

BERKADIA[®]

CHARLOTTE

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

237,707

7.0% YOY

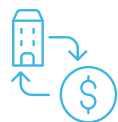


15,527 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

13,065

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,557

2.7% YOY



\$44 YOY

Occupancy

93.0%

70 BPS YOY



Employment

1,377,700

1.5% YOY



19,800 JOBS
DURING THE
TRAILING 12 MONTHS

Households

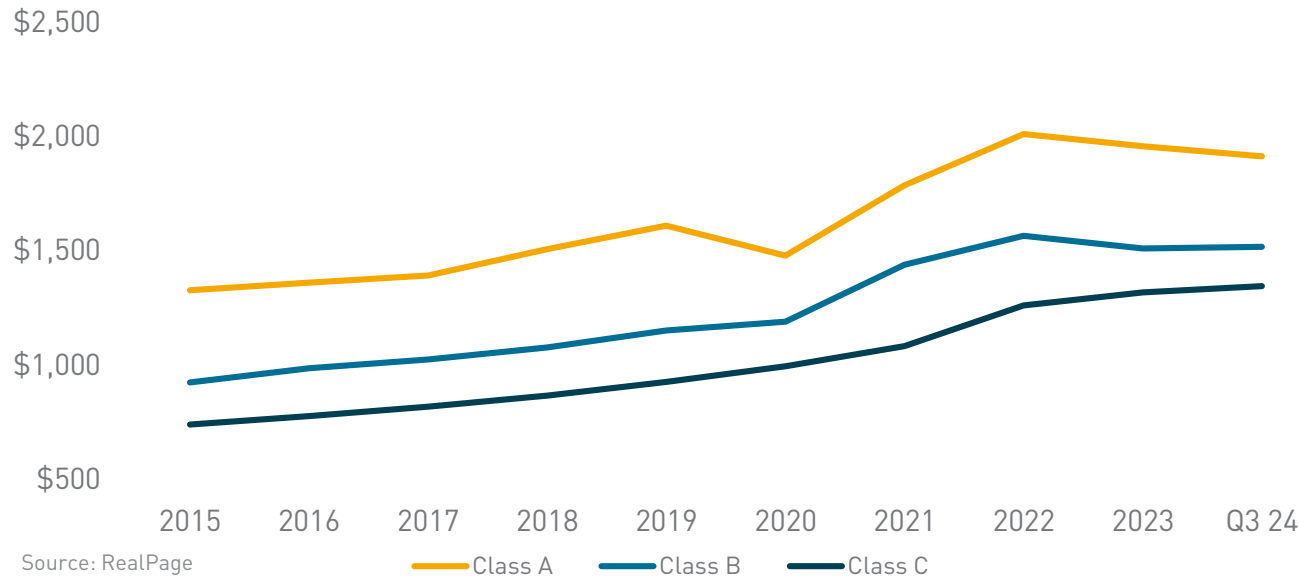
1,151,400

2.6% YOY



29,500 UNITS
DURING THE
TRAILING 12 MONTHS

CHARLOTTE EFFECTIVE RENT BY CLASS



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.



Sources: RealPage; Moody's Analytics
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CHARLOTTE OCCUPANCY BY CLASS

