

BERKADIA[®]

CHARLESTON, SC

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

77,828

6.2% YOY

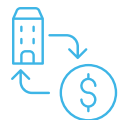


4,771 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

4,992

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,743

0.1% YOY



\$2 YOY

Occupancy

94.4%

100 BPS YOY



Employment

436,300

2.4% YOY



10,400 JOBS
DURING THE
TRAILING 12 MONTHS

Households

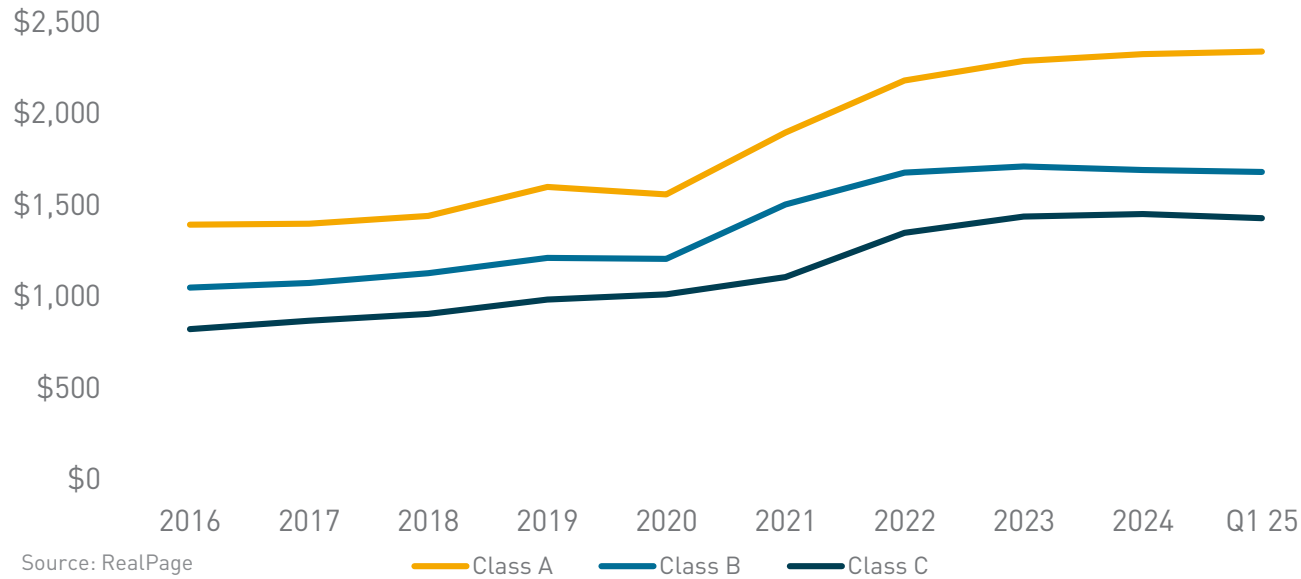
361,600

2.6% YOY



9,100 UNITS
DURING THE
TRAILING 12 MONTHS

CHARLESTON, SC 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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CHARLESTON, SC OCCUPANCY BY CLASS

