# SOUTH FLORIDA

## 2024 MARKET AT A GLANCE

**OCCUPANCY RATE**
(Q4 2024)
94.8%
UNCHANGED YOY

**EFFECTIVE RENT**
(Q4 2024)
$2,569
UP 3.0% YOY

**RENT SHARE OF WALLET**
(Q4 2024)
39.4%
DOWN 10 BPS YOY

## Apartment Development Filling Housing Demand in South Florida

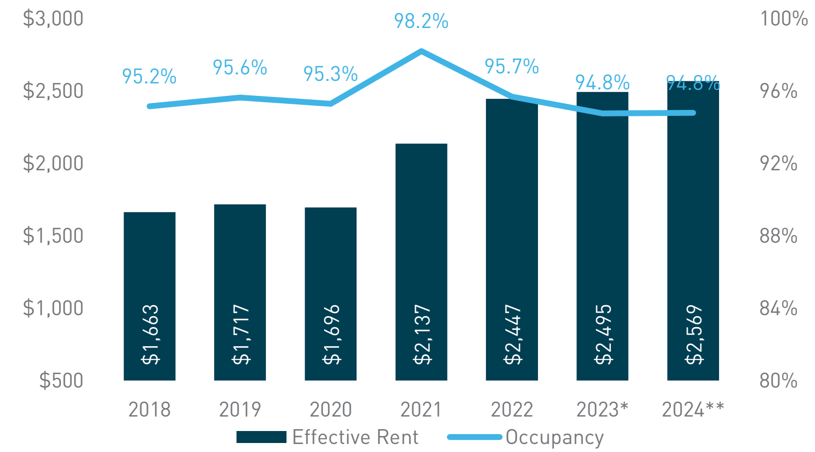
South Florida was a popular relocation destination coming out of the pandemic with 130,000 more people moving into the metro than moving out from 2020 through 2023. This trend is expected to continue with net migration forecast to reach 52,500 additional residents this year, contributing to significant housing demand. Part of the appeal of the Tri-County metro is projected broad-based hiring as payrolls grow 0.9%, or by 27,500 jobs, over the next 12 months. A portion of the new hires will serve the healthcare needs of the influx of retirees to the metro. A share of the additions will come with the opening of the University of Miami Health System's six-story, 150,000-square-foot outpatient ambulatory center in Doral in the second half of this year. These employees are a part of the South Florida population facing a competitive homeownership market, with higher costs to borrow and a median home price for South Florida projected to hover around $600,000 in 2024. This will drive households of all incomes to rent, reflected in the 24,900 net units that are forecast to be absorbed over the next four quarters. Facilitating leasing activity, especially among Class A stock, will be approximately 26,000 units on pace to be delivered by year-end. This will be most notable in the urban centers of the Tri-County metro. A combined 6,300 units are scheduled to come online in the Downtown Miami/South Beach and the Fort Lauderdale submarkets. Each area is also projected to have some of the strongest leasing velocity in South Florida in 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**

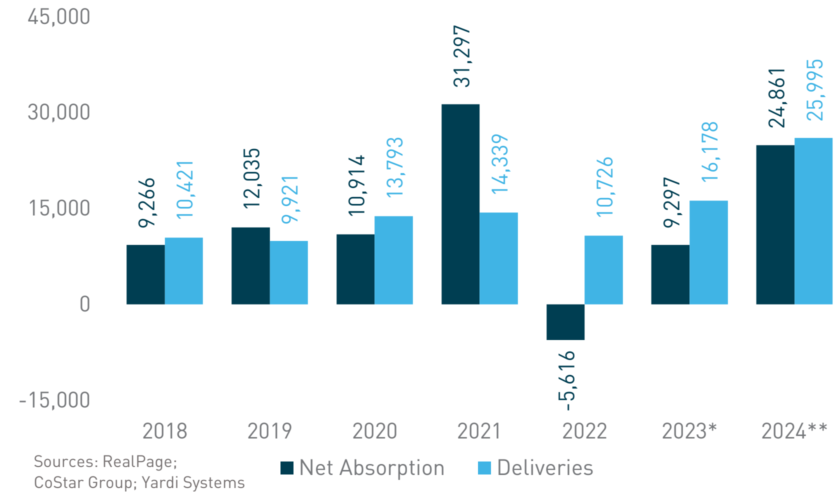



Sources: RealPage; CoStar Group; Yardi Systems

*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

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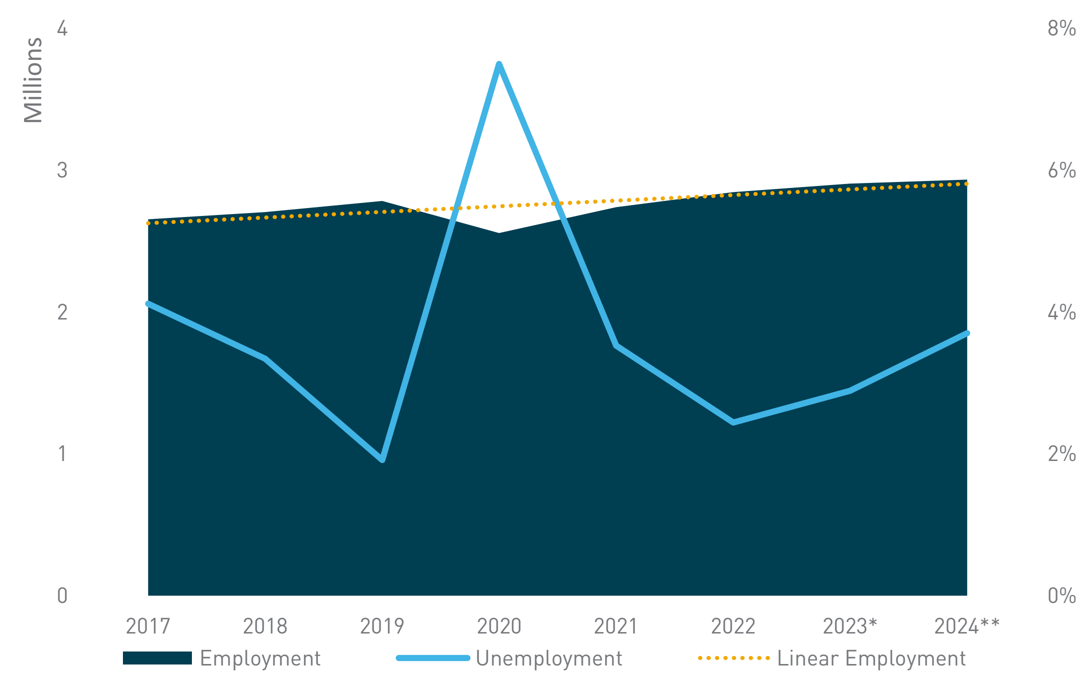
BERKADIA®

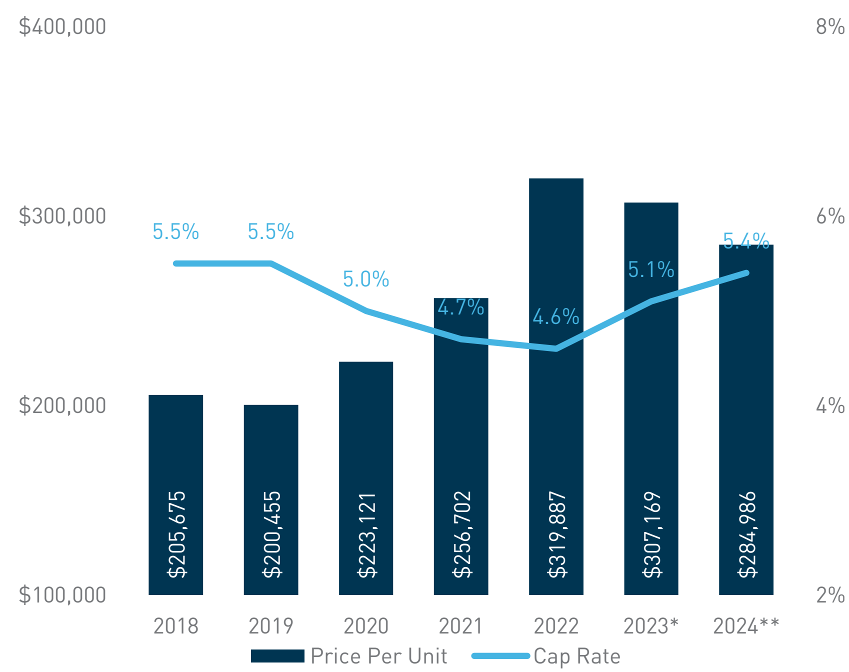
## EMPLOYMENT TRENDS




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) | UNEMPLOYMENT (DEC. 2024) | MEDIAN HOUSEHOLD INCOME (DEC. 2024 SAAR) | PRICE PER UNIT (2024 AVG.) | CAP RATE (2024 AVG.) |
|---|---|---|---|---|
| 2,934,000 | 3.7% | $78,193 | $284,986 | 5.4% |
| UP 0.9% YOY | UP 80 BPS YOY | UP 3.3% YOY | DOWN 7.2% YOY | UP 30 BPS YOY |