JACKSONVILLE, FL

2024 MARKET AT A GLANCE

OCCUPANCY RATE (Q4 2024)	EFFECTIVE RENT (Q4 2024)	RENT SHARE OF WALLET (Q4 2024)
93.1%	$1,529	21.2%
UP 60 BPS YOY	UP 2.6% YOY	DOWN 20 BPS YOY

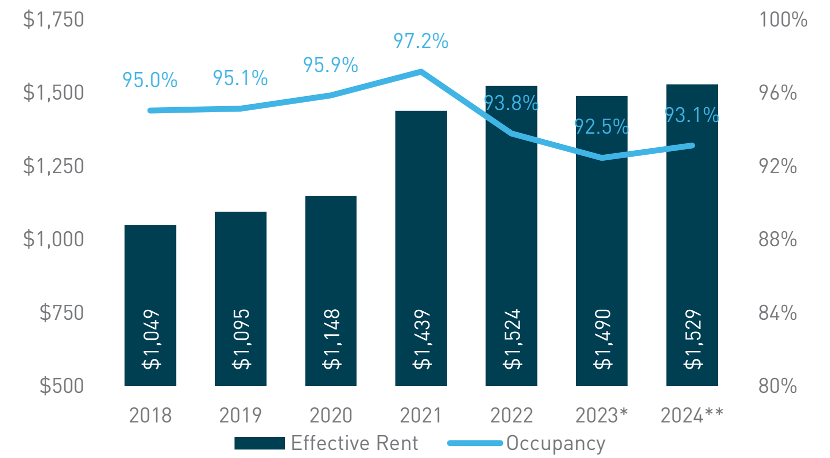
Household Formation to Drive Apartment Absorption Beyond Demand

This year, Jacksonville's multifamily market is expected to continue its upward trajectory as favorable demographic and economic conditions support a record-breaking volume of deliveries and absorption. Apartment demand will exceed the new supply of 9,198 units with the absorption of 9,499 net units by year-end. As apartment absorption overtakes supply, the average occupancy rate is projected to increase 60 basis points annually to 93.1% in the fourth quarter. Landlords will resume rent increases, projected at 2.6% year over year to an average of $1,529 in the fourth quarter. The forecast net in-migration of 12,800 people and 1.6% increase in household formation will drive housing demand. Also, a 3.3% increase of median household income will drop the rent share of wallet by 10 basis points and encourage new leases. In addition to high interest rates and sparse availability of single-family homes, new households may prefer to rent this year because of the increased cost of insuring a home in Florida and the inability to self-insure. New residents will be drawn to Jacksonville's strong economy. In 2024, Jacksonville employers are expected to produce 8,000 new jobs in a 1% annual payroll expansion that exceeds the national forecast by 60 basis points. The trade, transportation, and utilities sector will lead the projected growth, with a portion of jobs coming from BAE System's $200 million operational upgrade at their Jacksonville shipyard that will contribute 1,000 new jobs by 2025. The healthcare sector will also expand as Mayo Clinic begins hiring for their new oncology building.

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

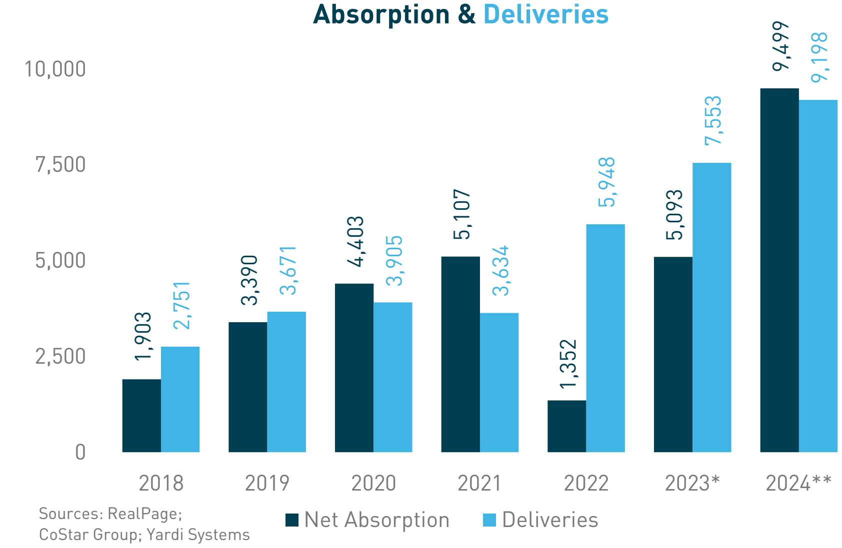


Sources: RealPage; CoStar Group; Yardi Systems

*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

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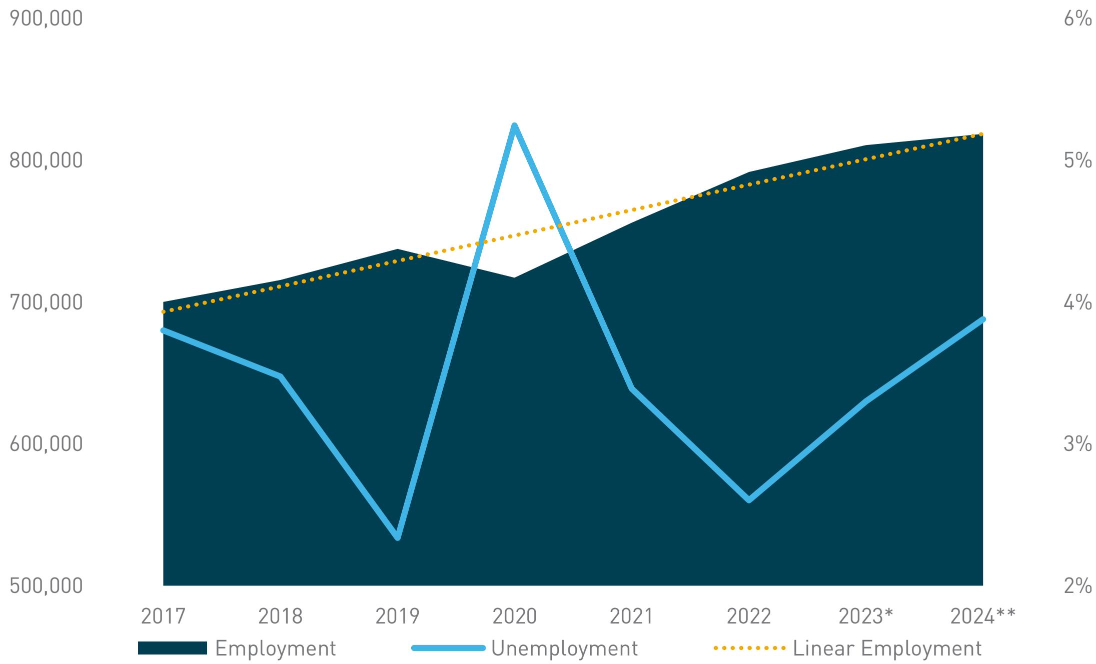
EMPLOYMENT TRENDS

Market Employment Trends

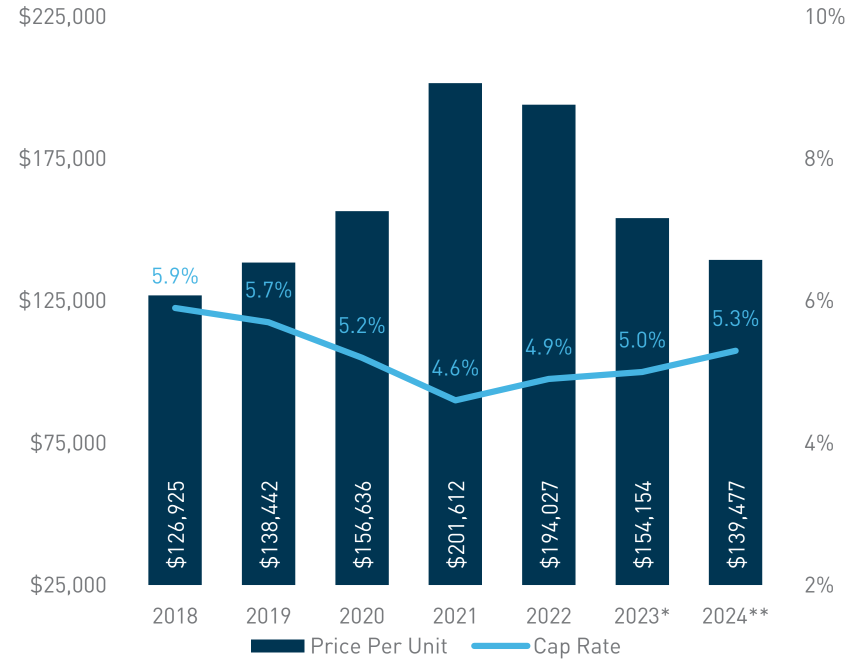


Source: Moody's Analytics

*Projected **Forecast

SALES TRENDS

Price Per Unit & Cap Rate



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)	UNEMPLOYMENT (DEC. 2024)	MEDIAN HOUSEHOLD INCOME (DEC. 2024 SAAR)	PRICE PER UNIT (2024 AVG.)	CAP RATE (2024 AVG.)
818,600	3.9%	$86,343	$139,477	5.3%
UP 1.0% YOY	UP 60 BPS YOY	UP 3.3% YOY	DOWN 9.5% YOY	UP 30 BPS YOY