

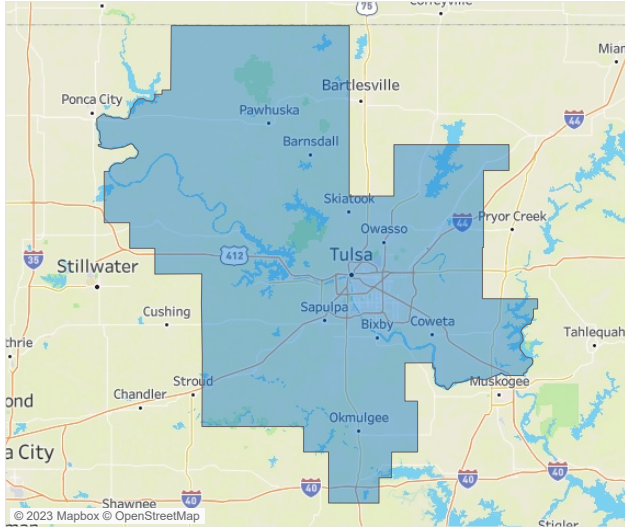


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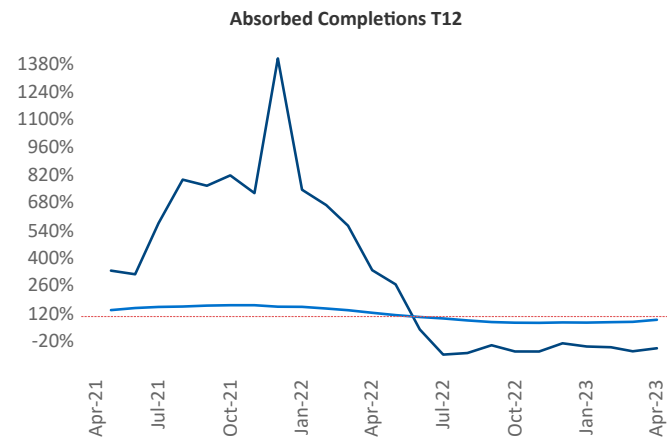
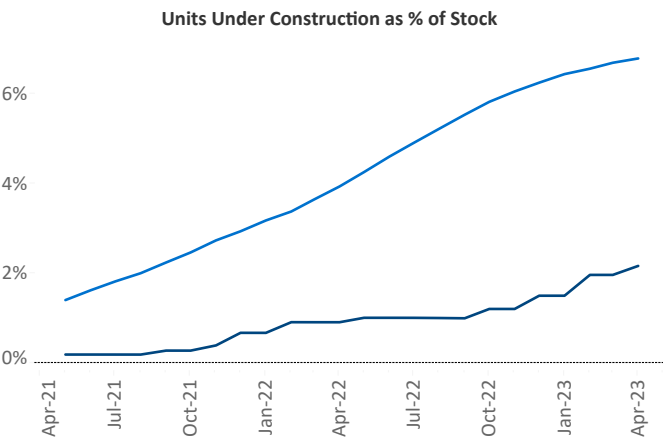
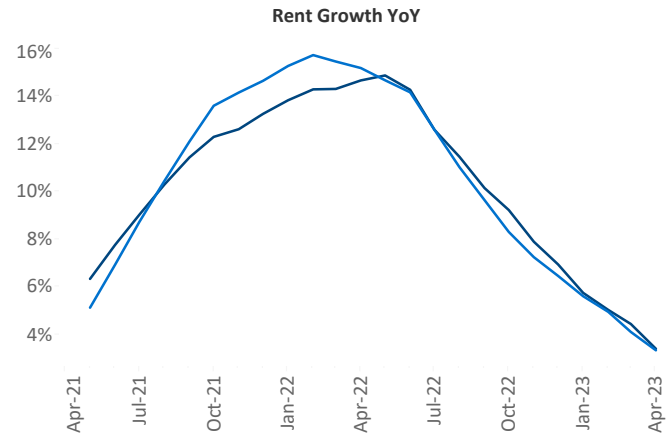
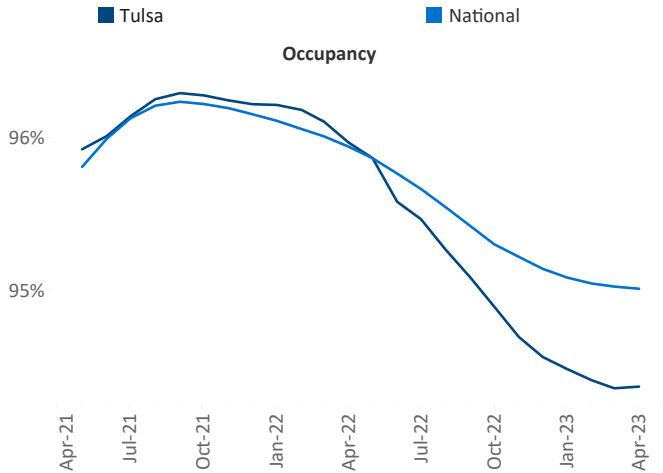


Tulsa is the **60th** largest multifamily market with **66,455** completed units and **6,652** units in development, **1,440** of which have already broken ground.

New lease asking **rents** are at **\$946**, up **3.3%** ▲ from the previous year placing Tulsa at **77th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-310** ▼ net units absorbed over the past twelve months. This is down **-754** ▼ units from the previous year's gain of **444** ▲ absorbed units.

**Employment** in Tulsa has grown by **1.9%** ▲ over the past 12 months, while hourly wages have risen by **10.9%** ▲ YoY to **\$31.37** according to the *Bureau of Labor Statistics*.



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