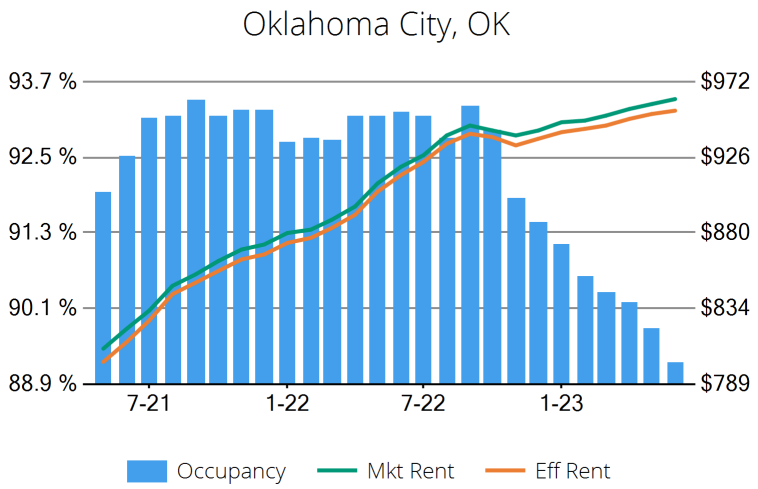
Oklahoma City, OK

End of June, 2023

General Overview

Conventional Properties	Jun 2023	Annual Chg
Occupancy	89.3	-4.2%
Unit Change	463	
Units Absorbed (Annual)	-3,084	
Average Size (SF)	848	0%
Asking Rent	$961	+4.7%
Asking Rent per SF	$1.13	+4.7%
Effective Rent	$954	+4.5%
Effective Rent per SF	$1.12	+4.5%
% Offering Concessions	15%	+35.4%
Avg. Concession Package	4.7%	-3.7%



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%	606	89,890	89.3%	848	$961	$954	14.9%	4.7%
Affordable	11%	148	12,821	91.4%	879	$818	$817	3.6%	3.7%
Senior Living	7%	98	7,606	86.5%	797	$1,304	$1,304	2.9%	2.4%
Student Housing	4%	28	5,151	95.5%	1,126	$1,759	$1,754	5.3%	8.3%
Totals *		880	115,468						

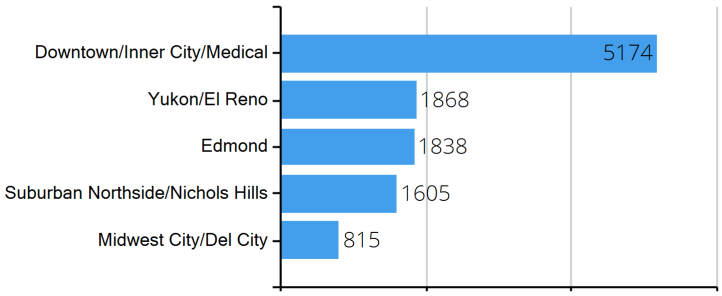
Top 5 Submarkets

Occupancy Annual Change	Jun-23	Change
Chickasha/Grady County	95.5%	2.7%
Enid/Garfield County	92.5%	0.4%
Shawnee/Pottawatomie County/Seminole	90.7%	-0.6%
Northwest/Lake Hefner	92.6%	-0.9%
Downtown/Inner City/Medical	90.5%	-1.6%

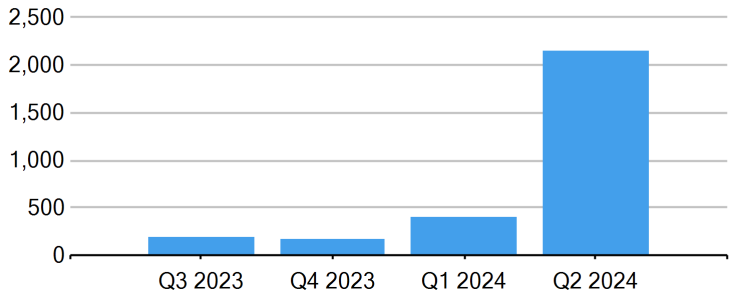
Effective Rent Gains	Jun-23	Change
Guthrie/Logan County	$772	14.9%
Chickasha/Grady County	$809	9.3%
Bethany	$761	7.9%
Enid/Garfield County	$826	6.7%
Midwest City/Del City	$876	6.6%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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