LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
OMAHA, NE

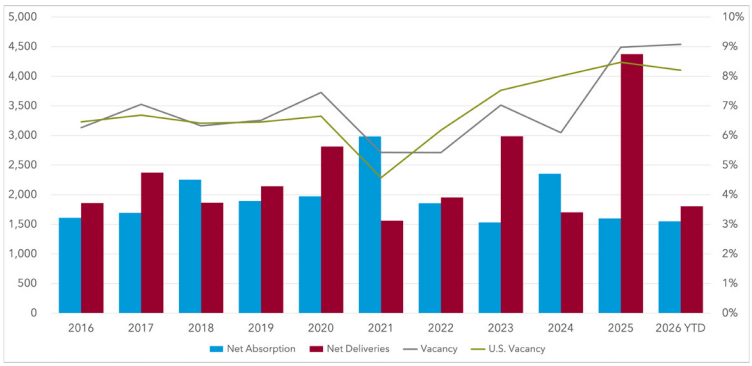
MULTIFAMILY MARKET OVERVIEW

MO BARRY, *Vice President*

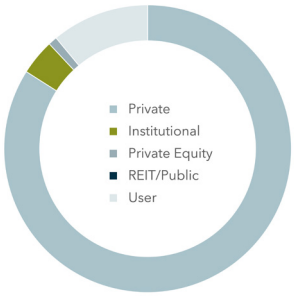
Omaha offers investors a compelling value proposition, with rents averaging $1,310/month - nearly 30% below the $1,800 national average - giving the market significant room to grow. Deliveries have pushed Q3 2026 vacancy to 9.1%, but new construction has slowed sharply to 2,905 units underway, well below the 10-year average of 3,404, signaling a healthier supply pipeline ahead. The market's diverse 89,000-unit inventory spans all quality tiers, supporting demand across renter segments. With absorption steadily outpacing prior cycles and supply tapering, Omaha is well-positioned for improving fundamentals and long-term rent growth.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Absorption Units	1,984	1,712	1,599	1,787	2,024
▲ Vacancy Rate	9.20%	8.80%	9.00%	8.50%	7.40%
▲ Asking Rent/Unit	$1,314.00	$1,307.00	$1,296.00	$1,298.00	$1,298.00
▲ Sale Price/Unit	$128,735	$128,273	$118,845	$117,674	$117,473
◄ ► Cap Rate	7.00%	7.00%	7.10%	7.10%	7.10%
▼ Under Construction Units	2,905	4,354	4,122	4,676	4,635
▲ Inventory Units	88,732	87,173	86,928	86,184	84,802

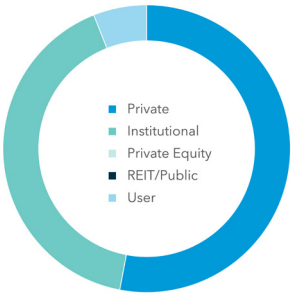
NET ABSORPTION, NET DELIVERIES, & VACANCY



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
3816 N. 109th Plaza Omaha, NE	$26,500,000 $107,724 Per Unit	246	Cedar Valley Living Sovereign Capital
10025 S. Plaza Omaha, NE	$10,900,000 $85,156 Per Unit	128	Cap8 Investments, LLC Lund Company
2506 S. 72nd Court Omaha, NE	$5,600,000 $93,333 Per Unit	60	Julius Davis Investments, LLC Metonic

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Clarity Real Estate Company	$55,650,000
Metonic Real Estate Solutions, LLC	$49,350,000
Briar Capital Management, LLC	$44,200,000
SWI Group	$27,500,000
GreenSlate Management, LLC	$27,150,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Block & Company, Inc.	$55,650,000
Clipper Capital Group	$44,200,000
Quantum Real Estate, LLC	$38,500,000
Greystone Capital	$27,500,000
Dakota Real Estate Investment Trust	$27,150,000

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