

BERKADIA[®]

KNOXVILLE

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

55,571

1.9% YOY

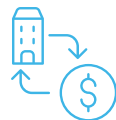


1,052 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

790

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,468

1.4% YOY



\$20 YOY

Occupancy

95.5%

40 BPS YOY



Employment

444,700

1.4% YOY



6,300 JOBS
DURING THE
TRAILING 12 MONTHS

Households

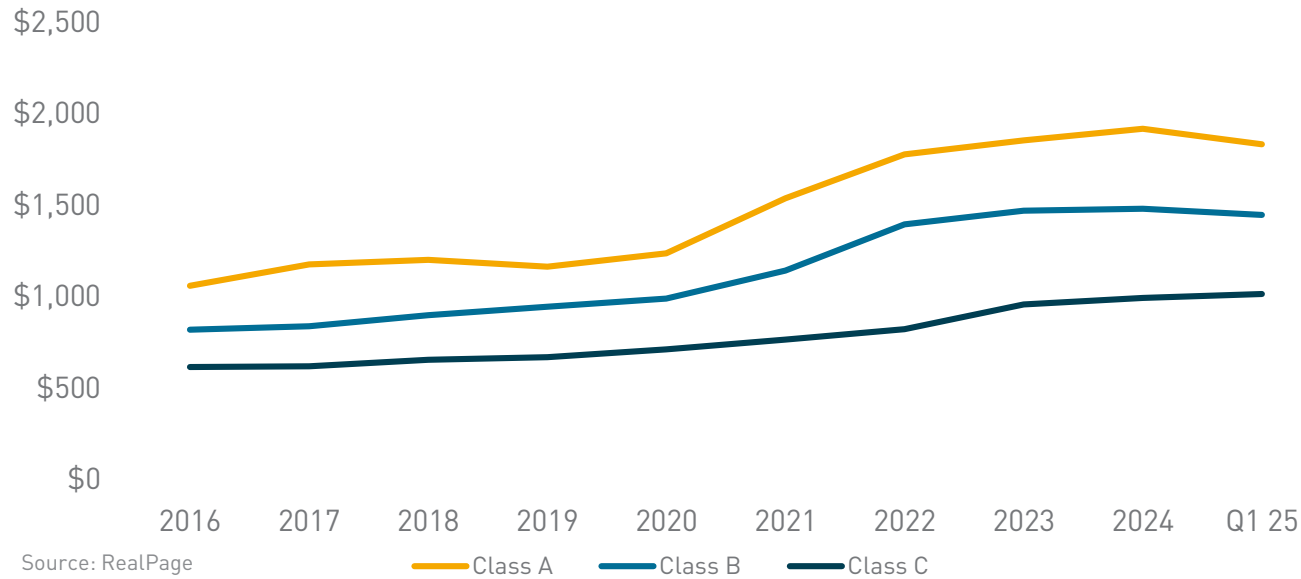
393,500

1.4% YOY



5,600 UNITS
DURING THE
TRAILING 12 MONTHS

KNOXVILLE 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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KNOXVILLE OCCUPANCY BY CLASS

