

Price Edwards and Company

MULTIFAMILY MARKET REPORT



PRICE
EDWARDS
AND COMPANY

priceedwards.com

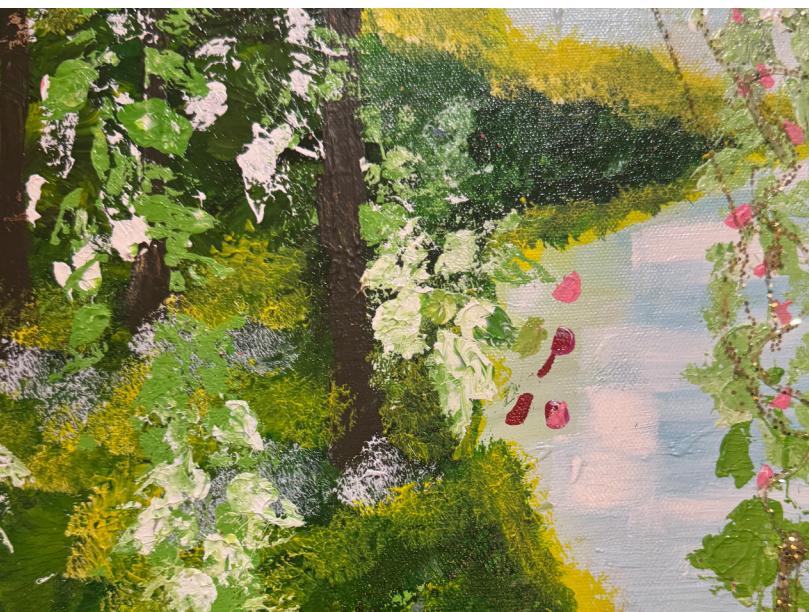


"Oklahoma City remains a compelling market for both residents and investors."





Market Overview.....	1
Investment Sales.....	3
Northwest Submarket.....	4
North Submarket.....	7
Central Submarket.....	10
Urban Core Submarket.....	12
South Submarket.....	14
Edmond Submarket.....	16
Midwest City/Del City Submarket.....	18
Mustang/Yukon Submarket.....	20



PRICE EDWARDS AND CO.

MEMBER OF

TCN
WORLDWIDE
REAL ESTATE SERVICES

The information contained herein has been obtained from reasonably reliable sources. Price Edwards and Company makes no guarantee, either expressed or implied, as to the accuracy of such information. All data contained herein is subject to errors, omissions and changes. Reproduction in whole or in part, without prior written consent is prohibited.



**PRICE
EDWARDS**
AND COMPANY
priceedwards.com

Price Edwards and Company has been conducting market reports in the Oklahoma City market since its inception in 1988. We contact each property owner to gather data, assimilate it into meaningful statistics and add a market narrative based on our many years of experience in the OKC commercial real estate market. We conduct the office and retail reports semi-annually and the industrial & multifamily reports annually. We are the only source that provides and publishes specific data on each building in the market.



In our 2024 report, we highlighted the sharp decline in multifamily transactions across all asset classes—a trend largely driven by the Federal Reserve's rapid interest rate hikes aimed at curbing inflation and money that flooded the market post covid. Combined with moderate rent growth, political uncertainty ahead of the presidential election, and owners holding out for a pricing rebound, 2024 felt like a continuation of the previous year's slowdown. While some view this as negative, many long-time investors see it as a return to normalcy in the Oklahoma City market.

In 2024, signs of stabilization emerged—what many local investors and residents consider a more typical multifamily environment. Sub-4% interest rates are likely not returning soon, and more owners seem to be accepting this shift. Rental rates increased by 4.87% year-over-year, roughly matching the pace from 2023 of 4.23%. These trends support the view that the market has cooled and is correcting from the post-pandemic peak.

According to the 2025 Greater Oklahoma City Economic Outlook, unemployment averaged 3.2% in 2024, up slightly from 2.9% in 2023, a historic low. This modest increase aligns with how employers and real estate investors typically respond to rising rates. Still, Oklahoma City remains among the top 10 metros for lowest unemployment among cities with over a million people. On the development side, housing starts rose by 2.28%, with 4,567 starts—up from 4,465 the prior year. This shows that builders are adjusting to the lending environment and continuing to move projects forward.

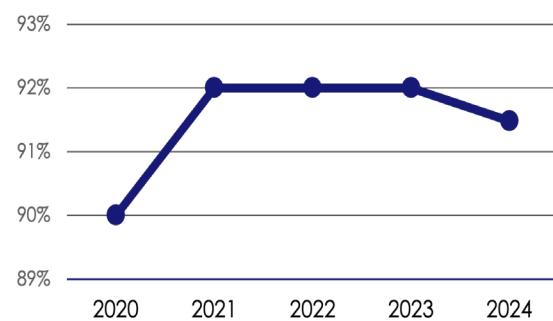
Looking ahead, the Fed has projected two 25-basis-point cuts in 2025 have been pushed later due to ongoing inflation and policy uncertainty. We expect rates to hold near current levels. Regardless, we see multifamily values realigning with pre-pandemic norms—whether through distressed sales, foreclosures, or owners needing to sell due to refinancing challenges. As we move through 2025, we anticipate gradual growth in rental rates, transaction volume, and housing starts. Supported by population growth, low unemployment, and investor-friendly fundamentals, Oklahoma City remains a compelling market for both residents and investors.



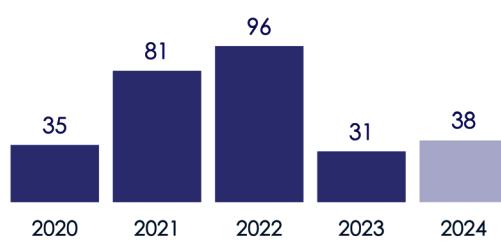
Sam Walter
Multifamily Investment Specialist
 Price Edwards and Company
 swalter@priceedwards.com



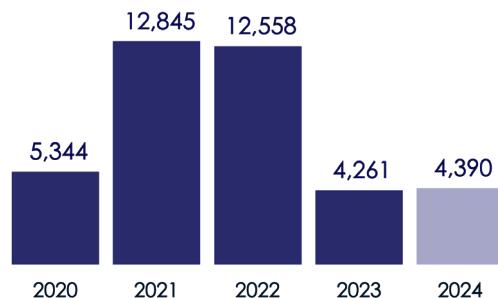
OKC Historical Multifamily Occupancy



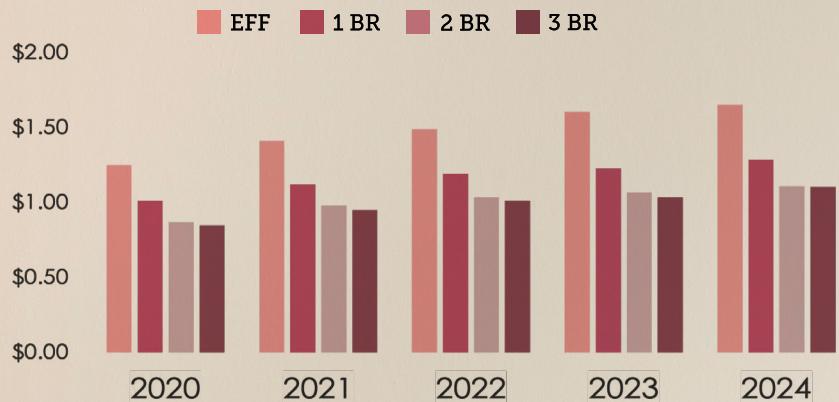
Historical Number of Properties Sold



Historical Number of Units Sold



2020 - 2024
OKC Multifamily Rental Rates



2024 finally brought on some stability to the multifamily market. After a few years of volatility and extremes, we saw some consistency in the market for the first time since pre-COVID (yes, we are still talking COVID almost 5 years later). With interest rates staying pretty much consistent throughout the year and investors coming to grips with the market being the "new norm" we saw a slight uptick in transactions by 22.5%, with 2023 having 31 transactions and 2024 having 38. This is a positive sign as investors, lenders, and others in the market figured out how to navigate higher interest rates.

As mentioned, the hottest topic in CRE over the last couple of years has been interest rates. Obviously, they are one of the most important driving factors for values across all product types (outside of maybe land). So, let's talk rates. At the beginning of 2024, many were preaching that the fed had to lower rates, and the fed did lower rates 25 bps. I am not an economist by any means, but this felt different from a normal decrease in rates. While I am sure this decrease provided some needed relief to borrowers, the overall sentiment was that it didn't change property valuations a tremendous amount or shift the market.

With the volatility in interest rates over the last few years, buyers/owners have had to get creative, specifically to avoid putting themselves underwater when their loans come due. Refinancing is out of the question for many owners who bought in 2019-2021 as interest rates have more than doubled since that. As a result, the theme of 2025 will be "deal structure". Interest only loans have become very popular and desirable since 2020 and will continue to help alleviate cash flow concerns, especially on value-add opportunities. The question of the year in 2025 for buyers will be "can this be financed". Loan assumptions will also be a means of securing favorable debt structures. These will need to be creative ways to bridge the gap between today's interest rates and legacy pricing expectations. Flexibility and deal structure will be just as important as cap rates and comps.

The theme of 2024 was 'Survive til 25'. Now that 2025 is here it will be interesting to see how it all plays out. With many uncertainties not only in the CRE industry but more notably in the political world and other financial sectors, it is hard to predict what is ahead. While an uptick in transactions will more than likely take place, that is more likely due to investors who have been sidelined for the last 2 years and accumulated dry powder in that time, giving more credence to the sentiment across the market that we have reached the 'new norm'.



Year-end 2024 Market Totals

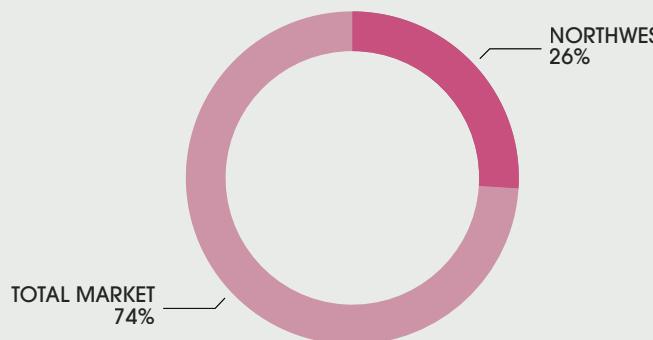
Units	1 BR
78,766	\$1.29/SF
Occupied	2 BR
91%	\$1.29/SF
Efficiency	3 BR
\$1.65/SF	\$1.10/SF



Dirk Erdoes
Multifamily Investment Specialist
 Price Edwards and Company
 derdoes@priceedwards.com



Northwest VS Total Market



NORTHWEST SUBMARKET

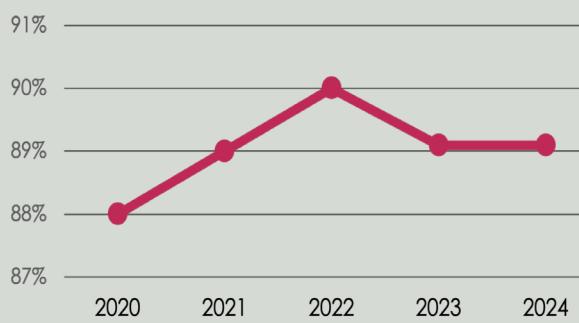
20,738 Units Studied

Average Vacancy is 11%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	89%	\$1.47	\$1.16	\$1.00	\$0.98
Class A	97%	\$1.83	\$1.47	\$1.16	\$1.03
Class B	95%	n/a	\$1.43	\$1.23	\$1.29
Class C	89%	\$1.42	\$1.10	\$0.96	\$0.92
All Bills Paid	48%	n/a	\$0.99	\$0.88	n/a

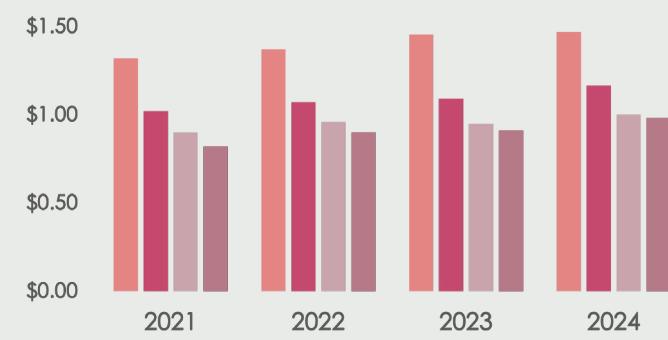
North Historical Occupancy

% Occupied



Northwest Historical Rental Rates

EFF 1 BR 2 BR 3 BR

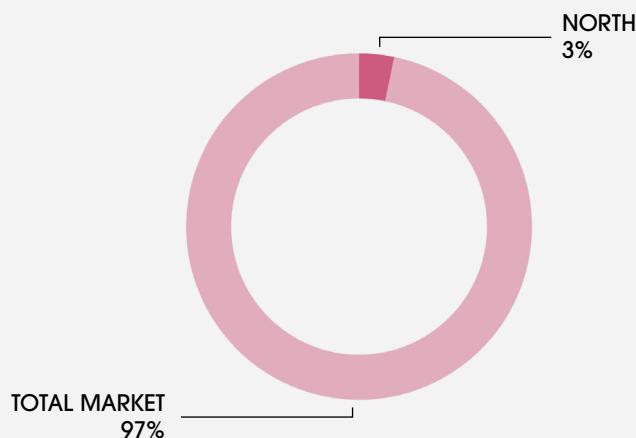


Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Auburn Lane	6029 N.W. 10	1973	152	85%		\$0.71	\$0.73	\$0.53
Bennett Ridge	8201 N. Rockwell	1982	304	88%	\$1.60	\$1.49	\$1.23	
Bethany Square	1900 N. Rockwell	1976	217	100%		\$1.23	\$0.85	\$0.66
Bluff Creek	5757 W. Hefner	1984	313	92%		\$1.33	\$1.02	
Boardwalk	6400 N.W. Expressway	1984	192	97%		\$1.05	\$1.01	
Brandon Place Apartments	6700 W. Memorial	2012	200	97%		\$1.37	\$1.08	\$1.13
Bridgepoint	5304 Willow Cliff Road	1977	269	61%		\$0.96	\$0.92	\$0.80
Bryan Hill	7204 N.W. 36	1972	232	82%	\$1.53	\$1.00	\$1.10	
Castle Tower	5510 N.W. 23	1960	122	91%	1.54	\$1.20	\$1.09	
Chestnut Hills	7228 N.W. 10th	1972	112	90%		\$0.58	\$0.56	
Chevy Chase	6401 N. Warren	1972	222	96%		\$1.18	\$0.92	
Cimmaron Pointe	8301 N. Council	1978	252	97%	\$1.45	\$1.26	\$1.15	\$1.06
Council Crossing	7920 N.W. 21	1970	339	93%		\$1.38	\$1.09	
Council Place	10800 N. Council	1985	256	98%		\$1.11	\$1.00	\$1.21
Crown at Lone Oak Apartments	15400 Crown at Lone Oak Dr	2018	283	96%		\$1.35	\$1.11	
Crown Martin Park	5300 W. Memorial	1999	286	96%		\$1.20	\$1.04	
Crown Pointe	12600 N. MacArthur	1999	360	94%		\$1.12	\$1.12	
Diamond Lake	5577 N.W. 50	1981	252	74%		\$1.00	\$0.92	
Diamond Trails Apartments	4396 N.W. 36	1973	235	75%		\$1.63	\$1.05	\$1.16
Esplande by the Lake Apartments	P199	1972	136	79%		\$1.14	\$1.06	\$1.25
Forest Creek	7201 N.W. 122	1997	200	99%		\$1.13	\$0.97	\$0.96
Forest Oaks on Perdue	5700 N.W. 23	1971	258	89%		\$1.15	\$1.04	\$0.86
Foxcroft	6810 NW 16th	1984	187	65%		\$1.08	\$0.96	\$0.61
Gables at Westlake	12901 N. MacArthur	1984	200	99%	\$1.57	\$1.27	\$1.16	
Garden Gate Apartment Homes	4023 Fontana Drive	1986	113	95%		\$2.10	\$1.10	\$1.06
Heritage House II	1307 N. Meridian	1974	92	74%		\$0.92	\$0.85	
Heritage Ridge	7550 N.W. 10	1972	112	73%		\$1.08	\$0.90	
Hunters Ridge	9211 N. Council	1985	212	94%	\$1.44	\$1.20	\$1.09	
Jasper Gardens	2500 N Rockwell	1970	104	95%	\$1.00	\$0.89	\$0.86	\$0.83
Lake Hefner Townhomes	7000 W. Britton Road	1973	276	96%		\$0.88	\$1.10	\$1.04
Lakeside Village	6460 W. Wilshire	1974	150	90%		\$0.93	\$0.93	
Lakewood Estates Apartments	7806 Lyrewood Lane	1973	203	92%			\$0.71	\$0.76
Lamplight on 34th Street	5811 N.W. 34	1968	126	90%		\$1.07	\$1.03	\$1.09
MacArthur Crossing	727 N. MacArthur	1962	242	96%		\$1.02	\$0.88	\$0.92
Magnolia Row	6300 W Memorial Rd	2024	87			\$2.25	\$1.72	\$1.72
Meridian Mansions	1309 N. Meridian	1967	114	48%		\$0.99	\$0.88	
Meridian Village Apartments	4220 NW 10th St	1974	248	85%	\$1.22	\$1.18	\$0.92	\$0.97
Newport/Granada	3407 N.W. 39	1963	124	92%	\$1.46	\$1.15	\$1.01	\$0.71
Oasis at Memorial Apartments	13331 N. MacArthur Blvd	2015	228	98%	\$1.62	\$1.41	\$1.23	\$1.14
Park Macarthur	4500 N. MacArthur	1970	136	90%		\$1.14	\$1.00	
Parkview Flats	4638 N.W. 19	1976	158	93%		\$1.04	\$0.87	
Portland Parke Apts	3175 N. Portland	1972	207	99%	\$1.12	\$0.82	\$0.80	\$0.90
Prairie Springs	9777 N. Council Road	1998	476	92%		\$1.30	\$1.25	\$1.27
Putnam Green	7525 Knight Lake Drive	1970	250	59%		\$0.89	\$0.83	\$0.76
Residences at Lakeshore	9268 N. MacArthur	1972	160	94%		\$1.10	\$1.03	\$1.02
Retreat at Riverbend	8114 W. Britton Road	1982	216	96%		\$1.18	\$0.87	
Ridge at 66	4300 Caravel Dr	2024	339			\$1.48	\$1.30	\$1.14
Savannah Pointe	6134 N. MacArthur Blvd	1975	137	96%			\$1.05	\$0.80
SIX 100 Meridian	6100 N. Meridian	1970	271	98%		\$1.04	\$0.98	

Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Solare Apartments	6103 NW 63rd	1973	296	91%	\$1.21	\$1.06	\$0.91	\$0.93
Sonterra	7524 NW 10th St.	1974	40	87%		\$0.81	\$0.80	\$0.77
Stonebridge Townhomes	4108 Cove Drive	1984	55	87%			\$0.98	\$0.93
Stonebrook	9301 N. MacArthur	1983	360	91%		\$1.31	\$1.06	
Summer Oaks	5770 N.W. 16	1972	197	94%		\$1.08	\$0.98	\$0.83
Summerfield Place	11777 N. Meridian	1982	224	92%	\$1.71	\$1.21	\$1.31	
Tammaron Village	11100 Roxboro	1983	400	95%	\$1.38	\$1.17	\$1.12	
The Alora	6446 N.W. 63	1970	850	85%		\$1.09	\$0.90	\$0.80
The Apex	521 N. Council Road	1969	140	94%		\$1.29	\$1.02	
The Arden Walnut Creek	6801 N.W. 122	1989	104	95%		\$1.12	\$1.30	
The Augusta	4001 N.W. 122	1986	197	98%		\$1.29	\$1.25	
The Belmont	1800 N. Rockwell	1974	162	98%		\$1.10	\$0.89	\$0.83
The Encore Apartments	3916 NW 164th St	2024	396			\$1.83	\$1.53	\$1.94
The Estates at Rockwell	7400 N Rockwell Ave	2021	68	95%		\$0.99	\$0.83	\$0.74
The Grove	1128 Glade	1972	112	90%		\$0.88	\$0.79	\$0.89
The Invitational	3959 N.W. 122	1984	344	97%		\$1.45	\$1.28	
The Izzy	8557 Candlewood	1977	328	50%		\$1.17	\$0.91	\$1.03
The MacArthur Apartments	5745 NW 19th	1972	164	95%		\$1.21	\$1.03	\$0.89
The Mira Vista	4750 N.W. 23	1969	132	97%		\$0.92	\$0.83	
The Park At Memorial	4201 W. Memorial	1997	316	92%		\$1.54	\$1.29	\$1.25
The Reserve at Quail North	2600 Watermark Blvd	2015	280	93%		\$1.36	\$1.10	\$1.09
The Reserve at West 10th	6640 NW 10th	1968	205	91%		\$0.96	\$0.55	\$0.61
The Shores	14117 N. Rockwell Ave	2013	300	98%		\$1.69	\$1.17	\$0.74
The Trails at Rockwell	14600 N, Rockwell	2013	450	98%		\$1.52	\$1.18	
The Warrington	12700 N. MacArthur	1984	204	92%		\$1.38	\$1.26	\$1.20
Tuscany Village	6900 London Way	1977	314	69%		\$0.96	\$0.71	\$0.75
Verde Vista Apartments	4746 N.W. 23rd Street	1972	111	85%		\$0.92	\$0.79	
Villa De Fe	3037 N. Rockwell	1977	70	95%		\$0.79	\$0.72	
Villas at Stonelake	7404 Lyrewood Lane	1979	750	89%		\$1.00	\$0.78	
Vines at Eleanor	2626 N. Meridian	1979	111	100%		\$0.91	\$0.75	
Vines at Meridian	5418 N Meridian	1971	96	89%	\$1.91	\$1.02	\$0.86	\$1.45
Walnut Gardens	6700 NW 16th Street	1988	198	56%		\$0.93	\$0.90	
Wedgewood Village	4101 NW Expressway	1977	301	86%		\$1.12	\$0.95	\$0.92
Wentwood at MacArthur	5001 N.W. 10th	1971	295	100%		\$0.65	\$0.61	\$0.60
Westgate Park	10333 W Reno Ave	2024	444		\$2.05	\$1.56	\$1.25	
Wilshire Loft + Townhomes	6708 N. Wilshire	1971	119	96%			\$0.92	\$0.88
Woodbrier	5522 Woodbrier Dr.	1969	132	83%		\$0.95	\$0.91	
Woodland Trails	12401 N MacArthur	1985	543	96%		\$1.23	\$1.14	\$1.69
Woodscape	4200 N. Meridian	1985	498	95%		\$1.49	\$1.29	
Yorktown	4020 N. Meridian	1968	72	71%	\$1.20	\$1.05	\$0.92	
NORTHWEST OKC AVERAGE			20,738	89%	\$1.47	\$1.16	\$1.00	\$0.98



North VS Total Market



NORTH SUBMARKET

2,566 Units Studied

Average Vacancy is 5%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	95%	n/a	\$1.36	\$1.18	\$1.19
Class A	96%	n/a	\$1.46	\$1.38	\$1.46
Class B	94%	n/a	\$1.36	\$1.15	\$1.14
Class C	97%	n/a	\$1.28	\$1.09	n/a

North Historical Occupancy % Occupied



North Historical Rental Rates



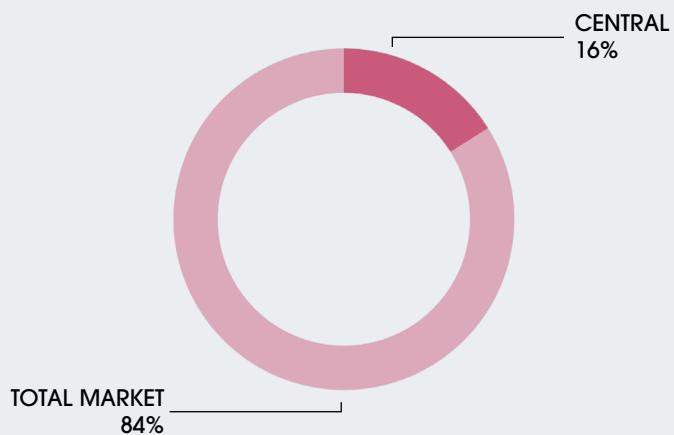
North

Property	Address	Year Built	# of Units	Percent Occupied	1 BR Rate	2 BR Rate	3 BR Rate
Quail Lakes	14300 N. Pennsylvania	1984	384	98%	\$1.31	\$1.11	
Quail Landing	14000 Quail Springs Pkwy.	2001	216	94%	\$1.40	\$1.24	\$1.17
Stonehorse Crossing	14320 Mezzaluna Blvd	2018	300	91%	\$1.46	\$1.28	
Stoneleigh On May	14300 North May Avenue	2002	244	94%	\$1.37	\$1.06	\$1.13
Sycamore Farms	14900 N. Pennsylvania	1998	398	94%	\$1.21	\$1.19	\$1.10
The Bryant	3101 N.W. 150	1983	176	96%	\$1.26	\$1.07	
The Lofts at North Penn	15501 N. Pennsylvania	2017	192	100%		\$1.49	\$1.46
The Residence at North Penn	14520 N. Pennsylvania Ave	2010	276	96%	\$1.29	\$1.15	\$1.21
The Retreat at Quail North	2701 Watermark Blvd	2011	240	96%	\$1.55	\$1.18	\$1.25
The Summit	18001 Highland Park	2010	140	89%		\$1.06	\$1.01
The Summit	18001 Highland Park	2010	140	89%		\$1.06	\$1.01
NORTH OKC AVERAGE			2,566	97%	\$1.36	\$1.18	\$1.19





Central VS Total Market



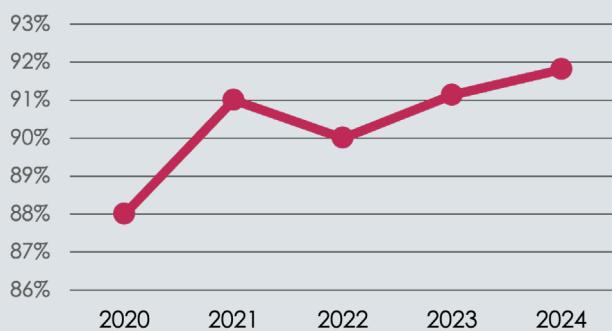
CENTRAL SUBMARKET

12,634 Units Studied

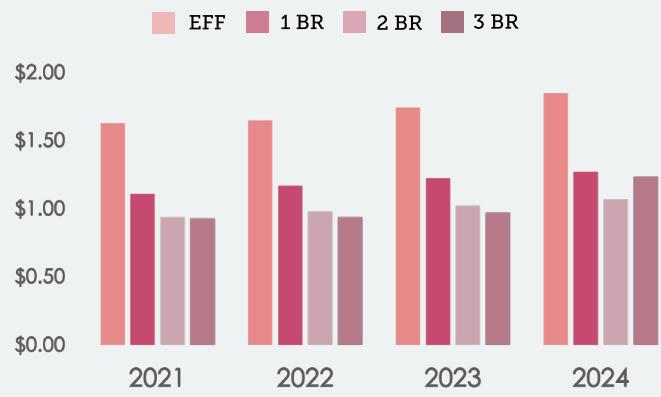
Average Vacancy is 8%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	92%	\$1.85	\$1.27	\$1.07	\$1.24
Class A	95%	\$2.25	\$1.87	\$1.67	\$1.96
Class B	94%	\$1.68	\$1.34	\$1.08	\$1.80
Class C	93%	\$1.64	\$1.18	\$0.99	\$0.97
All Bills Paid	82%	n/a	\$1.11	\$0.90	\$0.84

Central Historical Occupancy % Occupied



Central Historical Rental Rates



Central

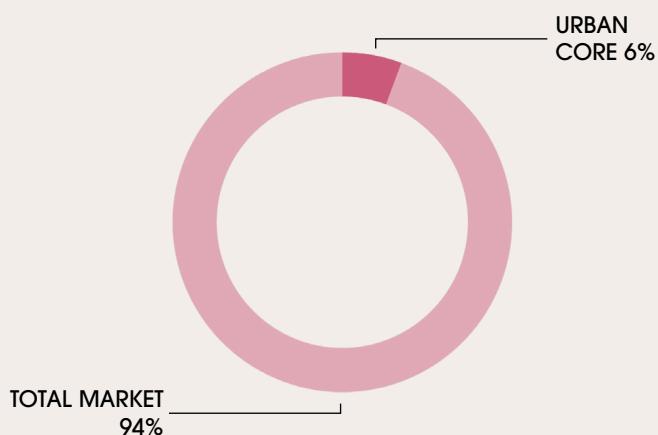
Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Ambassador House	4517 N. Pennsylvania	1969	141	99%	\$1.18	\$0.98	\$0.78	
Arden Northwest	2301 N.W. 122	1980	458	81%		\$1.35	\$1.15	
Argon Apartments	13600 N. Blackwelder Ave	2017	287	95%	\$2.05	\$1.95	\$1.60	\$1.60
Aspen Place	2700 Indian Creek	1972	358	46%		\$0.93	\$0.89	\$0.93
Aspen Way	1000 NW 88th Street	1969	130	88%		\$0.95	\$0.97	
Autumn Run	1000 N.W. 105	1975	91	57%		\$1.00	\$0.86	\$0.84
Belle Isle Terrace	4861 N. Blackwelder	1973	97	94%		\$0.98	\$0.78	
Britton Crossing	413 W. Britton Rd	1974	256	89%		\$1.12	\$0.92	
BroadVue Apartments	8500 N Oklahoma Ave	2024	323		\$2.20	\$1.81	\$1.79	\$1.78
Campus Pointe	1601 N.W. 30th	1968	103	92%	\$1.52	\$1.21	\$1.06	
Capitol on 28th	215 Northeast 28th	1967	223	92%	\$1.98	\$1.71	\$1.31	
Casady	2713 W. Britton	1967	98	98%		\$1.00	\$0.90	
Copperfield	2400 N.W. 30	1984	262	94%		\$1.42	\$1.12	
Crescent Park Apartments	5660 N. May	1956	100	90%		\$1.07	\$0.75	



Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Crosswinds/Crosswinds Cove	6106 N. May	1978	194	99%		\$1.15	\$1.03	
Diamond Ridge Apartment Homes	408 Summit Ridge Dr	1985	133	98%		\$0.96	\$1.12	\$1.11
Fairground Flats	2820 General Pershing Blvd	2024	216			\$1.19	\$1.18	\$1.07
Fairway Park	2600 N.W. 63	1970	100	100%		\$1.08	\$0.94	
Grouse Run	2401 NW 122	1984	244	99%		\$1.14	\$0.98	
High Pointe Creek	11239 N. Pennsylvania	1973	252	82%		\$1.36	\$1.17	
Hill Crest Estates	1920 Heritage Park	1989	452	88%		\$1.53	\$1.08	\$0.99
Indigo Apartments	12601 & 12701 N. Penn	1982	896	95%		\$1.13	\$1.11	\$1.18
J Marshall Square	9017 N. University Blvd	2015	280	99%		\$1.50	\$1.38	
Jaime's Landing	1701 N.W. 46	1972	136	100%		\$1.17	\$0.78	
Midpoint on Wilshire	701 E. Wilshire	1971	148	91%		\$1.07	\$1.06	\$1.05
Muntage Apartments	3041 N.W. 41	1963	165	77%		\$1.16	\$0.92	
New Saigon	1125 NW 26th St	2024	36		\$1.68	\$1.44		
North Shore	11141 Springhollow	1966	126	95%		\$1.31	\$1.11	\$1.09
North Village	10735 N. Western Ave	1972	216	80%		\$1.08	\$1.01	\$0.92
Pelican Hill	4201 N. Youngs Blvd.	1974	89	88%		\$0.91	\$0.67	
Persimmon Square	12113 Heritage Park Road	1985	109	96%		\$1.35	\$1.02	
Quail Plaza	11004 N. May	1970	92	98%		\$1.08	\$0.79	
Quail Ridge	2609 Featherstone	1986	628	98%		\$1.27	\$1.06	
Quail Run	3264 W. Memorial	1978	208	95%		\$1.29	\$1.06	
Raindance Apartments	2201 N.W. 122	1983	504	96%		\$1.21	\$1.01	\$0.63
Residences at OAK	5200 Oak St	2024	320		\$2.51	\$2.31	\$2.40	\$2.51
Teagan Apartment Homes	12821 N. Stratford	1985	312	94%		\$1.07	\$1.10	\$1.03
The Arden Park	1301 W. Hefner	1985	152	98%		\$1.22	\$0.94	
The Avery Oklahoma City	12831 N. Stratford	1985	358	95%		\$1.01	\$0.85	\$1.02
The Brighton on Paseo	2930 N. Shartel	1970	100	94%	\$1.70	\$1.59		
The Greens at Oklahoma City	900 NE 122nd St	2015	324	94%		\$1.63	\$1.28	
The Legacy on Penn	11200 N Pennsylvania Ave	2024	72			\$1.01	\$0.95	\$0.95
The Lincoln at Central Park	500 Central Park Drive	2010	708	94%		\$1.46	\$1.11	\$3.38
The Links at Oklahoma City	700 N.E. 122nd	1998	588	94%		\$1.60	\$1.09	
The Warwick	3100 N.W. Expressway	1979	424	98%		\$0.97	\$0.91	\$0.92
Tiffany Retro Apartments	5505 N. Brookline Ave	1966	150	90%		\$2.03	\$1.55	
Uptown at Kelly	2502 N Kelley Ave	1980	145	94%	\$1.84	\$1.43	\$1.20	\$1.06
Villas on 50th	5113 N. Brookline	1970	114	92%		\$1.11	\$0.89	
Walker's Station	2600 Tealwood	1973	230	100%		\$1.20	\$0.94	
Willow Run	1025 N.W. 86th	1984	90	100%			\$0.95	
Woodland Hills	630 N.E. 50	1965	140	96%		\$1.25	\$0.85	\$0.72
Woodland Hills	630 NE 50	1965	140	92%		\$1.25	\$0.85	\$0.72
CENTRAL OKC AVERAGE			12,634	92%	\$1.85	\$1.27	\$1.07	\$1.24



Urban Core VS Total Market



URBAN CORE SUBMARKET

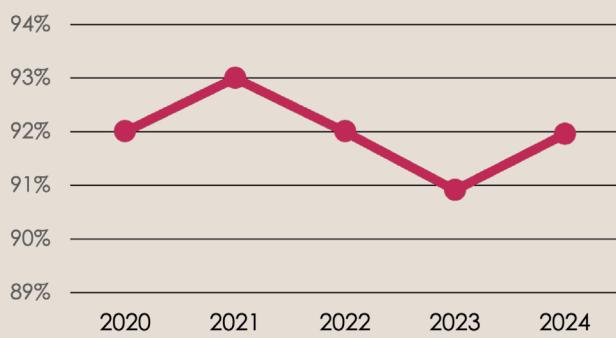
12,634 Units Studied

Average Vacancy is 8%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	92%	\$2.21	\$1.80	\$1.62	\$1.69
Class A	91%	\$2.32	\$1.87	\$1.75	\$1.88
Class B	96%	\$2.18	\$1.91	\$1.75	\$2.09
Class C	91%	\$2.15	\$1.71	\$1.36	\$1.27
All Bills Paid	93%	\$1.77	\$1.41	\$1.31	\$0.63

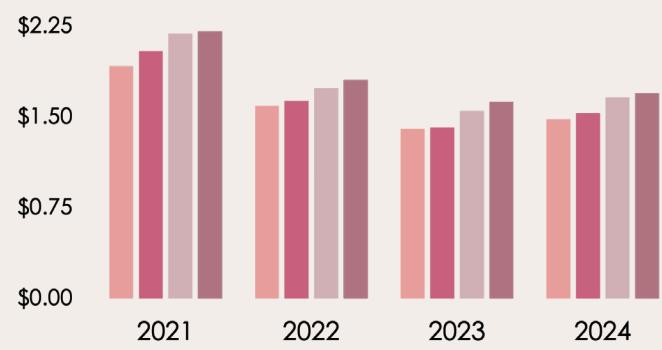
Urban Core Historical Occupancy

% Occupied



Urban Core Historical Rental Rates

EFF 1 BR 2 BR 3 BR



Urban Core

Property	Address	Year Built	# of Units	Percent Occupied	Eff Rate	1 BR Rate	2 BR Rate	3 BR Rate
Aberdeen	125 N.W. 15	1927	123	90%	\$2.04	\$1.28	\$1.07	\$1.01
Aviare Arts District	301 N. Walker	2007	303	95%		\$1.28	\$1.31	
Avya in Midtown	1126 N Shartel Ave	2024	78		\$2.18	\$2.26		
Chaparral Townhomes	1301 N Stiles Ave	1971	136	99%		\$0.92	\$0.68	\$0.63
Deep Deuce At Bricktown	314 N.E. 2nd Street	2003	294	96%		\$1.90	\$1.47	\$1.41
First National Center - Apartments	120 N Robinson	2022	193	62%	\$2.75	\$2.95	\$3.43	\$3.65
Level Urban	123 NE 2 St.	2012	228	96%		\$1.81	\$1.64	
Lift Apartments	801 NW 10th	2015	329	93%	\$3.17	\$2.21	\$1.81	\$1.82
New Page	630 N Kelley Ave	2024	214			\$1.69	\$1.60	
New Page West at Page Woodson	630 N. Kelley Ave	2020	116	90%		\$1.80	\$1.49	
Page Woodson	600-601 N. High	2017	128	90%	\$1.60	\$1.13	\$1.20	
Park Harvey	200 N. Harvey	2007	162	98%	\$1.77	\$1.61	\$1.40	
The Classen	2200 N. Classen	1966	76	91%			\$1.68	
The Edge at Midtown	1325 N. Walker	2014	250	91%		\$2.09	\$1.72	\$1.87
The Haven	601 Robert S Kerr Ave	1985	65	92%		\$1.89	\$1.44	\$1.37
The Maywood	100 NE 4th Street	2013	301	97%		\$1.78	\$1.56	\$1.33
The Metropolitan	800 Oklahoma Avenue	2016	329	87%	\$2.32	\$1.99	\$1.77	\$1.87
The Montgomery	500 W. Main	1929	70	83%		\$1.69	\$1.48	
The Regency	333 NW 5th Street	1967	282	92%	\$2.27	\$1.97	\$1.58	\$1.42
The Sentinel	1130 N Harvey Ave	2021	31	98%		\$1.81		
The Seven at Page Woodson	1029 NE 7th	2017	80	95%		\$1.56	\$1.69	\$1.55
The Seven Phase II	1029 NE 6th Street	2019	42	95%		\$1.17	\$1.60	
The Spaniard	1305 N Classen Dr	2024	27			\$2.44	\$2.63	\$2.78
The Steelyard at Bricktown	505 E. Sheridan Ave.	2017	250	96%		\$2.04	\$1.46	\$1.62
West Village	835 W. Sheridan	2018	345	97%	\$1.75	\$1.98	\$1.63	\$1.36
URBAN CORE AVERAGES			4,452	92%	\$2.21	\$1.80	\$1.62	\$1.69





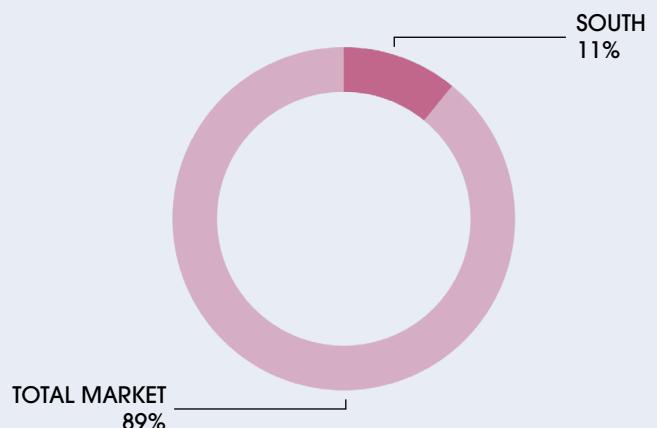
SOUTH SUBMARKET

8,590 Units Studied

Average Vacancy is 10%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	90%	\$1.50	\$1.20	\$1.04	\$0.96
Class A	94%	\$2.06	\$1.20	\$1.28	\$1.13
Class B	93%	n/a	\$1.33	\$1.16	\$1.05
Class C	89%	\$1.43	\$1.17	\$1.02	\$0.94
All Bills Paid	91%	n/a	\$1.19	\$1.00	\$0.91

South VS Total Market



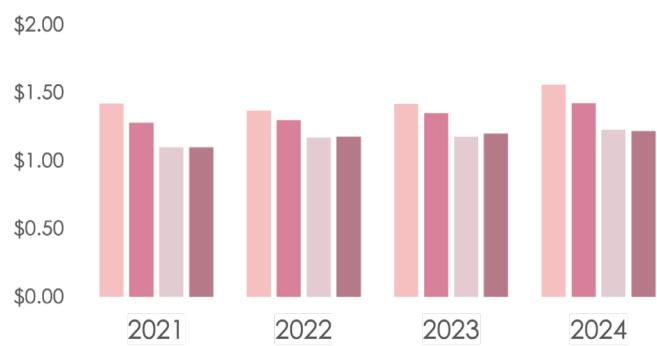
South Historical Occupancy

% Occupied



South Historical Rental Rates

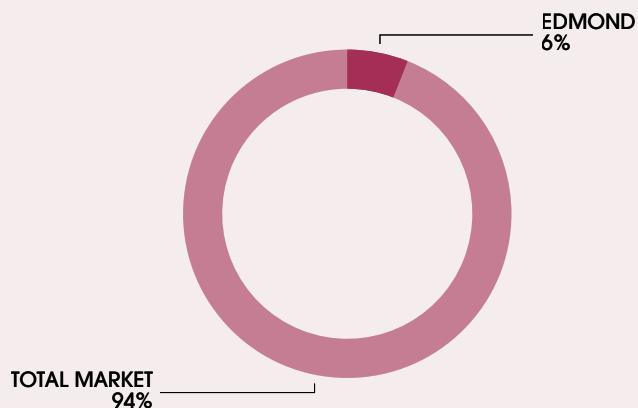
EFF 1 BR 2 BR 3 BR



Property	Address	Year Built	# of Units	Percent Occupied	Efficiency Rate	1 BR Rate	2 BR Rate	3 BR Rate
Anatole on MacArthur	5924 SW 12th Street	2010	554	88%		\$1.42	\$1.17	
Ashley Park	2600 Frontage Road	1975	200	70%	\$1.52	\$1.07	\$0.95	\$0.89
Avia at the Lakes Apartments	9900 S. May	2015	304	94%	\$2.06	\$1.37	\$1.28	\$1.13
Briar Glen	6219 S. Independence	1972	131	82%			\$0.97	
Brickell I & II	1292 S.W. 74	1976	254	90%		\$1.12	\$0.90	
Brock Creek	5820 S. Villa	1972	99	94%	\$1.36	\$1.19	\$1.02	
Brookwood Village	9401 S. Shartel	1973	1,144	97%	\$1.24	\$1.06	\$1.04	\$1.04
Cornerstone	1100 W. I-240 Service Rd.	1970	102	100%		\$0.82	\$0.70	
Country Creek	10300 S. Western	1985	320	93%	\$1.41	\$1.32	\$1.19	
Countryside Village	9516 S. Shields	1985	360	84%		\$1.27	\$1.12	
Drexel Flats	8800 S. Drexel	1984	400	89%	\$1.74	\$1.21		
Hillcrest Residence Apartments	1402 SW 59th	1960	148	89%			\$0.89	\$0.76
Las Brisas	2119 S. W. 39	1972	96	93%		\$1.49	\$1.08	
Magnolia Village	2830 S.W. 59	1965	288	85%	\$1.31	\$1.00	\$0.91	
Meadow Park	1005 1/2 S.W. 74	1973	112	94%		\$1.03	\$0.95	
Oakcreek	5909 S. Lee	1968	158	85%		\$1.16	\$0.92	
Parkview Village Apartments	2211 S. Kentucky	1949	240	74%		\$1.03	\$0.85	\$0.54
Pickwick Place	2759 S.W. 74th	1971	319	93%		\$1.19	\$0.83	\$0.83
Reding Square	4020 S. Douglas	1972	132	50%		\$0.95	\$1.31	
Rosemont	2300 S.W. 74	1970	156	90%			\$1.09	
Seminole Ridge	125 S.W. 74	1967	224	94%		\$1.00	\$0.95	
Southpoint Apartments	934 SW 60th	1972	130	100%		\$0.73	\$0.65	
Springdale Village	4330 S. Barnes	1970	128	96%		\$1.18	\$0.92	\$1.03
Summit Pointe Apartments	1002 SW 89th	2009	184	93%		\$1.28	\$1.10	\$1.05
The Flats on May	6624 S. MAY	1969	288	95%		\$1.05	\$0.90	
The Hunt	3016 S. W. 89	1985	233	95%		\$1.47	\$1.19	
The Remington	7125 S Santa Fe	1976	220	95%		\$1.20	\$1.05	\$1.16
Timberwood	5542 S. Walker	1971	128	90%	\$1.28	\$1.13	\$0.94	
Tudor Crossing	1332 S.W. 74	1969	170	94%		\$1.62	\$1.30	\$1.16
Ventura Greens	7000 S. Walker	1970	158	92%		\$1.15	\$0.94	
Villas at Countryside Village	9501 S. I-35 Service Road	2002	360	97%		\$1.29	\$1.21	
Watersedge	4317 S.W. 22	1985	368	94%		\$1.43	\$1.09	
Winchester Run	201 S. E. 89	1984	192	96%	\$1.54	\$1.58	\$1.57	
Windsong Village Apartments	7255 S. Walker	1972	164	75%		\$1.13	\$1.01	\$0.91
Woodward Place	3400 SW 44th Street	1979	126	99%		\$1.33	\$1.24	\$1.07
Ventura Greens	7000 S Walker	1970	158	92%		\$1.06	\$0.84	
Villas at Countryside Village	9501 S I-35 Service Rd	2002	360	97%		\$1.19	\$1.38	
Watersedge	4317 SW 22	1985	368	94%		\$1.45	\$1.13	
Winchester Run	201 SE 89	1984	192	96%	\$1.91	\$1.77	\$1.53	
Windsong Village Apartments	7255 S Walker	1972	164	70%		\$1.13	\$1.13	\$0.92
Woodward Place	3400 SW 44th Street	1979	126	99%		\$1.35	\$1.31	\$1.35
SOUTH OKC AVERAGE			8,590	90%	\$1.50	\$1.20	\$1.04	\$0.96



Edmond VS Total Market



EDMOND SUBMARKET

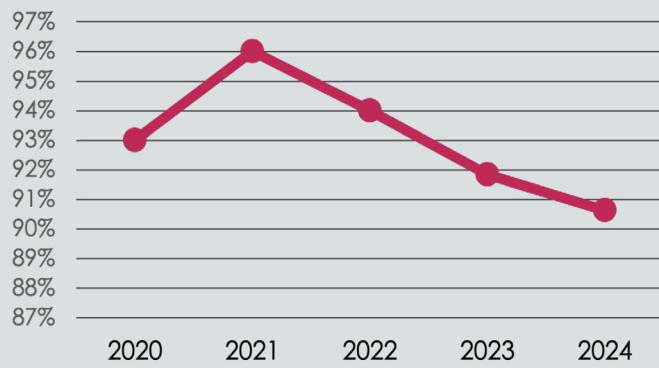
4,932 Units Studied

Average Vacancy is 9%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	91%	\$1.56	\$1.42	\$1.23	\$1.22
Class A	94%	n/a	\$1.57	\$1.34	\$1.40
Class B	86%	n/a	\$1.44	\$1.23	\$1.23
Class C	92%	\$1.56	\$1.32	\$1.09	\$1.09

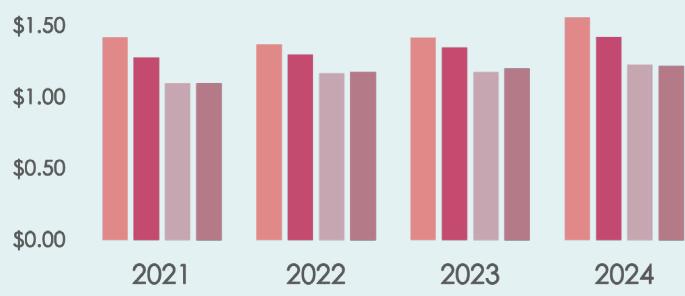
Edmond Historical Occupancy

Percent Occupied



Edmond Historical Rental Rates

■ EFF ■ 1 BR ■ 2 BR ■ 3 BR





Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
1201 at Covell Village Apartments	1201 Covell Village Dr	2014	141	92%	\$1.43	\$1.32	\$1.54	
35 Degrees North Apartment Homes	2800 NW 192ns Street	2021	371	91%	\$1.76	\$1.37		
Avista of Edmond	1730 E. 2nd	1986	96	100%	\$1.45	\$1.42	\$1.24	
Bennett Pointe	930 S. Boulevard	1967	97	89%	\$1.36	\$1.07		
Bryant Grove	20 S. Bryant	1972	108	83%	\$1.05	\$0.99	\$0.91	
City Heights on Second	1919 E. 2nd St.	1999	331	95%	\$1.36	\$1.06	\$1.07	
Coffee Creek	501 W. 15th	1995	256	96%	\$1.18	\$0.96	\$1.02	
Edmond at Twenty500	2500 Thomas Dr	2004	139	97%	\$1.41	\$1.37	\$1.14	
Edmond Town Center	944 Prominent Way	2024	114				\$1.30	
Fountain Lake I & II Apts	14025 N. Eastern Ave	2010	530	96%	\$1.35	\$1.25		
Kickingbird Hills	1900 Kickingbird Rd.	1972	306	92%	\$1.17	\$1.02		
Legend V	2133 E. Second St	2012	200	93%	\$1.31	\$1.34	\$1.33	
Oxford Oaks	1920 E. 2nd	1985	488	95%	\$1.67	\$1.52	\$1.05	\$1.28
Spring Creek Of Edmond	777 East 15	1974	252	94%	\$1.31	\$1.12	\$1.16	
The Campbell	217 E Campbell St	2024	59		\$1.86	\$1.27		
The Lofts at Valencia	2717 NW 178th St	2023	80	29%	\$1.91	\$1.48	\$1.49	
The Park at Tuscany	2737 NW 140th St.	2012	266	99%	\$1.48	\$1.25		
The Parker Apartment Homes	14140 N. Broadway	1997	220	93%		\$1.60	\$1.35	
The Pointe at North Penn	19501 N. Penn	2014	134	97%		\$1.48	\$1.34	
The Vines at Edmond	3621 Wynn Dr.	1972	100	90%	\$1.04	\$0.89	\$0.84	
Villas at Stonebridge	157 Stonebridge Blvd	2005	484	96%	\$1.46	\$1.32		
Windrush	200 W. 15	1984	160	96%	\$1.68	\$1.36	\$1.26	
EDMOND AVERAGE			4,932	91%	\$1.56	\$1.42	\$1.23	\$1.22



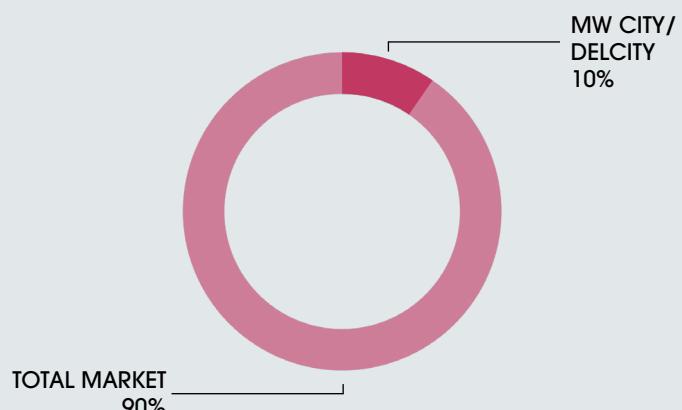
MIDWEST CITY/DEL CITY MARKET

7,550 Units Studied

Average Vacancy is 6%

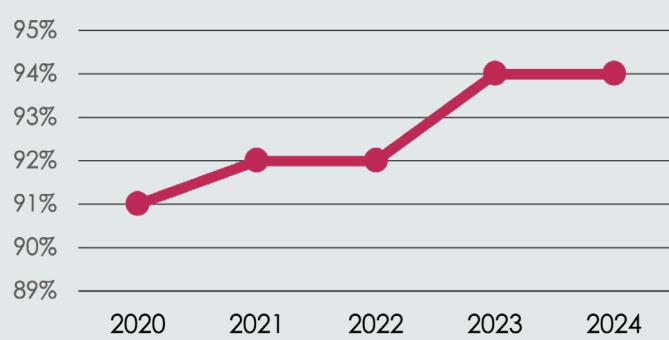
Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	94%	\$1.42	\$1.17	\$1.00	\$0.98
Class A	95%	n/a	\$1.51	\$1.33	\$1.45
Class B	98%	n/a	\$1.33	\$1.13	\$1.08
Class C	93%	\$1.35	\$1.12	\$0.95	\$0.89
All Bills Paid	93%	\$1.63	\$1.02	\$0.93	\$0.76

Midwest City/Del City VS Total Market



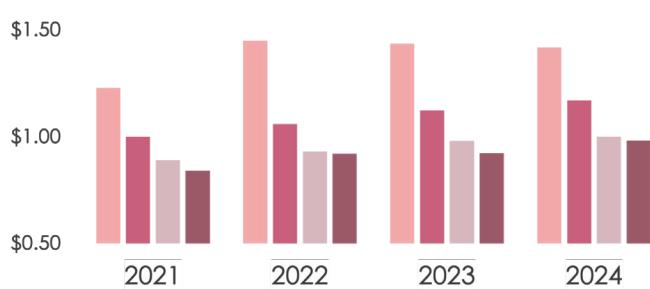
Midwest City/Del City

% Occupancy



Midwest City/Del City Historical Rental Rates

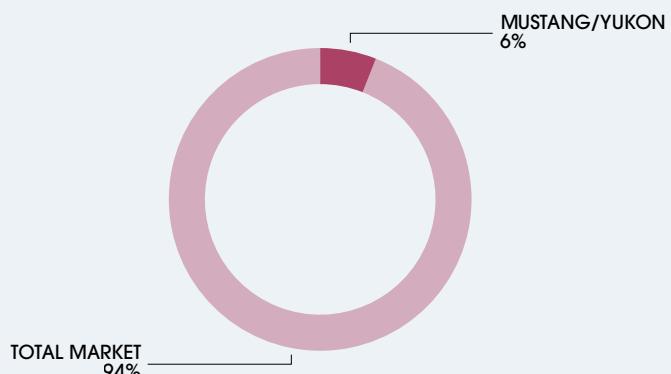
EFF 1 BR 2 BR 3 BR



Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Apts in the Park	3250 SE 44th Street	1968	118	100%		\$0.90	\$0.86	\$0.83
Aspen Walk	5537 S. Sunnyside	1974	146	91%	\$1.22	\$1.13	\$1.05	\$1.20
Boulevard at Lakeside	11300 SE 15th	2016	216	96%		\$1.70	\$1.47	\$1.98
Cedar Hills	4625 Tinker Expressway	1970	124	93%		\$1.42	\$1.07	\$0.86
Cherry Hill Estates	4500 Cherry Hill Lane	1982	104	94%		\$1.16	\$0.97	
Chestnut Flats	6004 Will Rogers	1972	104	90%		\$1.00	\$1.03	\$0.98
Coachlight	8032 E. Reno	1970	140	95%		\$1.02	\$0.92	
Concord at Orchard	9300 Orchard Blvd.	1985	128	100%		\$1.15	\$1.04	
Fairfax	7801 N. E. 10	1971	252	82%		\$1.04	\$0.95	\$0.96
Heights on Forty 4	3451 S. E. 44	1969	158	82%	\$1.61	\$1.03	\$0.94	\$0.86
Huntington Place	1401 N. Midwest Blvd.	1972	288	87%		\$1.30	\$0.95	\$0.99
Liberty Creek Village	6929 Sooner Rd	2021	516	95%		\$1.43	\$1.31	\$1.26
Liberty Pointe	6600 SE 74th St,	2012	324	95%		\$1.64	\$1.41	\$1.38
Meadow Glen	1250 N. Air Depot	1985	120	98%		\$1.23	\$1.05	
Meadow Ridge	1168 N. Douglas Blvd.	1984	164	94%		\$1.04	\$1.09	
Meadowood Village	6345 E. Reno	1969	202	85%		\$1.20	\$0.88	\$0.80
Midwest City Depot	215 W. MacArthur	1985	130	96%		\$1.29	\$1.25	\$0.71
Midwest Manor	327 N. Midwest Blvd.	1970	103	95%		\$0.97	\$0.89	
Midwest Pointe	403 W. Silverwood Dr	1976	120	90%		\$1.11	\$0.97	\$0.85
Midwest Territory	1505 N. Midwest Blvd.	1985	176	94%		\$1.21	\$1.02	\$1.06
Morgan Terrace	4741 Ridgeway Drive	1964	100	90%	\$1.63	\$1.07	\$0.97	\$0.76
Mosaic Apartment Homes	4328 S.E. 46	1978	216	95%		\$1.21	\$1.18	\$1.03
Parkview	8401 E. Reno	1975	294	99%		\$0.94	\$0.79	\$0.71
Raintree Meadows	471 Harr Drive	1973	216	96%		\$1.37	\$1.11	
Redbud Landing Apartments	403 Tinker Diagonal	1973	208	97%			\$0.88	\$0.97
Rolling Oaks	429 N. Air Depot	1969	194	97%		\$0.93	\$0.90	\$0.72
Sand Hill	1312 N. Midwest Blvd.	1971	201	86%		\$1.07	\$0.85	\$0.95
Sunnyview	4502 Sunnyview	1974	224	92%		\$1.03	\$0.92	\$0.80
The Landing OKC	4800 E. Interstate 240 Service Rd	2016	252	93%		\$1.29	\$1.12	\$1.18
The Lodge @ 777	777 N. Air Depot Blvd.	2004	298	98%		\$1.35	\$1.02	\$1.04
The Ridge	3834 N. Oakgrove	1972	278	85%	\$1.22	\$0.94	\$0.41	\$0.84
The Shelton	7020 E. Reno	1969	255	98%		\$1.00	\$0.78	\$0.78
The T Oklahoma City	3925 SE 59th St	2024	85			\$1.23	\$1.16	\$1.09
Tinker at Forty8	5707 S.E. 48th St	2005	152	97%		\$1.42	\$1.21	\$1.11
Tinker Del Village	3017 Del View Drive	1970	157	96%		\$1.06	\$0.82	\$0.89
Villa Gardens	2908 N. Glenhaven	1975	96	94%		\$1.15	\$0.97	
Vista Green and Village	2512 W. Glenhaven Drive	1970	255	90%		\$1.05	\$0.81	
Willow Creek	6000 E. Reno	1986	248	100%		\$1.40	\$1.13	
Woodside Village	8517 E. Reno	1973	188	99%		\$1.03	\$0.89	\$0.87
MW CITY /DEL CITY AVERAGE			7,550	94%	\$1.42	\$1.17	\$1.00	\$0.98



Mustang/Yukon VS Total Market



MUSTANG/YUKON SUBMARKET

4,525 Units Studied

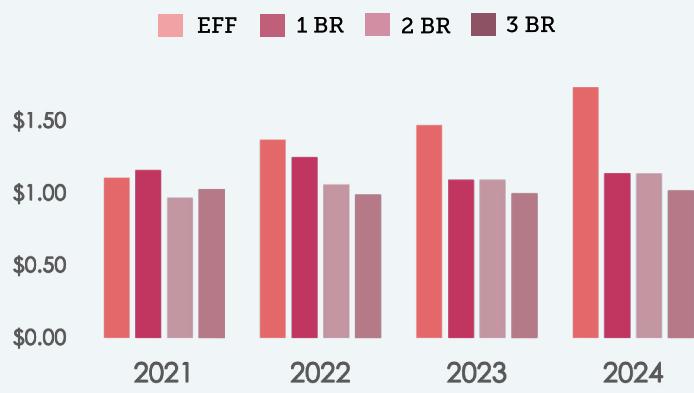
Average Vacancy is 7%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	93%	\$1.73	\$1.14	\$1.14	\$1.02
Class A	97%	n/a	\$1.48	\$1.24	\$1.15
Class B	90%	n/a	\$1.36	\$1.13	\$1.04
Class C	96%	\$1.73	\$1.29	\$1.12	\$0.76

Mustang/Yukon Historical Occupancy



Mustang/Yukon Historical Rental Rates

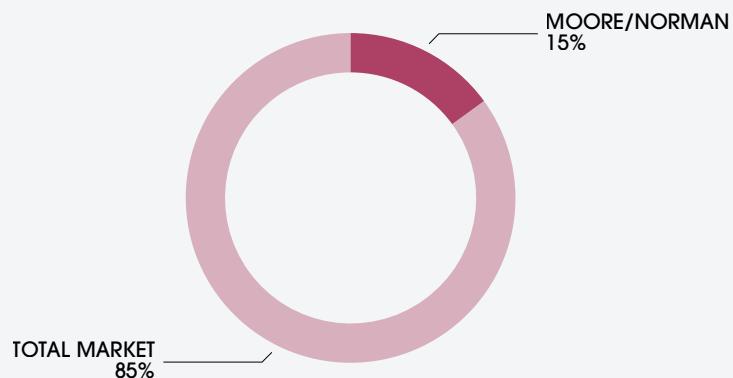




Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Charlemagne	100 N Briarwood St	1967	161	100%		\$0.96	\$0.94	
Cornerstone Yukon Apartments	515 N Czech Hall Rd	2024	122			\$1.23	\$1.20	\$1.19
Fieldstone	101 Fieldstone Way	1985	138	96%	\$1.73	\$1.29	\$1.24	
Greens at Pebble Creek	361 E. Pebble Creek Terrace	2003	660	86%		\$0.91	\$0.80	\$0.80
Highland Pointe	500 Pointe Parkway	2003	232	96%		\$1.42	\$1.18	\$1.11
Park Avenue Estates	125 S Czech Hall Rd	2021	92	100%		\$1.07	\$1.02	
Pebble Creek	360 N. Pebble Creek Terrace	1999	192	70%		\$1.34	\$1.10	\$1.11
Prairie at Yukon	1000 S. Cornwell Dr.	1965	233	94%		\$0.76	\$0.81	\$0.76
Pure OKC	3300 S Mustang Rd	2024	150			\$1.72	\$1.35	
Savannah Terrace	5801 Aloha St	2021	60	95%			\$0.99	\$0.92
The Greens at Mustang Creek	2004 S. Mustang Rd.	2020	360	97%		\$1.66	\$1.20	
The Links at Mustang Creek	2004 Mustang RD	2008	492	93%		\$1.71	\$1.27	
The Park on Westpointe	301 Pointe Way	2010	520	80%		\$1.41	\$1.23	
Villas at Canyon Ranch Apartments	11308 SW 5th	2013	300	97%		\$1.30	\$1.28	\$1.15
Whitehorse	10801 N.W. 39	1985	240	98%		\$1.59	\$1.25	
Woodrun Village	11501 Lochwood Dr.	1984	192	96%		\$1.75	\$1.22	
Yukon Heights	633 W. Vandament Ave.	1972	181	93%		\$1.37	\$1.23	
Yukon on 15	11501 S.W. 15th Street	2004	200	96%		\$1.41	\$1.18	\$1.11
MUSTANG/YUKON AVERAGE			4,525	94%	\$1.73	\$1.14	\$1.14	\$1.02



Moore/Norman VS Total Market



MOORE/NORMAN SUBMARKET

12,779 Units Studied

Average Vacancy is 7%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	93%	\$1.73	\$1.14	\$1.14	\$1.02
Class A	97%	n/a	\$1.48	\$1.24	\$1.15
Class B	90%	n/a	\$1.36	\$1.13	\$1.04
Class C	96%	\$1.73	\$1.29	\$1.12	\$0.76

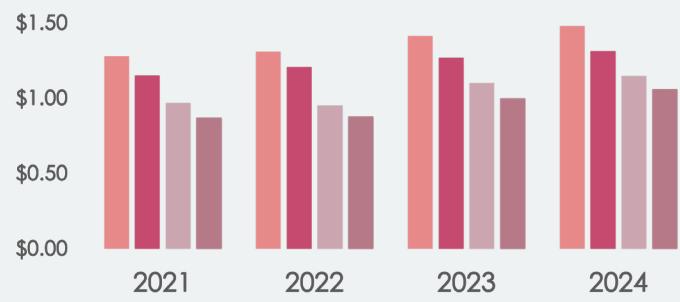
Moore/Norman Historical Occupancy

% Occupied



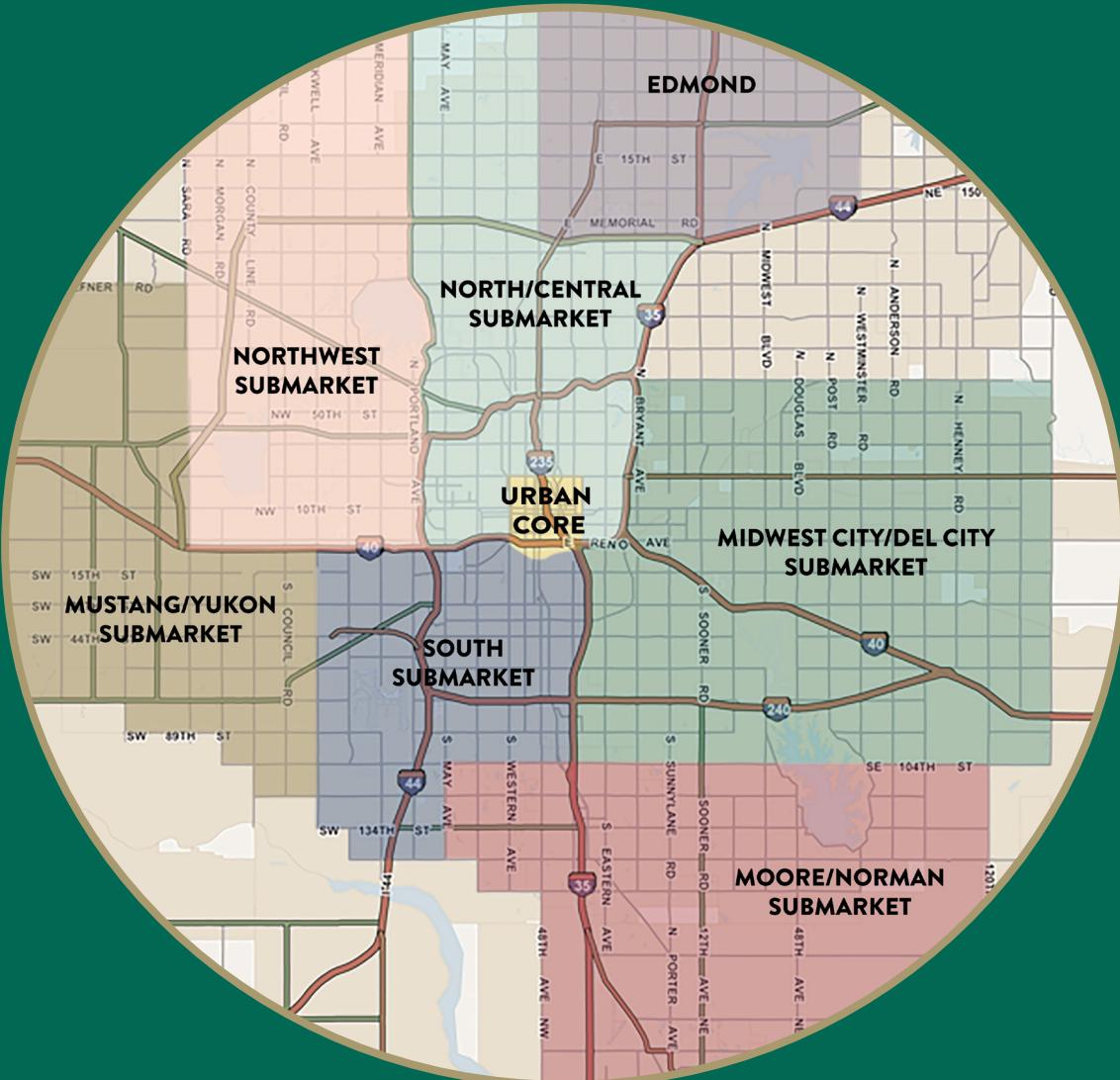
Moore/Norman Historical Rental Rates

EFF 1 BR 2 BR 3 BR



Property	Address	Year Built	Units	Percent Occupied	EFF	1 BR	2 BR	3 BR
12 And Renaissance	1900 Renaissance Drive	1999	144	83%		\$1.34	\$1.15	\$1.10
35 West Apartments	769 SW 19th St	2015	315	84%		\$1.61	\$1.32	
Alameda Pointe	2021 E. Alameda	1984	144	95%		\$0.00	\$1.13	
Anatole at Norman	3700 Tecumseh RD	2016	230	93%		\$1.81	\$1.34	
Artsian Crossing	1303 W. Tecumseh Rd	2020	246	96%		\$1.55	\$1.37	
Ascend Apartments	3507 N I-35 Service Rd.	1977	146	95%		\$1.12	\$1.00	\$1.06
Avalon	2920 Chautauqua	1997	81	96%		\$1.72	\$1.09	
Beaumont Crossing	900 SE 23rd Street	1984	100	98%			\$1.11	
Brandywine Gardens	1123 Brandywine Lane	1985	104	96%		\$1.18	\$1.17	
Brentwood Pointe	2900 Chautauqua Ave	1974	52	98%		\$1.10	\$0.93	
Brookhollow	965 Biloxi	1980	220	95%	\$1.30	\$1.06	\$0.82	\$0.77
Cedar Lake	4119 W. MAIN	1984	194	100%		\$1.40	\$1.06	
Charleston	2073 W. Lindsey	1970	163	91%		\$1.40	\$1.08	\$0.92
Cimmaron Trails	3100 W. Rock Creek	1984	228	99%		\$1.50	\$1.13	\$1.12
Cross Timbers Apartments	10700 S. May	2015	150	99%			\$1.35	\$1.31
CrownRidge of Norman	3700 12th Avenue SE	2005	112	95%		\$1.30	\$1.19	\$1.08
Diamond Creek	3001 Pheasant Run	1985	248	72%		\$1.50	\$1.28	
East Village	1220 SE 12th St	2006	139	80%		\$1.36	\$1.18	\$0.91
Eastlake Village	12901 S. Western	1988	177	98%		\$1.42	\$1.33	
Emerald Greens Apts	2815 Dewey Ave	1999	188	84%		\$1.27	\$1.00	\$0.90
Forest Pointe	1100 Oak Tree	1985	157	82%		\$1.38	\$1.21	
Garland Square	201 Woodcrest	1972	110	98%		\$0.84	\$0.70	\$0.80
Hampton Woods	3001 Oak Tree	1985	248	99%		\$1.40	\$1.20	
Isabella at Norman	1938 Filmore	1972	120	75%	\$1.08	\$0.98	\$0.93	\$0.92
Landry Apartment Homes	1203 Rebecca Lane	1975	131	92%		\$1.26	\$1.17	\$1.20
Legacy Trail	2501 Pendleton Dr	2016	208	94%		\$1.27	\$1.30	\$1.23
Mission Point I & II	2900 S. Service Rd	2015	628	97%		\$1.44	\$1.27	
Montclair Parc	10900 S. Pennsylvania	1999	360	98%		\$1.36	\$1.19	\$1.09
Moore Manor Apartments	830 N.W. 12th	1973	103	100%		\$0.79	\$0.80	
Oak Place	12500 S. Western	2003	240	95%		\$1.36	\$1.47	
Parkwood	1357 12 Ave. N.E.	1971	102	95%		\$1.06	\$0.95	
Parmele Park Apts	804 N.W. 12	1971	104	99%	\$1.20	\$0.86	\$0.81	
Post Oak	705 Ridge Crest	1985	304	99%	\$1.60	\$1.49	\$1.25	
Radius Apartments	1115 Biloxi Drive	1969	118	93%		\$1.21	\$1.11	
Renaissance at Norman	1600 Ann Branden	1999	288	99%		\$1.50	\$1.11	\$1.19
Riverbend	1502 E. Lindsey	1984	216	99%		\$1.33	\$1.05	
Sage Cobblestone	4402 12th Ave SE	2022	168	60%		\$1.88	\$2.14	
Savannah Ridge	4701 W. Heritage Place	1983	212	98%		\$1.39	\$1.20	
Savannah Square-Harbor	300 36th Ave. S.W.	1984	404	98%		\$1.38	\$1.11	
Sooner Court	2500 W. Brooks	1971	159	95%		\$1.25	\$1.08	
Southwind	813 City Avenue	1966	180	98%		\$0.81	\$0.99	\$0.89
Springfield	1000 E. Lindsey	1981	192	97%		\$1.08	\$0.95	\$1.04
Sterling Park	1616 Alameda	1970	141	92%		\$1.10	\$0.95	
Stoneridge Apartments	2681 Jefferson St	1983	128	98%	\$1.59	\$1.36	\$1.38	
Summer Pointe	1049 E. Brooks	1978	192	91%		\$1.15	\$1.09	\$0.90
TERRA at University North Park	2751 24th Ave. NW	2017	303	92%	\$2.12	\$1.67	\$1.38	\$1.41
The Autry	917 24th Ave. S.W.	1976	100	97%		\$1.35	\$1.22	
The Cedars Apartments	214 Bull Run St	1982	96	99%		\$1.26	\$0.95	
The Curve Apartments	701 SW 17th St	2022	245	95%	\$1.47	\$1.13	\$1.12	\$1.02
The District on 119	605 SW 119 St.	2014	240	98%		\$1.39	\$1.25	\$1.22
The Fairways at Moore Apts	800 SW 19th	2002	336	98%		\$1.53	\$1.17	
The Falls at Brookhaven	3730 W. Rock Creek Road	2013	164	96%			\$1.21	\$1.18
The Greens At Moore	2100 S. Santa Fe	1999	360	93%		\$1.65	\$1.13	
The Greens at Norman	3701 24th Ave SE	2011	396	97%		\$1.53	\$1.11	
The Icon at Norman Apartments	6475 NW36th Ave	2014	256	97%		\$1.43	\$1.32	
The Landing on 9	3231 Conestoga	1985	128	84%		\$1.64	\$1.29	
The Links at Norman	3927 24th Ave. SE	2010	528	97%		\$1.53	\$1.11	
The Overlook Luxury Apartments	1111 Oak Tree Avenue	1995	252	84%			\$1.09	\$1.08
The Traditions at Westmoore Apartments	12205 S. Western Ave	2013	200	96%		\$1.56	\$1.36	\$1.30
Turnberry	1911 Twisted Oak	1972	140	90%		\$1.14	\$0.88	\$0.88
Twin Creek Village	1300 Creekside Drive	1986	184	98%			\$0.98	
Westwood Park Village	1836 W. Robinson	1971	257	96%		\$1.46	\$1.15	\$1.07
MOORE/NORMAN AVERAGE				12,779	93%	\$1.59	\$1.20	\$1.07
								\$0.98

OKLAHOMA CITY MULTIFAMILY SUBMARKET MAP



PRICE
EDWARDS
AND COMPANY

OKLAHOMA CITY: 210 PARK AVENUE, STE 700, OKLAHOMA CITY, OK 73102 | O: (405) 843-7474 | F: (405) 236-1849

TULSA: 7633 EAST 63RD PLACE, STE 400, TULSA, OK 74133 | O: (918) 394-1000 | F: (918) 394-1001