NEW ORLEANS, LA

2024 MARKET AT A GLANCE

OCCUPANCY RATE (Q4 2024)	EFFECTIVE RENT (Q4 2024)	RENT SHARE OF WALLET (Q4 2024)
95.1%	$1,384	24.8%
UP 70 BPS YOY	UP 4.0% YOY	UP 30 BPS YOY

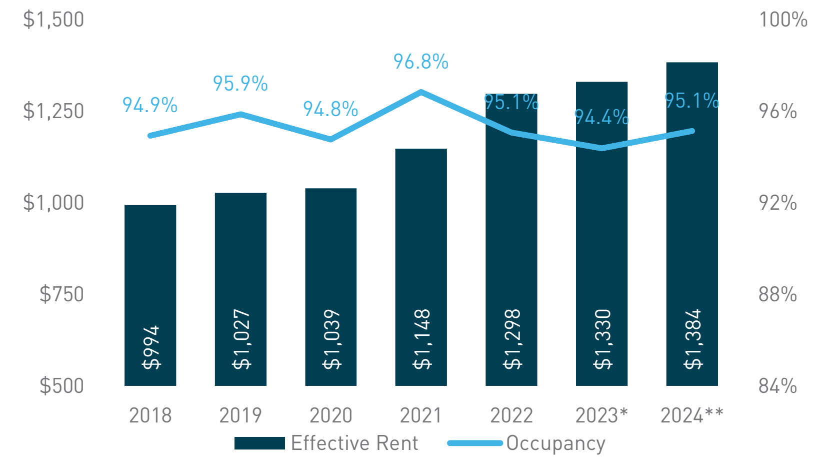
Apartment Demand to Accelerate with Continued Hiring

New Orleans employers are expected to continue hiring at a healthy pace, contributing to a rise in housing demand this year. Payrolls are forecast to increase 1.7% over the next 12 months. The rate of growth would be significantly higher than the 1.2% annual average during the expansion period between 2010 to 2019. A substantial share of the hires will be in the private education and healthcare sector with 3,000 additional workers for 2.7% annual growth. The workers will be needed to address the needs of an expanding population. After contracting the last three years, the population is forecast to increase 0.1% in 2024. At the same time, Greater New Orleans is projected to grow by 2,800 households. With active listings for single-family homes yet to return to the pre-pandemic levels, the apartment market will fill the housing gap. With an inventory of approximately 82,700 units at the start of 2024, renters will also be able to choose from an additional 495 units scheduled to come online over the next four quarters. Leasing activity is projected to significantly outpace inventory growth to lead to a 70-basis-point annual increase in apartment occupancy. At 95.1% in the fourth quarter of 2024, the occupancy rate would be 100 basis points higher than the average during the decade leading up to the pandemic. Healthy occupancy rates amid employment expansion will underpin apartment operators' confidence to accelerate annual rent growth. After advancing 2.5% in 2023, monthly effective rent is forecast to rise 4% to $1,384 in the fourth quarter of 2024.

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

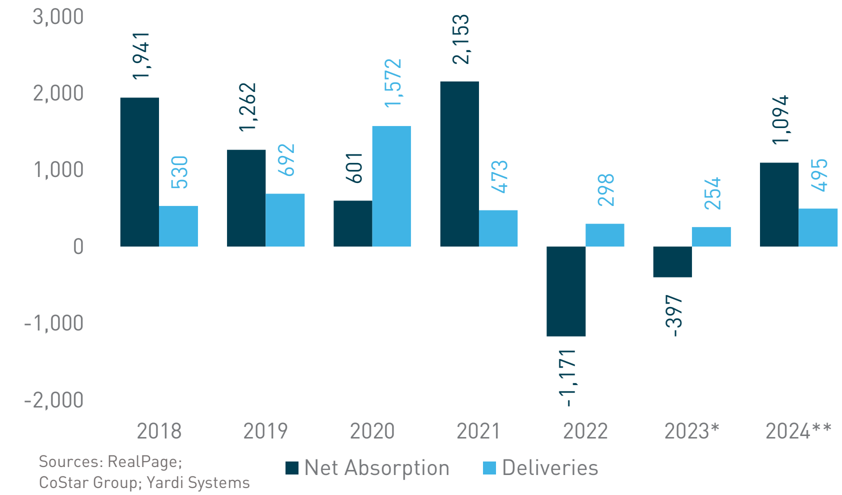


Sources: RealPage; CoStar Group; Yardi Systems

*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



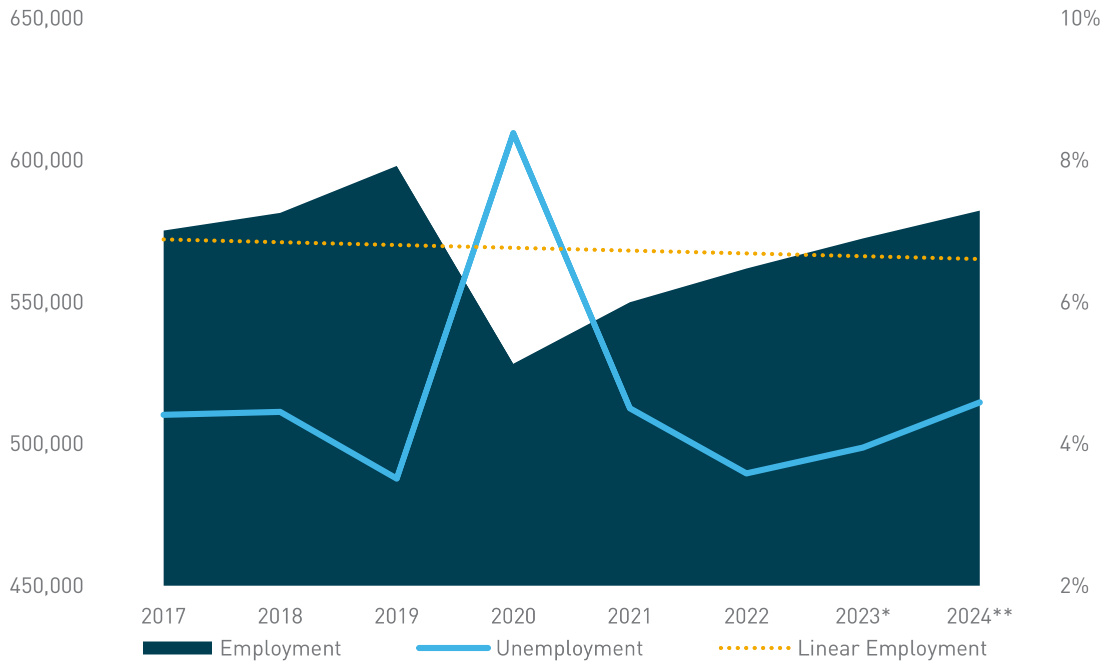
Sources: RealPage; CoStar Group; Yardi Systems

*Projected **Forecast

NEW ORLEANS, LA

EMPLOYMENT TRENDS

Market Employment Trends

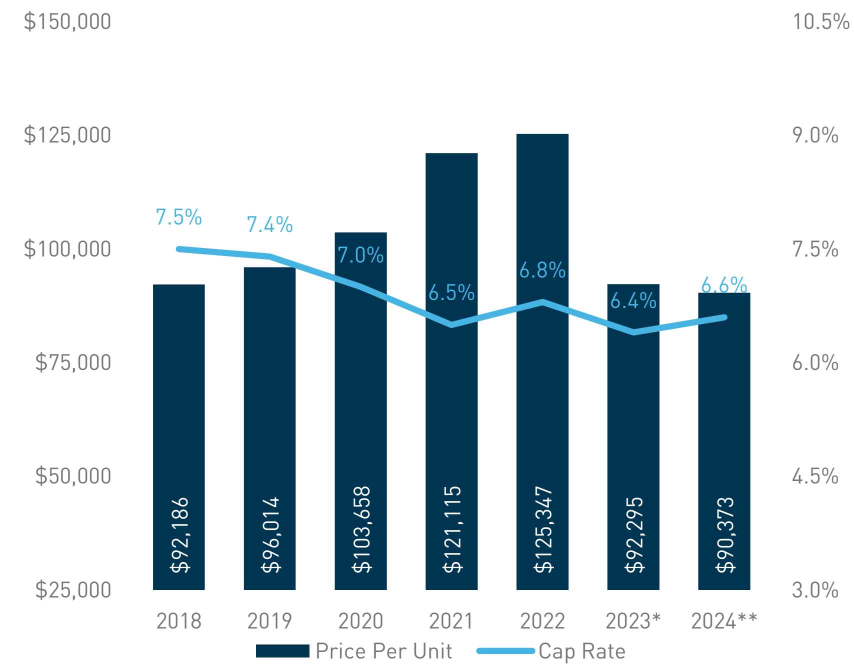


Source: Moody's Analytics

*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.)
582,200	4.6%	$66,836	$90,373	6.6%
UP 1.7% YOY	UP 70 BPS YOY	UP 2.7% YOY	DOWN 2.1% YOY	UP 20 BPS YOY