

BERKADIA[®]

BALTIMORE

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

243,414

1.4% YOY



3,345 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

5,867

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,726

3.0% YOY



\$50 YOY

Occupancy

95.1%

110 BPS YOY



Employment

1,424,100

1.1% YOY



15,400 JOBS
DURING THE
TRAILING 12 MONTHS

Households

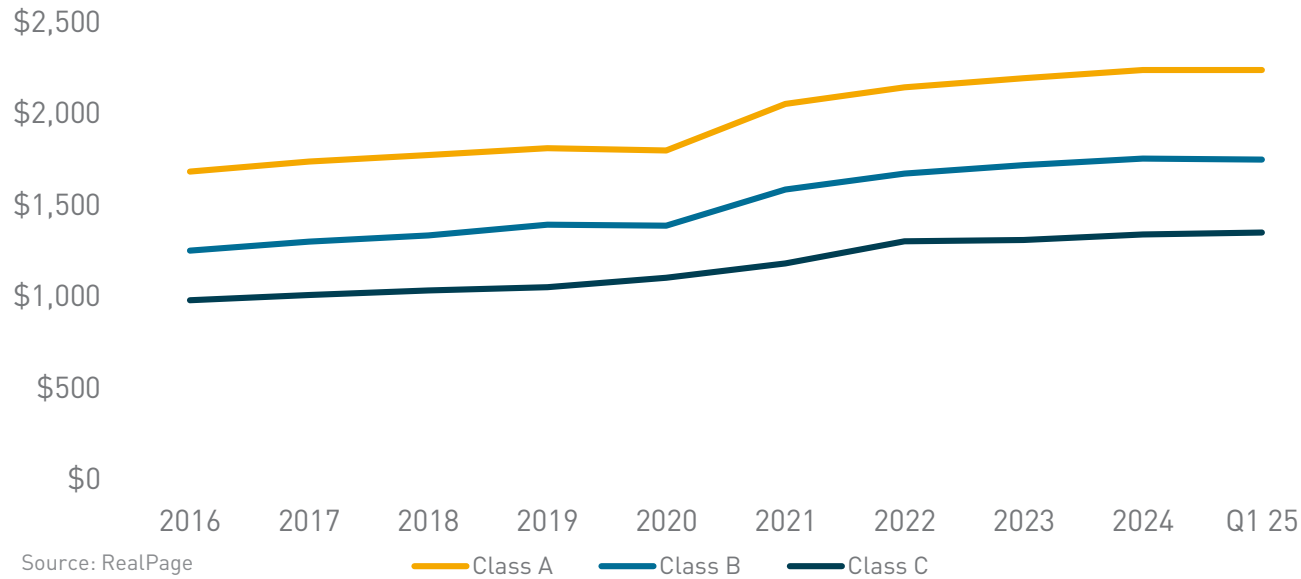
1,123,400

0.7% YOY



8,000 UNITS
DURING THE
TRAILING 12 MONTHS

BALTIMORE 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.

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

