

BERKADIA[®]

CHARLOTTE

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

246,999

7.8% YOY



17,914 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

18,525

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,540

0.6% YOY



\$10 YOY

Occupancy

93.7%

80 BPS YOY



Employment

1,398,800

2.4% YOY



32,300 JOBS
DURING THE
TRAILING 12 MONTHS

Households

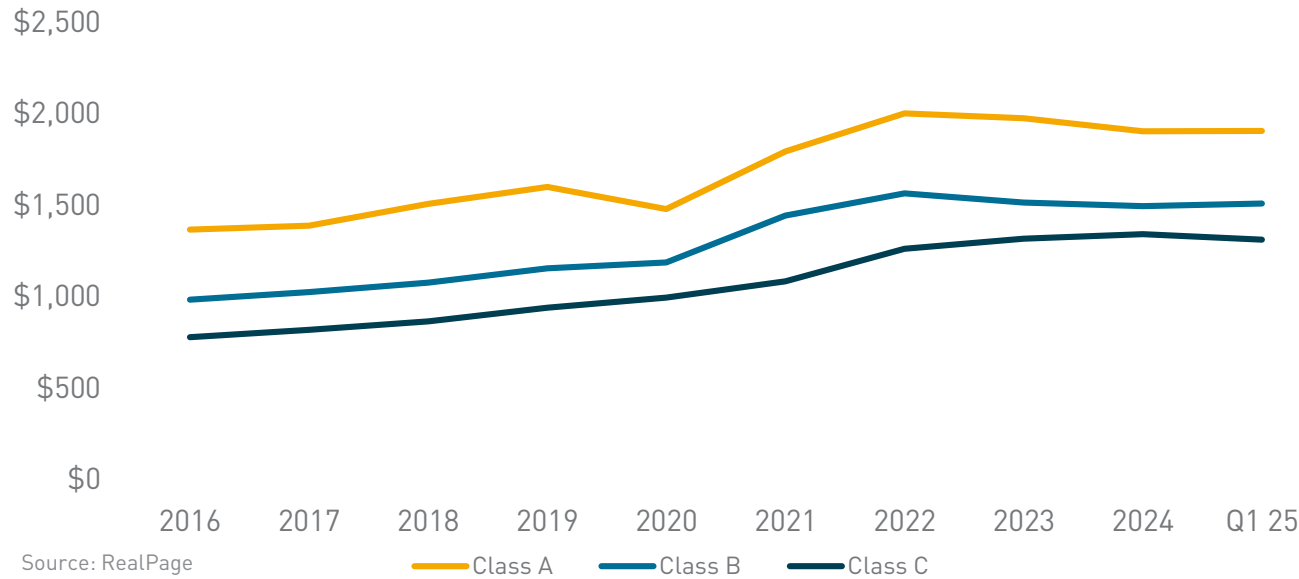
1,153,900

2.6% YOY



29,700 UNITS
DURING THE
TRAILING 12 MONTHS

CHARLOTTE 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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CHARLOTTE OCCUPANCY BY CLASS

