

COMMERCIAL REAL ESTATE REPORT Q4 2023

Lincoln, NE Metro Area

Select a Metro Area
Lincoln, NE Metro Area

Demographics and Economy

Demographics

-0.5%	40.5%	5.6%	Net Migration in Nebraska
population growth (2022)	share of renters (2022)	renter household formation (2022)	4,607 (2023)
U.S.: 0.4%	U.S.: 34.8%	U.S.: 2.4%	-325 (2022)

Economy

10.0%	4,200	2.2%	7.9%
GDP growth (2022)	12-month job creation (December 2023)	1-year job growth (December 2023)	1-year wage growth (December 2023)
U.S.: 9.1%		U.S.: 1.7%	U.S.: 3.8%
\$51,460	2.1%	11.5%	International Migration in Nebraska
Average wage per year (December 2023)	unemployment rate (November 2023)	share of workers teleworking (2022)	5,441 (2023)
U.S.: \$61,120	U.S.: 3.7%	U.S.: 17.9%	4,042 (2022)

Commercial Real Estate by Sector

1. Office

Demand for office space is **weaker than nationwide** as this area has a slower absorption of office space. Despite weak conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2023 Q4	-44,254	-174,805	2.0%	\$19	7.6%
2022 Q4	28,085	111,021	4.4%	\$19	6.2%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2023 Q4	18,796,817	46,820	85,820	\$2.42M	10.1%
2022 Q4	18,710,997	45,000	53,100	\$27.04M	9.5%

2. Multifamily

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2023 Q4	226	497	3.7%	\$1,117	\$1,108	7.2%
2022 Q4	89	395	6.4%	\$1,077	\$1,073	4.1%
	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo		Market Cap Rate	
2023 Q4	31,911	674	1,527		7.0%	
2022 Q4	30,384	126	687		6.9%	

3. Retail

Demand for retail space is **stronger than nationwide** as this area has a faster absorption of retail space. Despite strong conditions, rent prices rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2023 Q4	46,402	122,020	2.1%	\$14	2.9%
2022 Q4	1,137	185,933	2.6%	\$14	2.8%
	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF	
2023 Q4	22,033,773	7.4%	\$11.08M	\$161	
2022 Q4	21,893,733	7.3%	\$19.94M	\$211	

4. Industrial

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2023 Q4	96,252	-114,669	4.0%	\$7	2.6%
2022 Q4	206,957	756,900	7.1%	\$7	1.4%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2023 Q4	32,565,678	189,750	283,650	9.0%	\$0.00M
2022 Q4	32,282,028	273,240	592,298	8.3%	\$5.18M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

The National Association of REALTORS® is America's largest trade association, representing more than 1.5 million members, including NAR's institutes, societies and councils, involved in all aspects of the real estate industry. NAR membership includes brokers, salespeople, property managers, appraisers, counselors and others engaged in both residential and commercial real estate. The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics. Working for America's property owners, the National Association provides a facility for professional development, research and exchange of information among its members and to the public and government for the purpose of preserving the free enterprise system and the right to own real property. NATIONAL ASSOCIATION OF REALTORS® RESEARCH GROUP The Mission of the NATIONAL ASSOCIATION OF REALTORS® Research Group is to produce timely, data-driven market analysis and authoritative business intelligence to serve members, and inform consumers, policymakers and the media in a professional and accessible manner. To find out about other products from NAR's Research Group, visit www.nar.realtor/research-and-statistics

500 New Jersey Avenue, NW Washington, DC 20001 202.383.1000



COMMERCIAL REAL ESTATE REPORT Q4 2023

Omaha-Council Bluffs, NE-IA Metro Area

Select a Metro Area
Omaha-Council Bluffs, NE-IA Metro.

Demographics and Economy

Demographics

0.5%	34.5%	5.9%	Net Migration in Nebraska
population growth (2022)	share of renters (2022)	renter household formation (2022)	4,607 (2023)
U.S.: 0.4%	U.S.: 34.8%	U.S.: 2.4%	-325 (2022)

Economy

12.8%	8,000	1.6%	3.7%
GDP growth (2022)	12-month job creation (December 2023)	1-year job growth (December 2023)	1-year wage growth (December 2023)
U.S.: 9.1%		U.S.: 1.7%	U.S.: 3.8%
\$57,880	2.5%	14.6%	International Migration in Nebraska
Average wage per year (December 2023)	unemployment rate (November 2023)	share of workers teleworking (2022)	5,441 (2023)
U.S.: \$61,120	U.S.: 3.7%	U.S.: 17.9%	4,042 (2022)

Commercial Real Estate by Sector

1. Office

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2023 Q4	-129,278	295,483	1.2%	\$25	7.2%
2022 Q4	39,563	447,055	3.1%	\$24	7.4%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2023 Q4	48,629,120	0	218,050	\$12.91M	10.8%
2022 Q4	48,411,070	131,018	303,044	\$19.61M	10.0%

2. Multifamily

Demand for multifamily space is **stronger than nationwide** as this area has a faster absorption of multifamily space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2023 Q4	220	1,682	3.0%	\$1,155	\$1,143	6.3%
2022 Q4	209	1,617	7.2%	\$1,120	\$1,115	5.0%
	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate		
2023 Q4	81,375	476	2,890	7.0%		
2022 Q4	78,485	183	1,609	6.4%		

3. Retail

Demand for retail space is **stronger than nationwide** as this area has a faster absorption of retail space. As a result, rent prices rose faster than nationwide. However, vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2023 Q4	32,219	496,834	11.2%	\$18	4.6%
2022 Q4	142,368	816,329	5.7%	\$16	4.9%
	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF	
2023 Q4	65,586,204	7.4%	\$14.80M	\$135	
2022 Q4	65,280,363	7.6%	\$174.79M	\$128	

4. Industrial

Demand for industrial space is **stronger than nationwide** as this area has a faster absorption of industrial space. Despite strong conditions, rent prices rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2023 Q4	965,931	2,740,217	4.5%	\$8	2.4%
2022 Q4	335,172	3,512,145	7.3%	\$7	1.5%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2023 Q4	106,789,514	1,243,585	3,837,611	8.5%	\$76.58M
2022 Q4	102,951,903	47,867	2,382,631	7.9%	\$87.17M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

The National Association of REALTORS® is America's largest trade association, representing more than 1.5 million members, including NAR's institutes, societies and councils, involved in all aspects of the real estate industry. NAR membership includes brokers, salespeople, property managers, appraisers, counselors and others engaged in both residential and commercial real estate. The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics. Working for America's property owners, the National Association provides a facility for professional development, research and exchange of information among its members and to the public and government for the purpose of preserving the free enterprise system and the right to own real property. NATIONAL ASSOCIATION OF REALTORS® RESEARCH GROUP The Mission of the NATIONAL ASSOCIATION OF REALTORS® Research Group is to produce timely, data-driven market analysis and authoritative business intelligence to serve members, and inform consumers, policymakers and the media in a professional and accessible manner. To find out about other products from NAR's Research Group, visit www.nar.realtor/research-and-statistics

500 New Jersey Avenue, NW Washington, DC 20001 202.383.1000

