

BERKADIA[®]

PENSACOLA

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

27,395

3.6% YOY



948 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

713

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,537

5.2% YOY



\$76 YOY

Occupancy

94.0%

70 BPS YOY



Employment

205,800

1.7% YOY



3,500 JOBS
DURING THE
TRAILING 12 MONTHS

Households

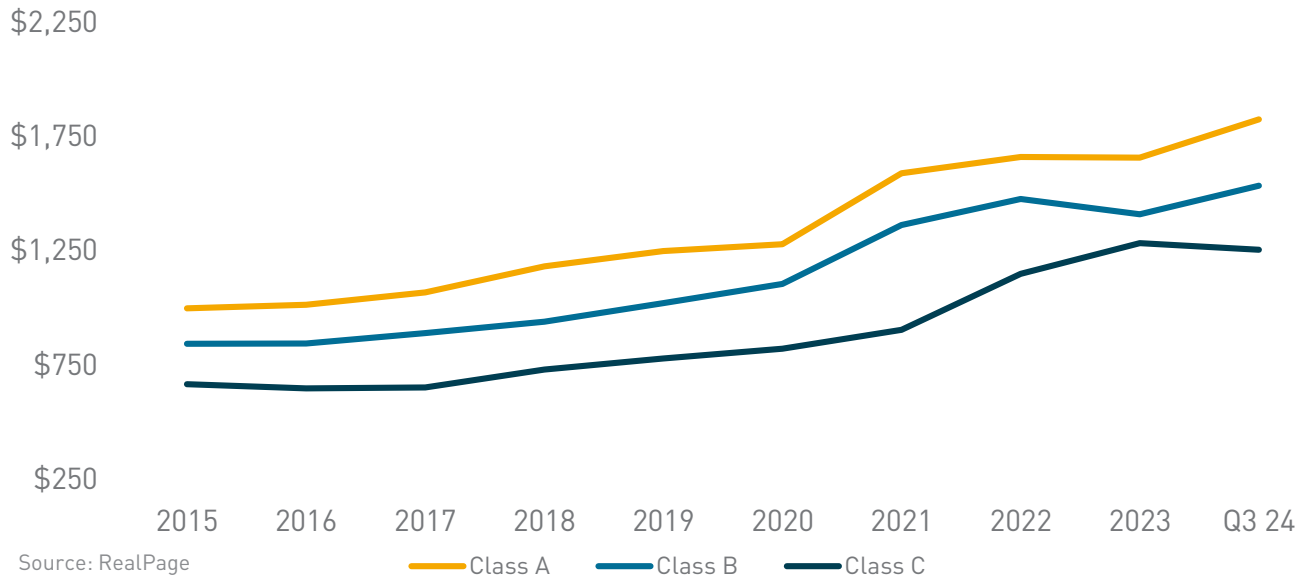
210,200

1.3% YOY



2,700 UNITS
DURING THE
TRAILING 12 MONTHS

PENSACOLA 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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PENSACOLA OCCUPANCY BY CLASS

