

Apartment Vacancy Rates Drop Further in Oklahoma City

Market Stat: Rates Fall Below 10% for First Time Since 2015

Increased Demand, Low Supply Lead to Falling Vacancies



Source: CoStar
* Year-to-Date

As of June 2019



Image: CoStar

Multifamily vacancy rates are compressing further in the [Oklahoma City metropolitan area](#), as rates this June fell below 10% for the first time since 2015.

Healthy job growth in greater Oklahoma City has helped propel apartment demand in recent years, which is likely to persist as year-over-year job growth in the market has remained above the national average for eight consecutive quarters now.

Vacancies had hit their historical peak in late 2016, following a drop in demand due to the economic downturn resulting from low oil prices.

Since then, vacancies have fallen by more than 250 basis points. However, demand has since recovered and as of June, close to 900 units have been filled by renters in 2019,

keeping pace with the record-setting year in 2018, when more than 2,000 units were absorbed.

While demand has increased, construction activity levels have slowed, contributing to the vacancy rate decline. In each of the past two years, the amount of multifamily units delivered has been below the area's average.

This is expected to be the reality for the near term, and as a result, vacancies will likely continue to fall.