CHARLESTON, SC

2024 MARKET AT A GLANCE

OCCUPANCY RATE (Q4 2024)	EFFECTIVE RENT (Q4 2024)	RENT SHARE OF WALLET (Q4 2024)
94.0%	$1,823	25.0%
UP 10 BPS YOY	UP 2.8% YOY	DOWN 10 BPS YOY

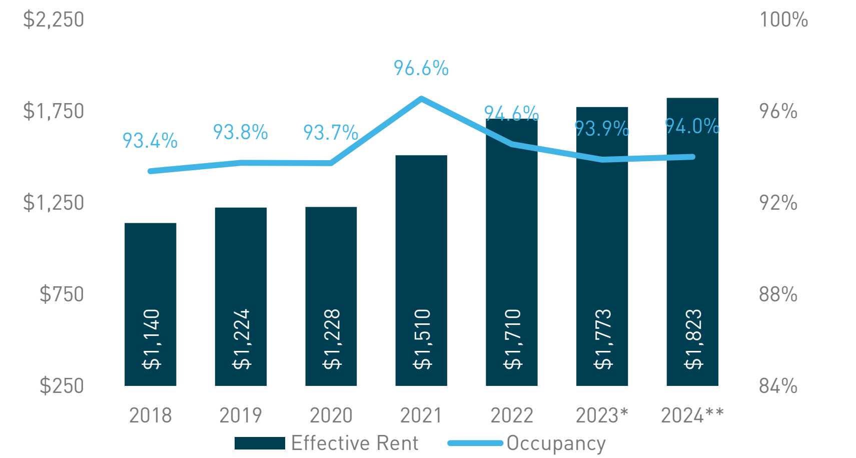
Surge in Leasing Activity Expected Amid Apartment Inventory Expansion

Strong population growth combined with robust employment gains has spurred multifamily construction and supported apartment demand over the past five years. Greater Charleston was proportionally one of the fastest-growing apartment markets in the nation. Pent-up demand led to net absorption totaling 94% of new supply during this same time, a testament to the region's dynamic economy and desirable location attracting new residents and major capital investments. Builders are expected to complete about 5,480 apartments this year. New housing will be necessary to support the influx of new residents that continue to relocate to the Charleston area, which brought a net 45,600 new residents in the past five years, with another 6,500 forecast this year. Net absorption over the course of 2024 will be 5,250 units by year-end. The Summerville/Northwest Charleston submarket will be particularly popular with renters. Home to Volvo's Ridgeville manufacturing campus, the plant began hiring 1,300 people in March 2023 to build its fully electric SUVs, adding to its current South Carolina workforce. Boosting future demand in the submarket will be battery recycling company Redwood Materials, building a 600-acre campus while creating 1,500 jobs. Favorable demographics and apartment trends will enable property owners to continue raising rents at a brisk pace. The monthly average effective rent in Greater Charleston is on pace to reach $1,823 in the fourth quarter of 2024, equating to a 2.8% year-over-year increase.

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2023 are projected values. 2024 figures are forecast projections.

APARTMENT TRENDS

Effective Rent & Occupancy

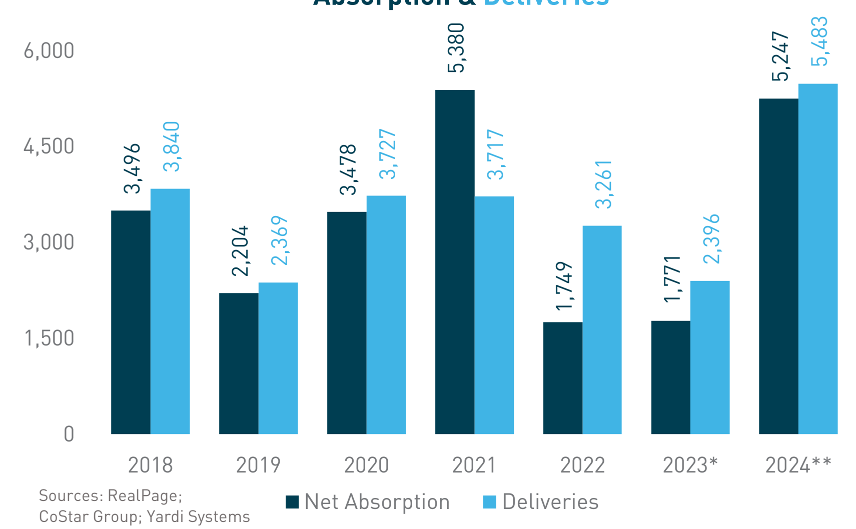


Sources: RealPage; CoStar Group; Yardi Systems

*Projected **Forecast

Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

Absorption & Deliveries

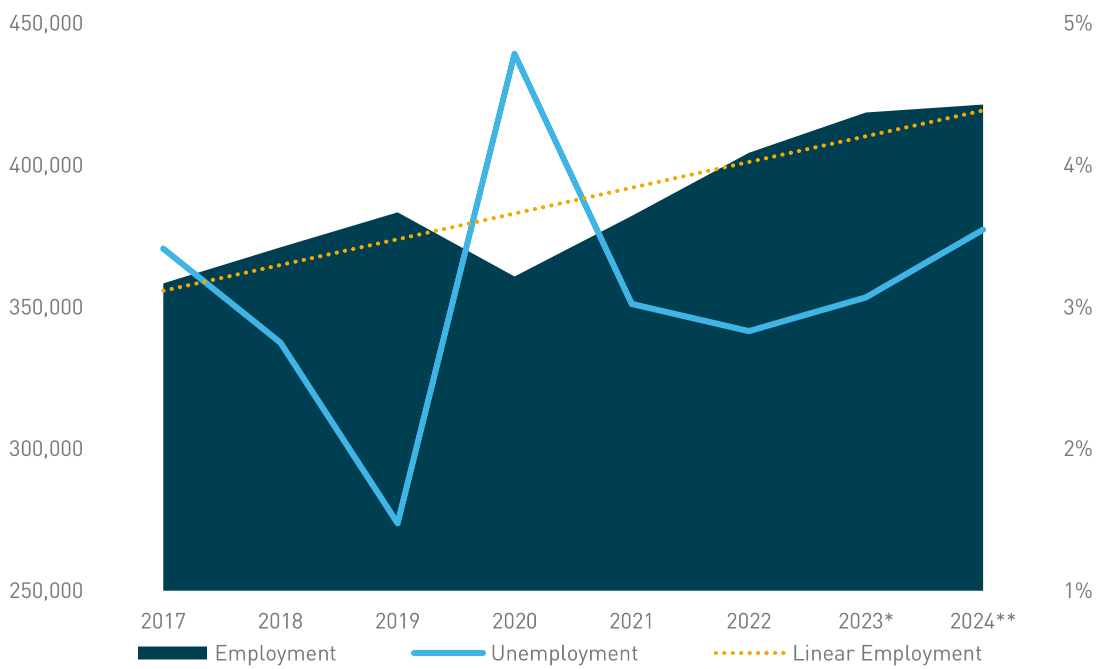


Sources: RealPage; CoStar Group; Yardi Systems

*Projected **Forecast

CHARLESTON, SC

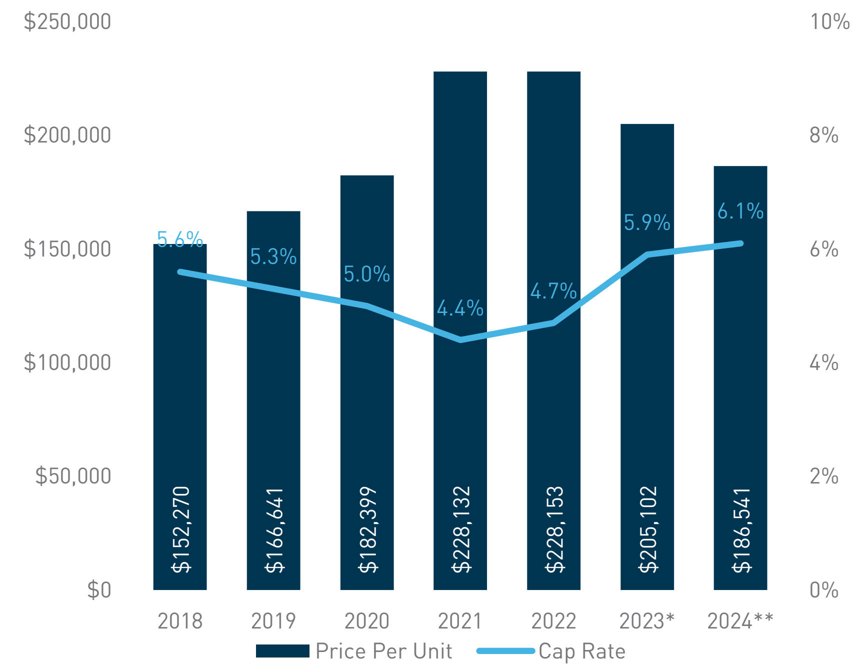
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

SALES TRENDS



Sources: Berkadia; CoStar Group; MSCI

*Projected **Forecast

The apartment sales information represents transactions of apartment properties with a sales price of $2.5 million or more, unless otherwise indicated.

EMPLOYMENT (DEC. 2024)
421,400
UP 0.7% YOY

UNEMPLOYMENT (DEC. 2024)
3.5%
UP 40 BPS YOY

MEDIAN HOUSEHOLD INCOME (DEC. 2024 SAAR)
$87,393
UP 3.0% YOY

PRICE PER UNIT (2024 AVG.)
$186,541
DOWN 9.1% YOY

CAP RATE (2024 AVG.)
6.1%
UP 20 BPS YOY