

BERKADIA[®]

KNOXVILLE

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

55,228

3.4% YOY



1,815 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

1,312

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,512

2.6% YOY



\$39 YOY

Occupancy

95.8%

80 BPS YOY



Employment

441,800

1.6% YOY



7,000 JOBS
DURING THE
TRAILING 12 MONTHS

Households

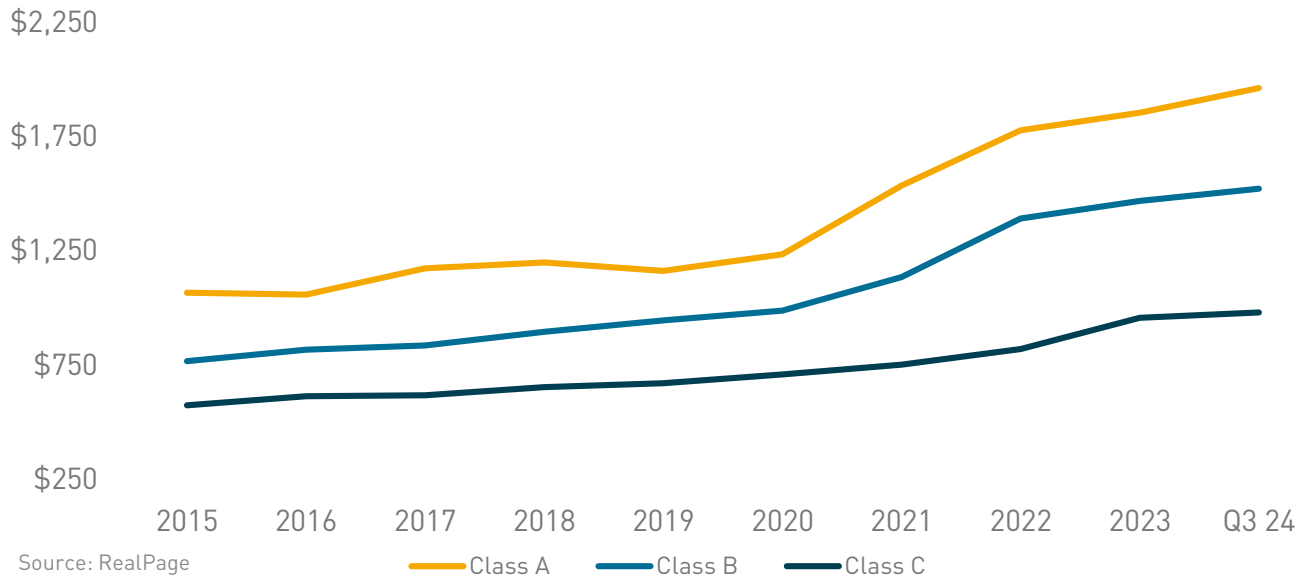
394,500

1.2% YOY



4,700 UNITS
DURING THE
TRAILING 12 MONTHS

KNOXVILLE 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.

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Sources: RealPage; Moody's Analytics

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KNOXVILLE OCCUPANCY BY CLASS

