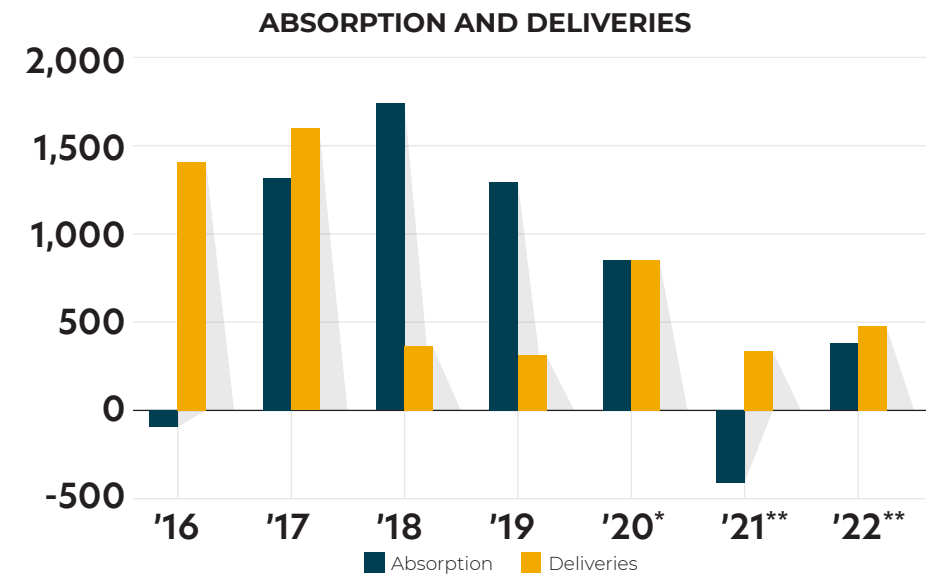
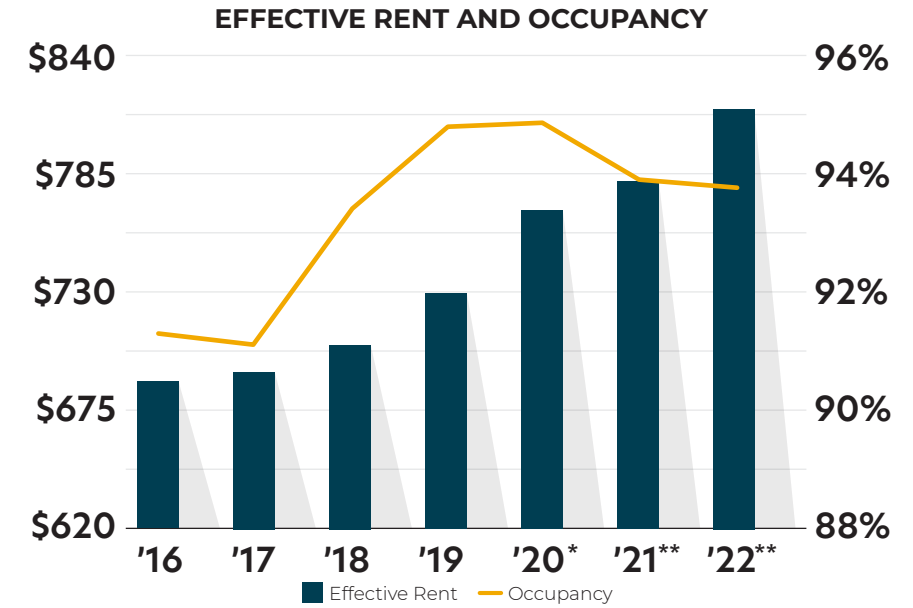


TULSA, OKLAHOMA



MARKET TRENDS



2021 MARKET AT A GLANCE

OCCUPANCY RATE
93.8%
 Down 100 bps YOY

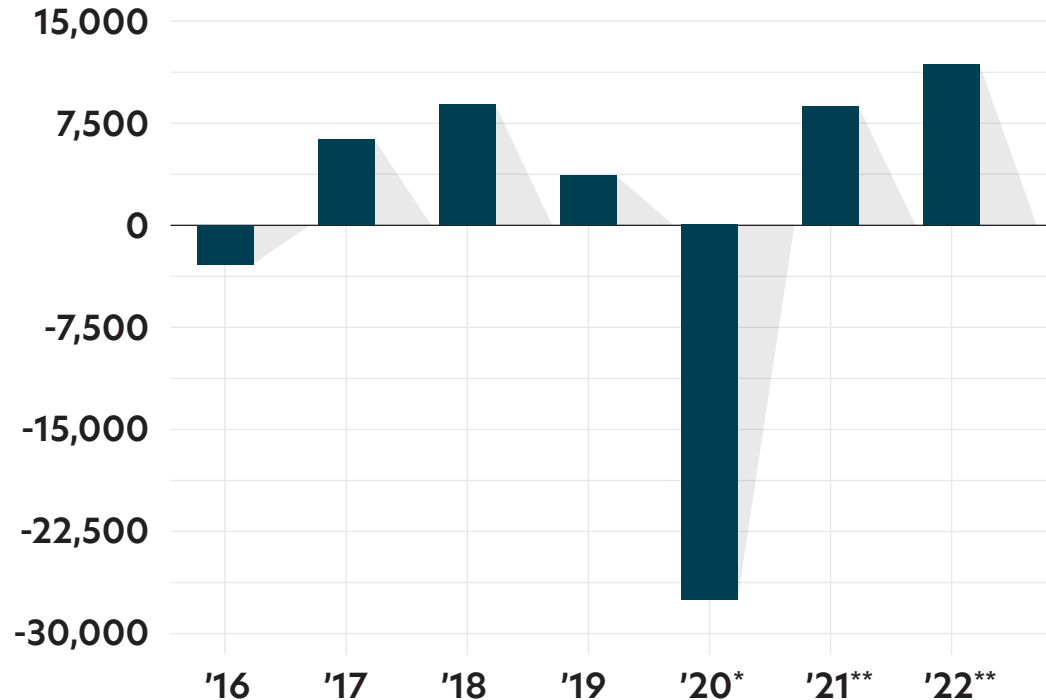
EFFECTIVE RENT
\$777
 Up 1.7% YOY

RENT SHARE OF WALLET
16.3%
 Up 40 bps YOY

Data and images pertaining to employment, income, permits, population, rents, single-family housing, and occupancy are year-end figures. Absorption, construction, and apartment sales figures are full-year totals. *Numbers for 2020 are projected values; **2021/2022 figures are forecast projections. Apartment market data criteria and methodologies vary by market.

TULSA, OKLAHOMA

EMPLOYMENT TRENDS



EMPLOYMENT

2019	YOY CHANGE	2020*	YOY CHANGE	2021**
463,000	-6.0%	435,100	1.9%	443,400

UNEMPLOYMENT RATE

2019	YOY CHANGE	2020	YOY CHANGE	2021
2.3%	460 BPS	6.9%	-120 BPS	5.7%

POPULATION

2019	YOY CHANGE	2020	YOY CHANGE	2021
1,001,000	0.5%	1,005,600	0.4%	1,009,600

HOUSEHOLDS

2019	YOY CHANGE	2020	YOY CHANGE	2021
403,100	0.9%	406,600	0.8%	409,900

MEDIAN HOUSEHOLD INCOME

2019	YOY CHANGE	2020	YOY CHANGE	2021
\$56,988	1.2%	\$57,672	-1.0%	\$57,075

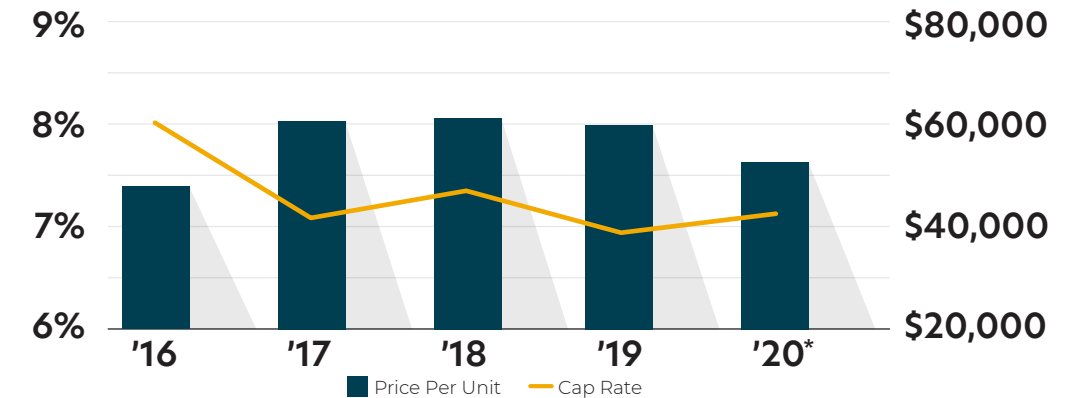
SALES TRENDS

PRICE PER UNIT

2019	YOY CHANGE	2020*
\$59,922	-13.0%	\$52,127

CAP RATE

2019	YOY CHANGE	2020
6.9%	20 BPS	7.1%



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