MOBILE, AL

2024 MARKET AT A GLANCE

OCCUPANCY RATE (Q4 2024)	EFFECTIVE RENT (Q4 2024)	RENT SHARE OF WALLET (Q4 2024)
94.8%	$1,225	24.9%
UP 50 BPS YOY	UP 1.5% YOY	DOWN 40 BPS YOY

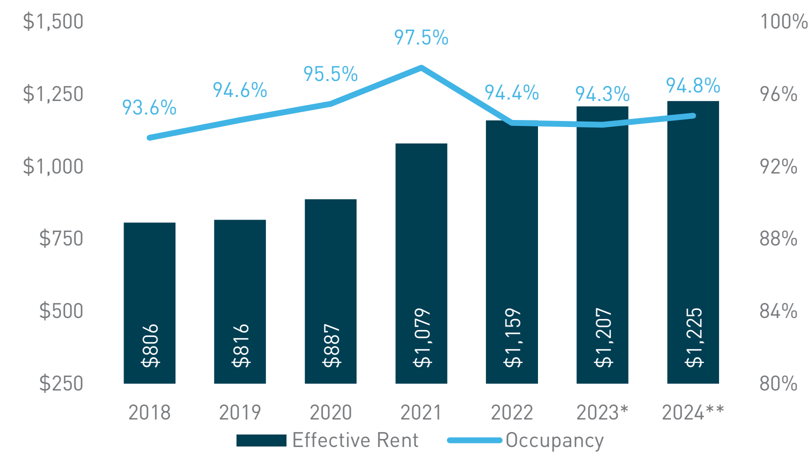
Strong Economy Fueling Healthy In-Migration and Apartment Market

The Mobile metro is separated by Mobile Bay, with booming Baldwin County to the east of the bay and the more stable Mobile County to the west. Both areas have experienced impressive growth in 2023 and the outlook is very favorable in 2024. Unemployment remains low, particularly in Baldwin County, which has been a major in-migration destination. As a result, Baldwin County is one of the fastest-growing counties in Alabama. Adding over 7,000 people per year as of the 2022 Census, Baldwin County is on par with Huntsville's explosive total growth, though faster as a percentage. Contributing to the county's appeal has been hiring, with employers adding 2,300 persons as of October 2023, for 2.2% annual growth. For the apartment pipeline, the majority of apartment construction is occurring in the central city of Foley where land is plentiful and within 20 minutes of the beach, yet still commutable to the Eastern Shore and Mobile. In Mobile County, major economic drivers are found in the shipping, aerospace, distribution and logistics, and healthcare industries. With a diversified economy, the county's employment grew by 2,900 persons through October 2023, representing a 1.5% annual expansion. Mobile County has extremely limited new apartment supply underway or planned, averaging one property per year over the past few years. As a result, significant renovation has occurred among the 1970s and 1980s stock in 2023 and 2022, which when coupled with healthy employment growth has led to strong effective rent growth of over 4% for the Mobile market in 2023.

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

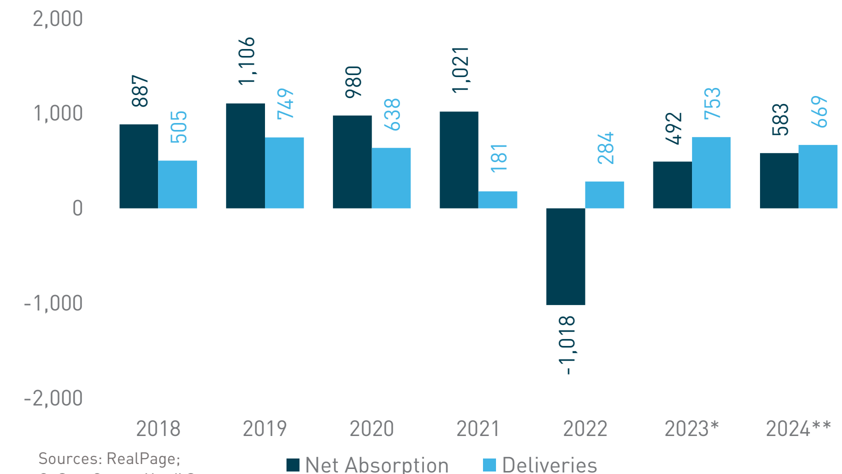


Sources: RealPage; CoStar Group; Yardi Systems

*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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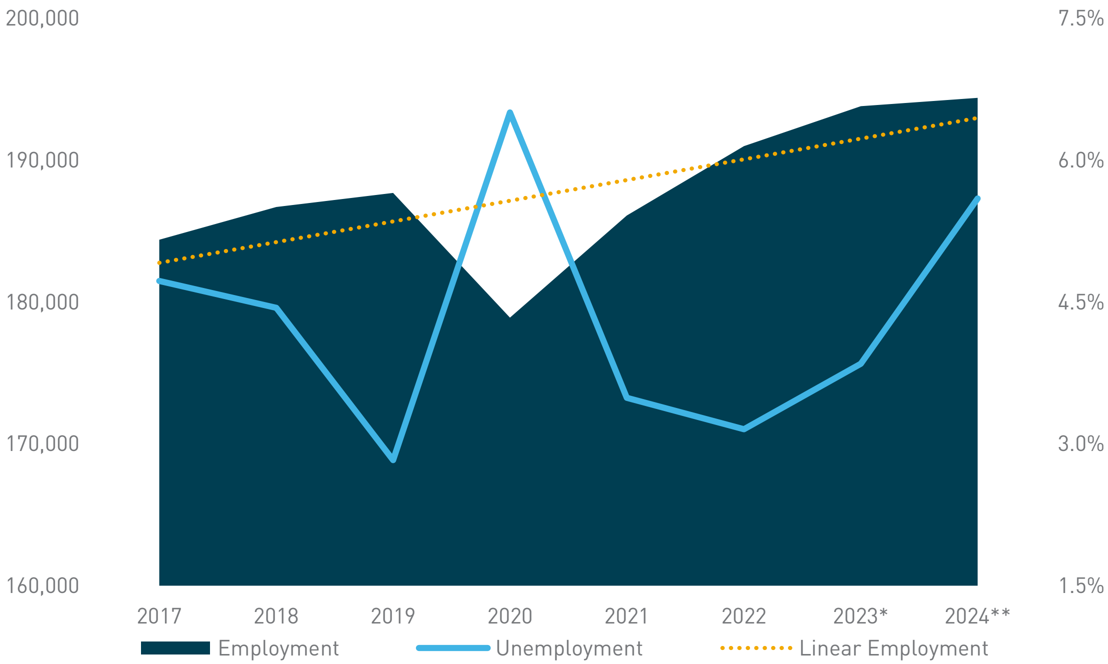
BERKADIA

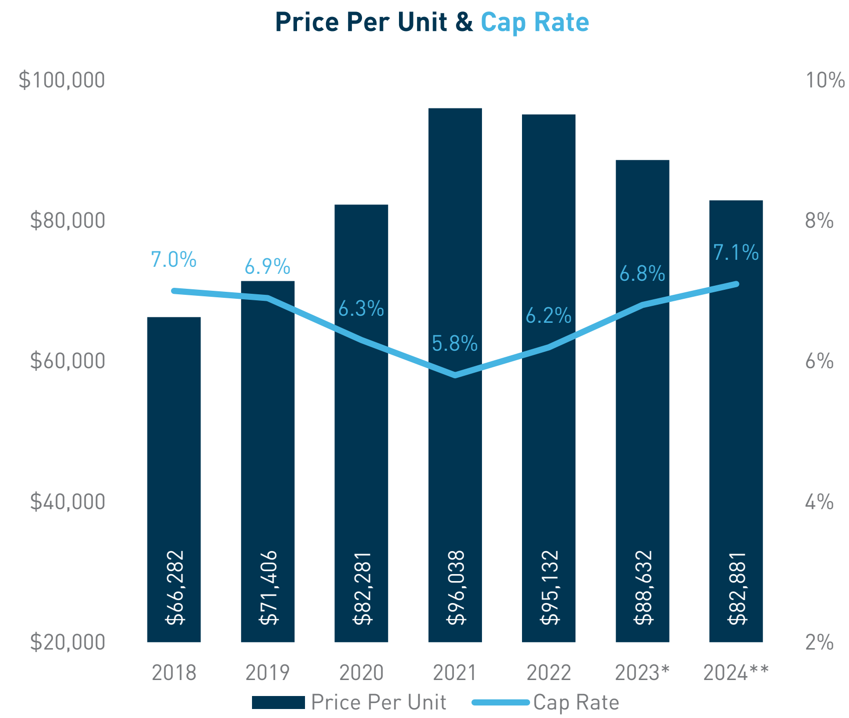
EMPLOYMENT TRENDS



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)
194,400
UP 600 JOBS YOY

UNEMPLOYMENT
(DEC. 2024)
5.6%
UP 180 BPS YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2024 SAAR)
$58,928
UP 2.8% YOY

PRICE PER UNIT
(2024 AVG.)
$82,881
DOWN 6.5% YOY

CAP RATE
(2024 AVG.)
7.1%
UP 30 BPS YOY