

BERKADIA[®]

NATIONAL

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

19,734,174

2.8% YOY



557,842 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

488,773

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,841

0.9% YOY



\$16 YOY

Occupancy

94.4%

10 BPS YOY



Employment

159,105,000

1.6% YOY



2,438,000 JOBS
DURING THE
TRAILING 12 MONTHS

Households

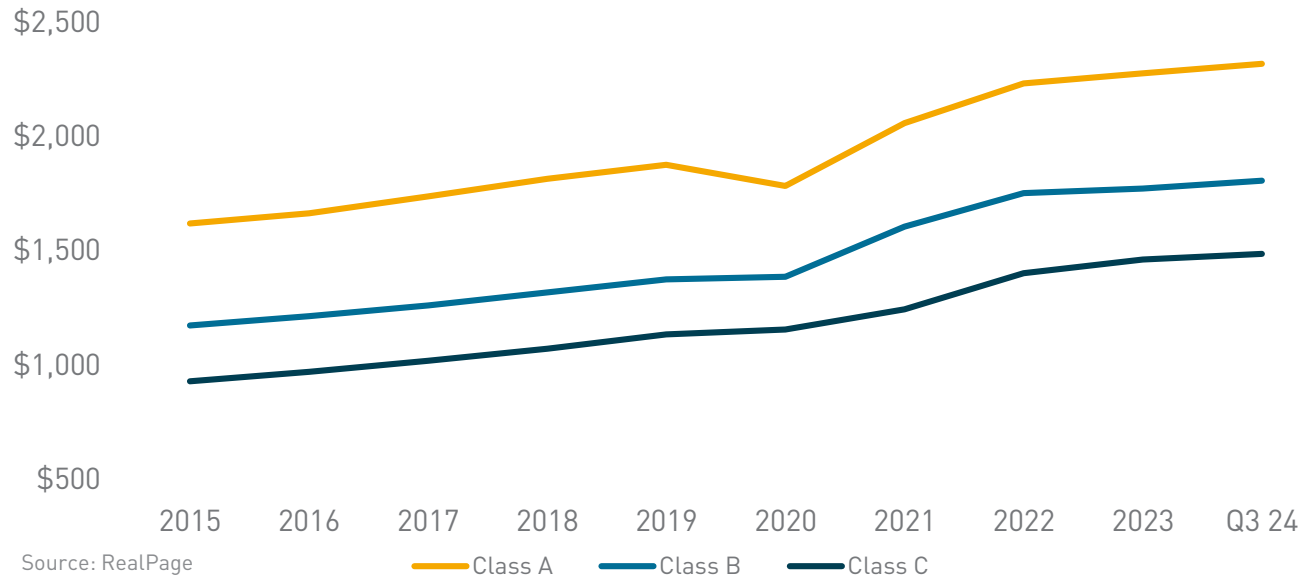
130,998,400

0.3% YOY



405,400 UNITS
DURING THE
TRAILING 12 MONTHS

NATIONAL 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.

BERKADIA®

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

