The Omaha-Council Bluffs, NE-IA commercial real estate market is about the same compared to the overall U.S. market. 

### Economic and Demographic

<table>
<thead>
<tr>
<th>Economic</th>
<th>Omaha-Council Bluffs, NE-IA</th>
<th>U.S.</th>
<th>Job creation is weaker than nationally</th>
<th>Unemployment rate is lower than nationally</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y/Y chg. in nonfarm payroll employment (‘000)</td>
<td>4.8%</td>
<td>5.8%</td>
<td>4.4%</td>
<td>8.7%</td>
</tr>
<tr>
<td>Unemployment rate (%)</td>
<td>3.0%</td>
<td>3.5%</td>
<td>3.9%</td>
<td>4.4%</td>
</tr>
<tr>
<td>Average weekly wages</td>
<td>$1,022</td>
<td>$1,015</td>
<td>$1,010</td>
<td>$1,019</td>
</tr>
<tr>
<td>Wage growth, year-over-year (as of last month of the quarter)</td>
<td>1.2%</td>
<td>0.9%</td>
<td>2.8%</td>
<td>4.3%</td>
</tr>
<tr>
<td>GDP growth (%)</td>
<td>2.6%</td>
<td>3.0%</td>
<td>4.7%</td>
<td>2.9%</td>
</tr>
<tr>
<td>Median household income</td>
<td>$70,373</td>
<td>$66,241</td>
<td>$65,919</td>
<td>$67,470</td>
</tr>
</tbody>
</table>

### Multifamily

<table>
<thead>
<tr>
<th>Demand indicators</th>
<th>Omaha-Council Bluffs, NE-IA</th>
<th>U.S.</th>
<th>Area is experiencing net domestic out-migration</th>
<th>Population is growing faster than nationally</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy rate</td>
<td>5.4%</td>
<td>4.2%</td>
<td>4.7%</td>
<td>5.5%</td>
</tr>
<tr>
<td>Market asking rent per unit</td>
<td>$979</td>
<td>$949</td>
<td>$935</td>
<td>$1,004</td>
</tr>
<tr>
<td>Leasing activity in sq.ft. over the quarter</td>
<td>126,450</td>
<td>137,000</td>
<td>135,200</td>
<td>140,487</td>
</tr>
<tr>
<td>Rent growth is slower than nationally</td>
<td>4.7%</td>
<td>5.9%</td>
<td>6.2%</td>
<td>6.5%</td>
</tr>
<tr>
<td>Rent as a percent of 2-person annual wage income</td>
<td>11.0%</td>
<td>10.7%</td>
<td>10.6%</td>
<td>10.9%</td>
</tr>
</tbody>
</table>

### Supply indicators

<table>
<thead>
<tr>
<th>Supply indicators</th>
<th>Omaha-Council Bluffs, NE-IA</th>
<th>U.S.</th>
<th>Area has a lower pace of absorption than nationally</th>
<th>The area has a lower pace of absorption than nationally</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inventory</td>
<td>74,470</td>
<td>74,431</td>
<td>73,588</td>
<td>17,259,876</td>
</tr>
<tr>
<td>Net delivered units in past 12 months</td>
<td>882</td>
<td>1,030</td>
<td>917</td>
<td>377,954</td>
</tr>
<tr>
<td>Units under construction, as % of inventory</td>
<td>1,950</td>
<td>1,916</td>
<td>1,204</td>
<td>463,443</td>
</tr>
<tr>
<td>Ratio of jobs created to permits</td>
<td>3.7</td>
<td>3.7</td>
<td>3.8</td>
<td>4.9</td>
</tr>
<tr>
<td>Sales transactions</td>
<td>$60,8</td>
<td>$6,6</td>
<td>$15</td>
<td>$41,291</td>
</tr>
<tr>
<td>Transaction sales price per unit</td>
<td>$48,560</td>
<td>$72,582</td>
<td>$56,408</td>
<td>$100,508</td>
</tr>
<tr>
<td>Cap rate</td>
<td>7.0%</td>
<td>7.2%</td>
<td>7.2%</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

### Office

<table>
<thead>
<tr>
<th>Demand indicators</th>
<th>Omaha-Council Bluffs, NE-IA</th>
<th>U.S.</th>
<th>The area has a higher vacancy rate than nationally</th>
<th>The area has a lower pace of absorption than nationally</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy rate</td>
<td>8.9%</td>
<td>8.6%</td>
<td>8.6%</td>
<td>8.6%</td>
</tr>
<tr>
<td>Under construction, as % of inventory</td>
<td>41.0%</td>
<td>36.0%</td>
<td>30.0%</td>
<td>35.0%</td>
</tr>
<tr>
<td>Cap rate</td>
<td>5.0%</td>
<td>5.0%</td>
<td>5.0%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Sales transactions</td>
<td>$88,0</td>
<td>$10,2</td>
<td>$14</td>
<td>$29,908</td>
</tr>
<tr>
<td>Transaction sales price per sq.ft.</td>
<td>$153</td>
<td>$132</td>
<td>$125</td>
<td>$108</td>
</tr>
<tr>
<td>Cap rate</td>
<td>7.0%</td>
<td>7.2%</td>
<td>7.2%</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

The commercial real estate market is slowly getting back on track although the rise of Delta variant cases is casting a shadow on the path of the recovery. The multifamily, industrial, and retail property markets will continue to recover more quickly than the office property market where vacancy rates will likely remain elevated in 2021-2022 compared to the pre-pandemic level.
**NAR Commercial Real Estate Metro Market Report | 2021.Q2**

**Omaha-Council Bluffs, NE-IA**

Core-Based Statistical Area Code: 36540

### IV. Industrial

**Demand indicators**

<table>
<thead>
<tr>
<th></th>
<th>Omaha-Council Bluffs, NE-IA</th>
<th>2021 Q2</th>
<th>2021 Q1</th>
<th>2020 Q2</th>
<th>2021 Q2</th>
<th>2021 Q1</th>
<th>2020 Q2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacuum rate</td>
<td></td>
<td>3.5%</td>
<td>3.1%</td>
<td>3.9%</td>
<td>4.2%</td>
<td>3.1%</td>
<td>3.9%</td>
</tr>
<tr>
<td>Absorption in sq. ft. over the quarter</td>
<td></td>
<td>(46,017)</td>
<td>323,954</td>
<td>185,016</td>
<td>146,182,325</td>
<td>119,411,326</td>
<td>56,883,324</td>
</tr>
<tr>
<td>Absorption in sq. ft. over 12 months</td>
<td></td>
<td>1,189,808</td>
<td>1,430,841</td>
<td>1,022,332</td>
<td>437,432,148</td>
<td>346,133,148</td>
<td>231,052,238</td>
</tr>
<tr>
<td>Asking rent per sq. ft.</td>
<td></td>
<td>$6.4</td>
<td>$6.3</td>
<td>$6.2</td>
<td>$6.5</td>
<td>$6.4</td>
<td>$6.1</td>
</tr>
<tr>
<td>Asking rent growth, y/y % chg.</td>
<td></td>
<td>3.8%</td>
<td>2.6%</td>
<td>2.9%</td>
<td>5.2%</td>
<td>2.6%</td>
<td>2.9%</td>
</tr>
<tr>
<td>Leasing activity in sq. ft.</td>
<td></td>
<td>806,694</td>
<td>458,028</td>
<td>451,621</td>
<td>319,474,044</td>
<td>296,163,970</td>
<td>254,024,482</td>
</tr>
</tbody>
</table>

**Supply indicators**

<table>
<thead>
<tr>
<th>Inventory in sq. ft.</th>
<th>95,189,525</th>
<th>94,814,543</th>
<th>94,219,751</th>
<th>26,553,663,022</th>
<th>26,461,805,496</th>
<th>26,166,021,757</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net delivered over 12 months, in sq.ft.</td>
<td>946,742</td>
<td>769,990</td>
<td>1,558,516</td>
<td>385,387,457</td>
<td>398,260,005</td>
<td>382,527,483</td>
</tr>
<tr>
<td>Net delivered units, as % of inventory</td>
<td>1.0%</td>
<td>0.8%</td>
<td>1.7%</td>
<td>1.5%</td>
<td>1.5%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Under construction in sq.ft.</td>
<td>4,139,793</td>
<td>3,237,712</td>
<td>609,017</td>
<td>567,307,627</td>
<td>521,496,024</td>
<td>452,528,658</td>
</tr>
<tr>
<td>Under construction, as % of inventory</td>
<td>4.3%</td>
<td>3.4%</td>
<td>0.6%</td>
<td>2.1%</td>
<td>2.0%</td>
<td>1.7%</td>
</tr>
</tbody>
</table>

**Sales transactions**

| Total investment acquisitions (in million $) | $33.9 | $46.2 | $24.4 | $27,261.9 | $21,600.7 | $13,713.9 |
| Transaction sale price per sq.ft. | $43 | $58 | $70 | $61 | $56 | $54 |
| Cap rate | 6.6% | 6.0% | 7.3% | 7.4% | 6.0% | 7.3% |

### V. Retail

**Demand indicators**

<table>
<thead>
<tr>
<th></th>
<th>Omaha-Council Bluffs, NE-IA</th>
<th>2021 Q2</th>
<th>2021 Q1</th>
<th>2020 Q2</th>
<th>2021 Q2</th>
<th>2021 Q1</th>
<th>2020 Q2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacuum rate</td>
<td></td>
<td>6.2%</td>
<td>6.2%</td>
<td>6.0%</td>
<td>4.3%</td>
<td>4.5%</td>
<td>4.2%</td>
</tr>
<tr>
<td>Absorption in sq. ft. over the quarter</td>
<td></td>
<td>98,170</td>
<td>118,048</td>
<td>44,380</td>
<td>26,554,046</td>
<td>6,829,628</td>
<td>(12,960,030)</td>
</tr>
<tr>
<td>Absorption in sq. ft. over 12 months</td>
<td></td>
<td>156,075</td>
<td>102,276</td>
<td>50,620</td>
<td>12,853,280</td>
<td>(26,669,709)</td>
<td>5,842,298</td>
</tr>
<tr>
<td>Asking rent per sq. ft.</td>
<td></td>
<td>$14.5</td>
<td>$14.5</td>
<td>$14.4</td>
<td>$14.5</td>
<td>$14.5</td>
<td>$14.3</td>
</tr>
<tr>
<td>Asking rent growth, y/y % chg.</td>
<td></td>
<td>0.7%</td>
<td>1.6%</td>
<td>3.5%</td>
<td>1.0%</td>
<td>1.0%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Leasing activity in sq.ft.</td>
<td></td>
<td>305,954</td>
<td>285,454</td>
<td>206,124</td>
<td>65,144,289</td>
<td>60,598,011</td>
<td>44,924,273</td>
</tr>
<tr>
<td>Y/Y chg.in retail trade payroll employment ('000) (as of last month of the quarter)</td>
<td></td>
<td>2.0%</td>
<td>(3.5%)</td>
<td>(0.50)</td>
<td>822,380</td>
<td>(1,100,500)</td>
<td>(245,600)</td>
</tr>
</tbody>
</table>

**Supply indicators**

<table>
<thead>
<tr>
<th>Inventory in sq. ft.</th>
<th>64,701,634</th>
<th>64,626,034</th>
<th>64,435,162</th>
<th>15,772,300,717</th>
<th>15,764,713,778</th>
<th>15,724,204,780</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net delivered over 12 months, in sq.ft.</td>
<td>266,472</td>
<td>231,804</td>
<td>227,359</td>
<td>46,178,397</td>
<td>47,102,191</td>
<td>58,535,237</td>
</tr>
<tr>
<td>Net delivered units, as % of inventory</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.3%</td>
<td>0.3%</td>
<td>0.4%</td>
</tr>
<tr>
<td>Under construction in sq.ft.</td>
<td>304,667</td>
<td>338,867</td>
<td>227,438</td>
<td>55,829,483</td>
<td>58,628,746</td>
<td>71,303,693</td>
</tr>
<tr>
<td>Under construction, as % of inventory</td>
<td>0.5%</td>
<td>0.5%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

**Sales transactions**

| Total investment acquisitions (in million $) | $103.0 | $53.1 | $40.1 | $20,811.7 | $15,469.2 | $8,857.2 |
| Transaction sale price per sq.ft. | $153 | $54 | $85 | $134 | $136 | $134 |
| Cap rate | 8.2% | 5.5% | 7.1% | 6.6% | 6.6% | 6.7% |

### VI. Hotel/Lodging

<table>
<thead>
<tr>
<th></th>
<th>Omaha-Council Bluffs, NE-IA</th>
<th>2021 Q2</th>
<th>2021 Q1</th>
<th>2020 Q2</th>
<th>2021 Q2</th>
<th>2021 Q1</th>
<th>2020 Q2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leisure and hospitality payroll workers ('000)</td>
<td>51.4</td>
<td>44.5</td>
<td>40.9</td>
<td>15,395.0</td>
<td>13,488.0</td>
<td>12,637.0</td>
<td></td>
</tr>
<tr>
<td>Y/Y change ('000)</td>
<td>10.5</td>
<td>(5.0)</td>
<td>(14.1)</td>
<td>2,758.0</td>
<td>(2,297.0)</td>
<td>(4,590.0)</td>
<td></td>
</tr>
<tr>
<td>% share to nonfarm payroll employment</td>
<td>10.3%</td>
<td>9.1%</td>
<td>8.6%</td>
<td>10.5%</td>
<td>9.4%</td>
<td>9.2%</td>
<td></td>
</tr>
</tbody>
</table>

*An index below 50 means local market conditions are weaker than nationally, above 50 means local market conditions are stronger, and 50 means local market conditions are about the same as nationally. NAR derived the index by assigning 1 point for each indicator where local market conditions are better than the national (US) condition. The total points for each local market are divided by the number of variables that are available at the local area, with 46 indicators if all the data are available. The fraction is multiplied by 100 to get the index. Economic data may not be available for all markets. In some submarkets or metropolitan divisions (e.g., Long Island) reported by CoStar®, the economic data that is reported (e.g. employment) is of the metropolitan area (New York-Newark-Jersey City). The 390 markets in this report are based on the CoStar® market areas. NAR reserves the right to add new variables or drop variables that comprise the index based on its analysis of variables that impact market trends. Sources of data used: National Association of Realtors®, CoStar®, US Census Bureau, US Bureau of Labor Statistics, and US Bureau of Economic Analysis. For information about this report, email data@nar.realtor.