

MOBILE, AL

2025 MARKET AT A GLANCE

OCCUPANCY RATE
(Q4 2025)

94.6%



UP 80 BPS YOY

EFFECTIVE RENT
(Q4 2025)

\$1,219



UP 2.4% YOY

RENT SHARE OF WALLET
(Q4 2025)

22.5%

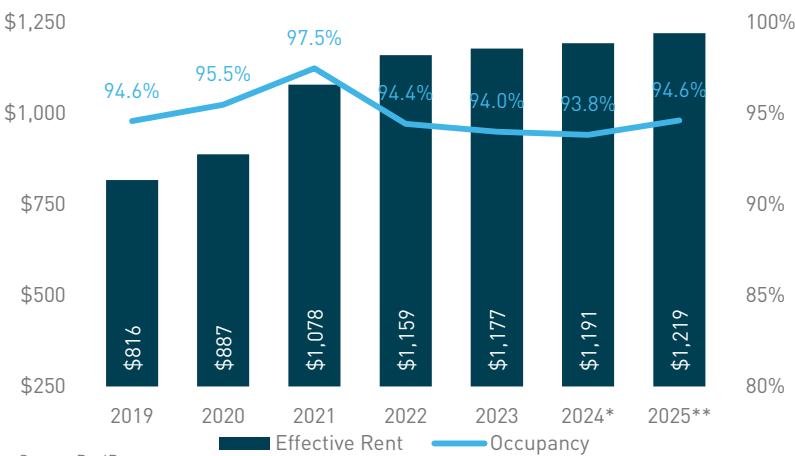


DOWN 20 BPS YOY

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

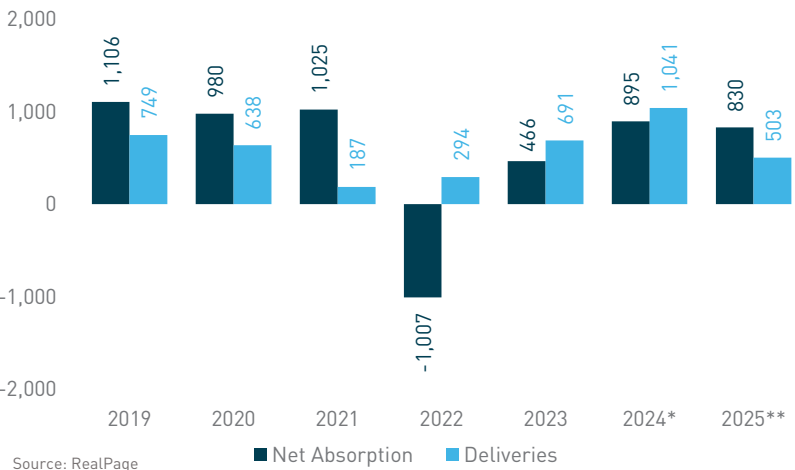
2025 FORECAST

APARTMENT TRENDS



*Projected **Forecast

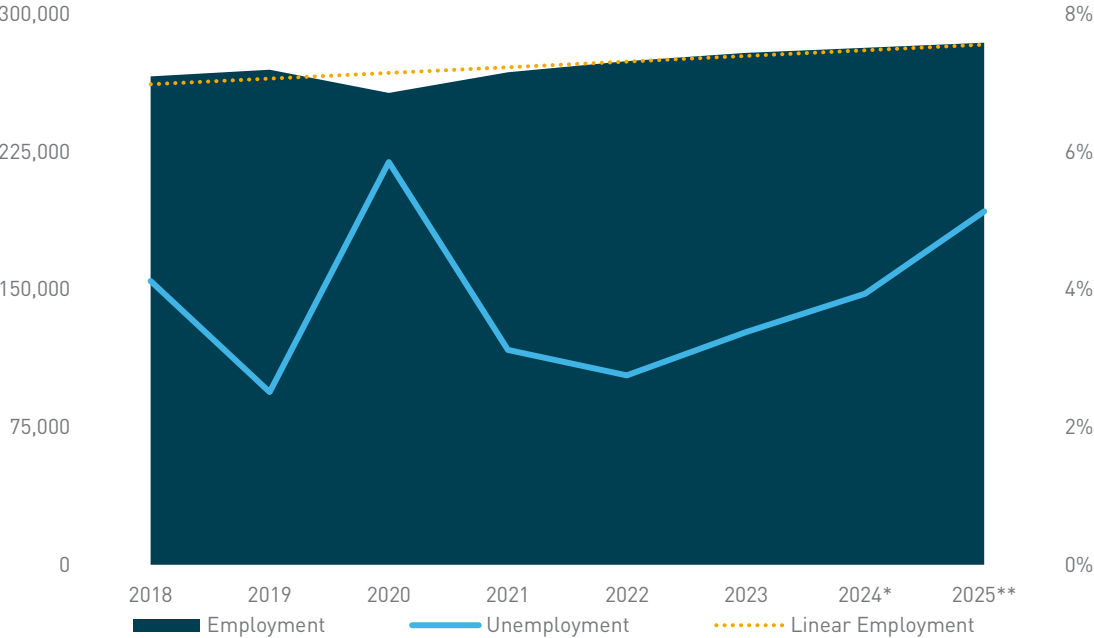
Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.



*Projected **Forecast

MOBILE, AL

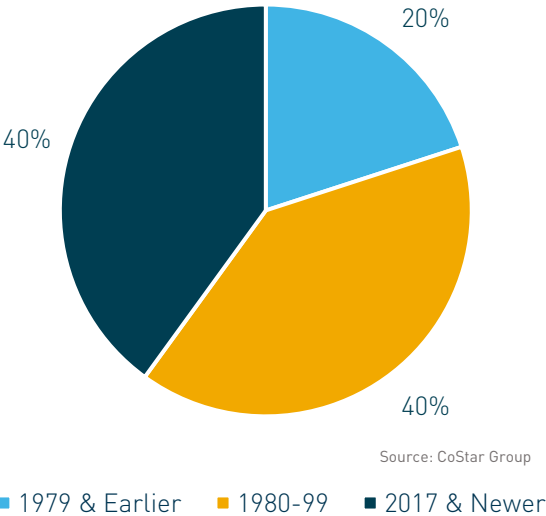
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: CoStar Group

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

EMPLOYMENT
(DEC. 2025)

284,400



UP 1.0% YOY

UNEMPLOYMENT
(DEC. 2025)

5.1%



UP 120 BPS YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2025 SAAR)

\$65,122



UP 3.2% YOY

PRICE PER UNIT
(2024 AVG.)

\$84,894



DOWN 2.9% YOY

CAP RATE
(2024 AVG.)

7.3%



UP 30 BPS YOY