

BERKADIA[®]

JACKSONVILLE

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

145,606

6.5% YOY



8,832 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

8,102

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,455

3.5% YOY



\$53 YOY

Occupancy

92.6%

10 BPS YOY



Employment

810,200

2.2% YOY



17,400 JOBS
DURING THE
TRAILING 12 MONTHS

Households

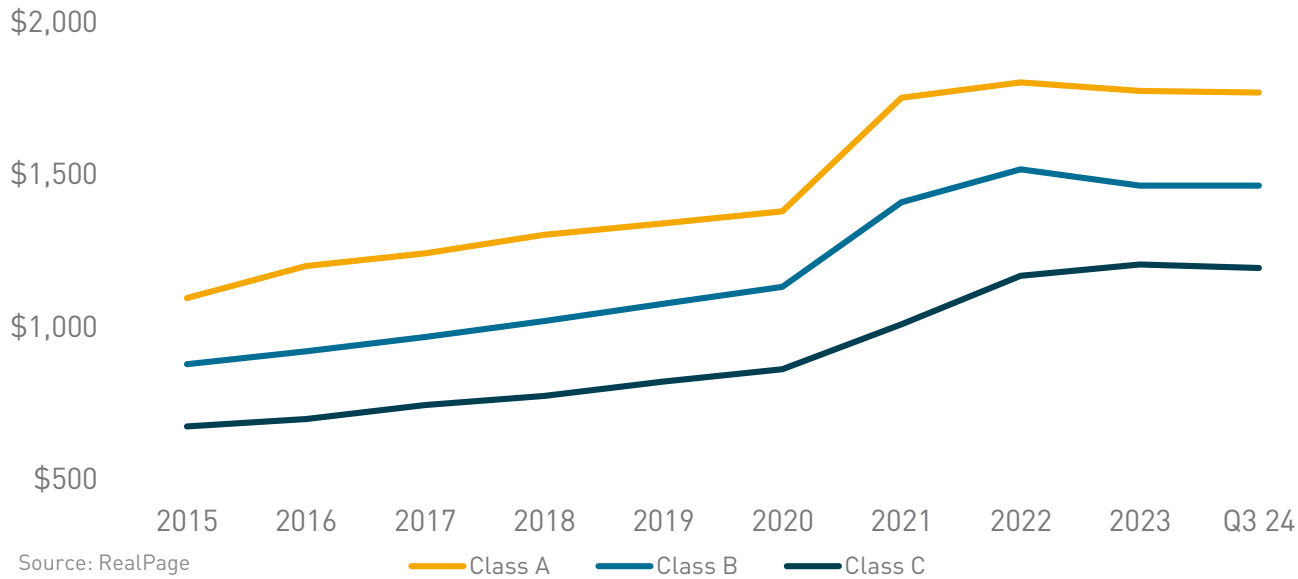
690,100

1.8% YOY



12,000 UNITS
DURING THE
TRAILING 12 MONTHS

JACKSONVILLE 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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JACKSONVILLE OCCUPANCY BY CLASS

