

BERKADIA®

SOUTH FLORIDA

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

670,814

2.8% YOY



18,285 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

17,096

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$2,520

0.3% YOY



\$8 YOY

Occupancy

94.7%

0 BPS YOY



Employment

2,987,200

2.2% YOY



65,300 JOBS
DURING THE
TRAILING 12 MONTHS

Households

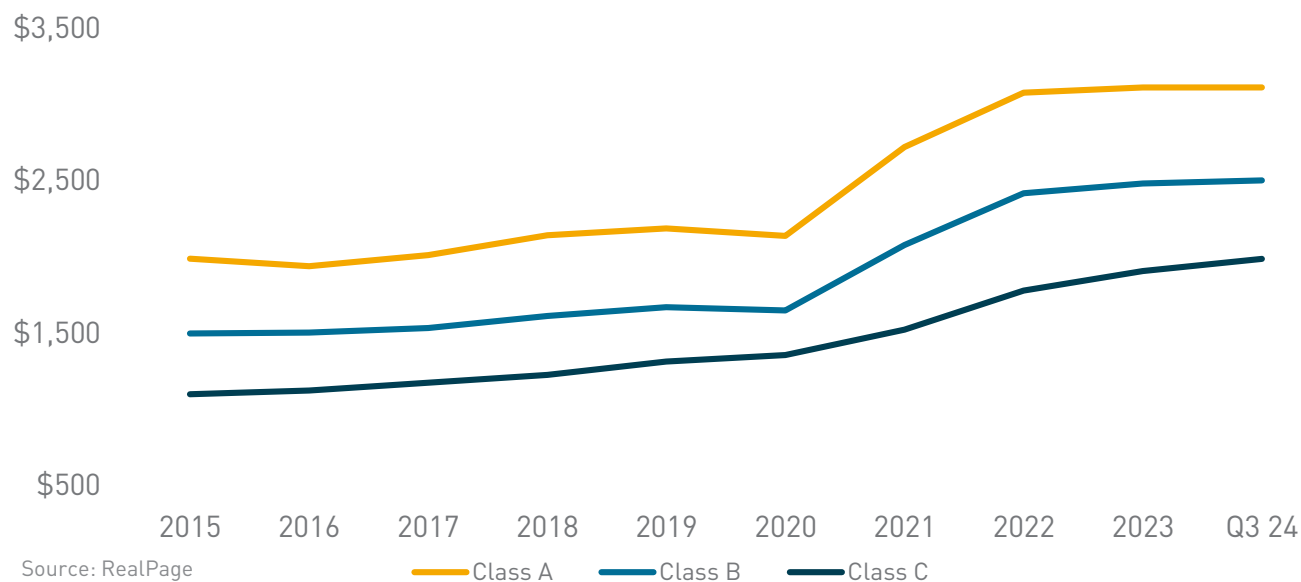
2,426,300

1.8% YOY

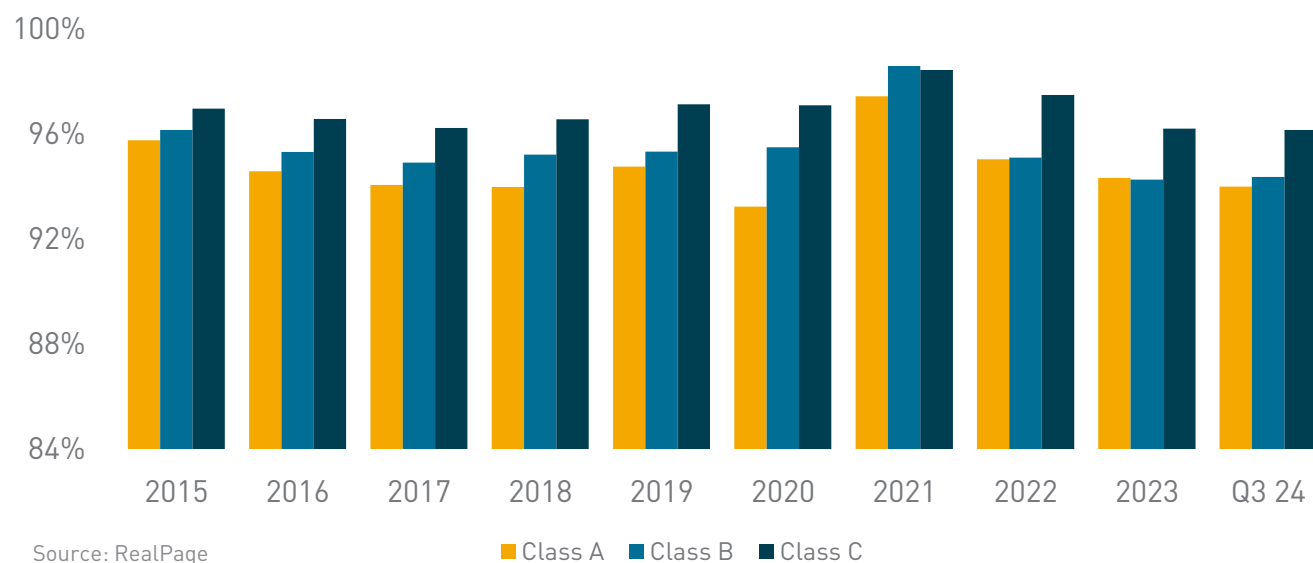


41,900 UNITS
DURING THE
TRAILING 12 MONTHS

SOUTH FLORIDA EFFECTIVE RENT BY CLASS



SOUTH FLORIDA OCCUPANCY 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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