023

General Overview

Conventional Properties	Jan 2023	Annual Chg
Occupancy	91.2	-1.8%
Unit Change	-133	
Units Absorbed (Annual)	-1,568	
Average Size (SF)	849	+0.1%
Asking Rent	$947	+7.5%
Asking Rent per SF	$1.12	+7.5%
Effective Rent	$941	+7.6%
Effective Rent per SF	$1.11	+7.5%
% Offering Concessions	12%	-11.3%
Avg. Concession Package	4.8%	-15.5%

Oklahoma City, OK

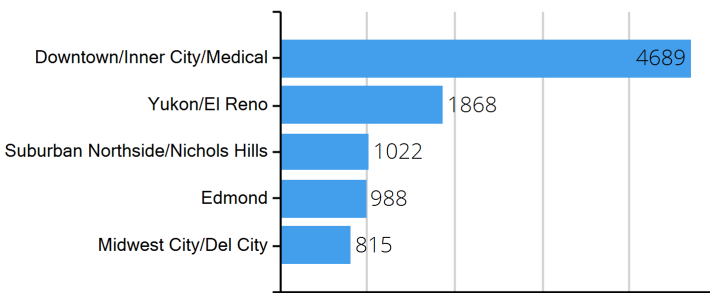Legend: Occupancy, Mkt Rent, Eff Rent
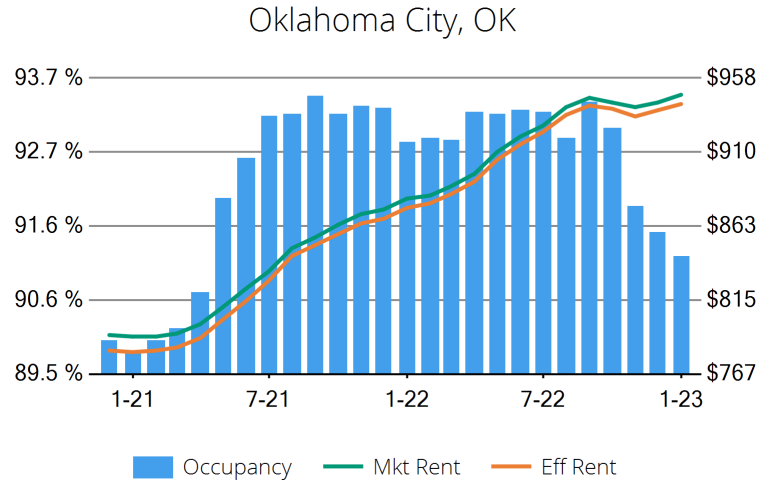
Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	78%	601	88,917	91.2%	849	$947	$941	11.7%	4.8%
Affordable	11%	147	12,986	90.4%	872	$784	$784	0.0%	0.0%
Senior Living	6%	97	7,359	89.5%	797	$1,257	$1,257	0.0%	0.0%
Student Housing	5%	28	5,152	93.6%	1,126	$1,707	$1,707	0.0%	0.0%
Totals *		873	114,414						

Top 5 Submarkets

Occupancy Annual Change	Jan-23	Change	Effective Rent Gains	Jan-23	Change
Bethany	87.5%	3.4%	Yukon/El Reno	$1,029	11.6%
Shawnee/Pottawatomie County/Seminole	95.6%	1.6%	Southwest OKC/WRWA/Moore	$929	10.7%
Downtown/Inner City/Medical	91.2%	1.2%	Bethany	$749	9.8%
Enid/Garfield County	90.1%	0.6%	Chickasha/Grady County	$784	9.6%
Midwest City/Del City	91.3%	0.4%	Stillwater/Payne County	$818	7.8%

New Units

Top 5 Submarkets with Most New Units in Pipeline

Downtown/Inner City/Medical: 4689
Yukon/El Reno: 1868
Suburban Northside/Nichols Hills: 1022
Edmond: 988
Midwest City/Del City: 815

Leasing Starts Next 4 Quarters
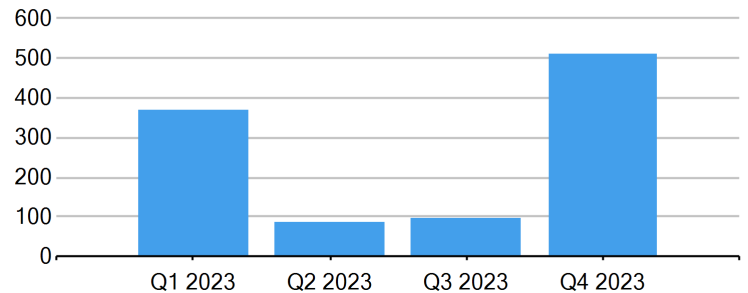
Q1 2023, Q2 2023, Q3 2023, Q4 2023

* ALN Active listings. For additional details and definitions, visit our methodology page: .
https://alndata.com/methodology

ALN Apartment Data
www.alndata.com
NATIONWIDE MULTIFAMILY DATA