LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
LINCOLN, NE

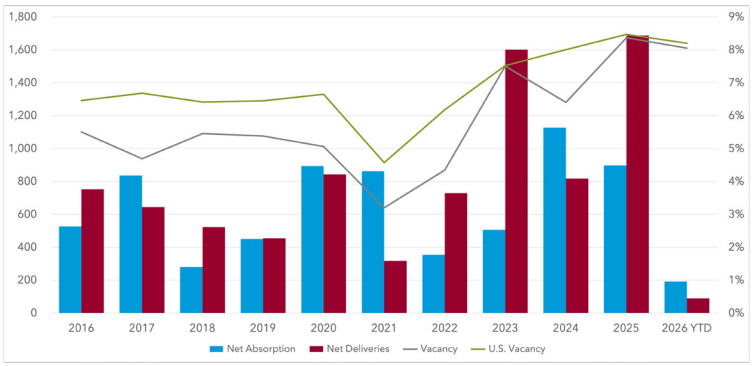
MULTIFAMILY MARKET OVERVIEW

MO BARRY, *Vice President*

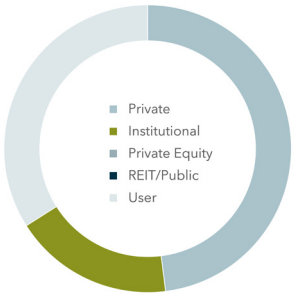
Lincoln offers investors a compelling value proposition, with rents averaging $1,240/month - over 30% below the $1,800 national average - while still delivering above-market rent growth of 1.8% year-over-year, outpacing the national rate of 1.0%. Construction has slowed sharply to just 580 units underway, less than half the 10-year average of 1,214, pointing to a tightening supply pipeline ahead. The market's diverse 35,000-unit inventory spans all quality tiers, supporting demand across renter segments. With rent growth forecast to remain above the national average through year-end and new supply constrained, Lincoln is well-positioned for continued rent gains and improving fundamentals.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Absorption Units	452	410	898	896	847
▼ Vacancy Rate	8.20%	8.60%	8.40%	7.90%	6.90%
▲ Asking Rent/Unit	$1,236.00	$1,222.00	$1,212.00	$1,214.00	$1,215.00
▼ Sale Price/Unit	$104,755	$105,345	$104,822	$112,875	$112,276
▲ Cap Rate	8.00%	7.90%	7.90%	7.60%	7.60%
◄ ► Under Construction Units	580	580	670	1,054	1,527
◄ ► Inventory Units	35,025	35,025	34,935	34,551	34,078

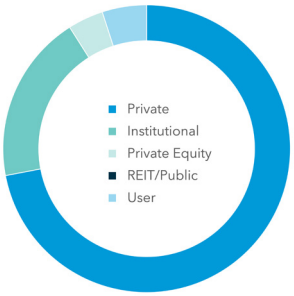
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3101 N. Hill Road Lincoln, NE	$22,900,000 $93,089 Per Unit	246	Fischer Road Waterbrook, LLC Blackstone, Inc.
2320-2340 Y Street Lincoln, NE	Undisclosed	36	Selivanoff Property Solutions, LLC TitleCore National
2039 Q Street Lincoln, NE	$1,970,000 $164,167 Per Unit	12	Undisclosed Timothy Hepburn

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone, Inc.	$22,900,000
Hayloft Property Management	$20,160,000
Cherry Hill Company Rental Properties	$18,423,000
Stephen Haight	$9,720,000
Iron Oak Properties, LLC	$7,950,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Charter Title & Escrow Services, Inc	$28,145,000
Highlands Vista Group Mgmt, LLC	$22,900,000
CRES Management, LLC	$20,160,000
C.R.E.S. Management, LLC	$9,720,000
Asset Living	$7,950,000

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