SOUTH FLORIDA

2025 MARKET AT A GLANCE

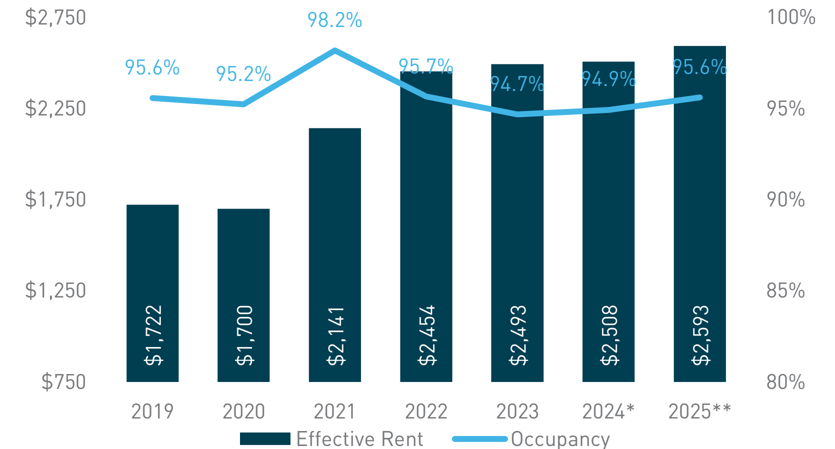
OCCUPANCY RATE (Q4 2025)	EFFECTIVE RENT (Q4 2025)	RENT SHARE OF WALLET (Q4 2025)
95.6%	$2,593	39.4%
UP 70 BPS YOY	UP 3.4% YOY	UNCHANGED YOY

Rent Prices Keep Rising Amid Abundant Renters, Tapering New Supply

The South Florida economy continues to add jobs rapidly as businesses expand and new residents arrive. Area Development ranked South Florida No. 4 in its Hotspots of Economic Growth report. People seeking work and corporate expansions will enlarge the metropolitan area's labor force to nearly 3.1 million by year-end 2025, adding 52,400 jobs this year. Miami's business-friendly climate is attracting industry-leading firms like Blackstone Inc., Microsoft Corp., CI Financial Corp., and Millennium Management LLC, creating hundreds of high-paying jobs. The tourism sector will benefit from MSC Cruise's $450 million new terminal, the world's largest, debuting at PortMiami in April, and a new $100 million headquarters in Overtown. Persistent hiring and a forecasted 2.1% growth in households will boost leasing activity. Absorption is projected to remain at near-record highs with 20,790 net move-ins by year-end 2025, outpacing supply expansion of 16,860 units. Renters are drawn to Downtown Miami for its vibrant job market and Fort Lauderdale for its world-class beaches, diverse dining and entertainment, and easy access to Florida's Gold Coast. Amid vibrant leasing activity, the average occupancy rate will increase 70 basis points to 95.6% by year-end. With apartment occupancy remaining at healthy levels, operators will continue to raise rental rates. Monthly effective rent is forecast to advance 3.4% this year to $2,593. The forecast increase in the median household income should offset the burden for renters, as the rent share of wallet is expected to remain at 39.4% year over year.

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.

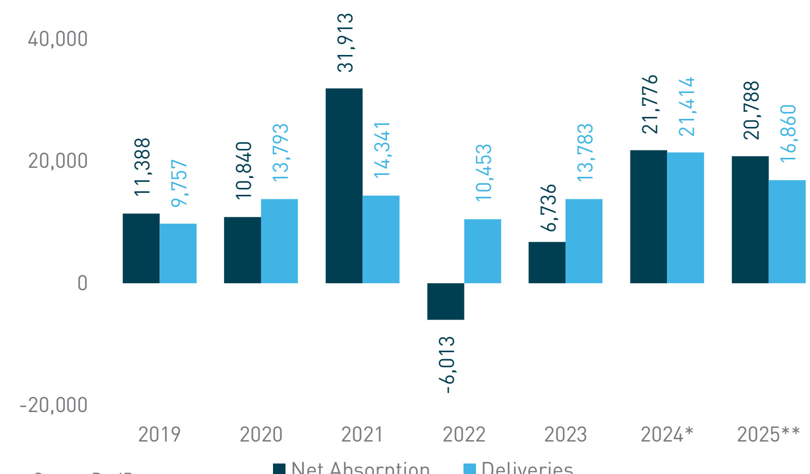
APARTMENT TRENDS



Source: RealPage

*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.



Source: RealPage

*Projected **Forecast

SOUTH FLORIDA

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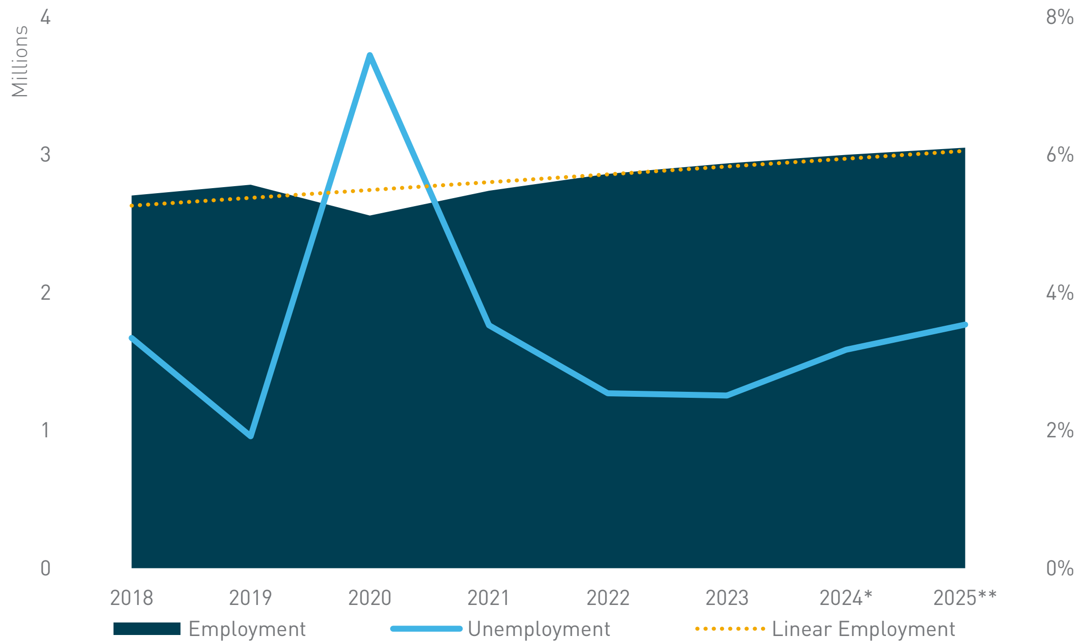
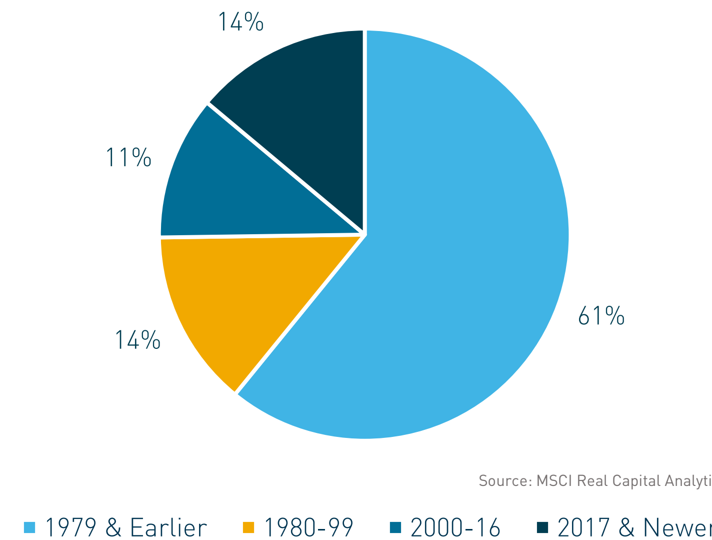
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: MSCI Real Capital Analytics

*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)
3,052,200
UP 1.7% YOY

UNEMPLOYMENT
(DEC. 2025)
3.5%
UP 30 BPS YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2025 SAAR)
$79,015
UP 3.5% YOY

PRICE PER UNIT
(2024 AVG.)
$275,559
DOWN 10.6% YOY

CAP RATE
(2024 AVG.)
5.0%
UP 20 BPS YOY