

BERKADIA[®]

NEW ORLEANS

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

83,264

0.6% YOY

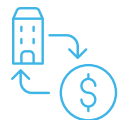


495 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

1,659

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,326

1.4% YOY



\$18 YOY

Occupancy

95.6%

150 BPS YOY



Employment

573,500

2.2% YOY



12,200 JOBS
DURING THE
TRAILING 12 MONTHS

Households

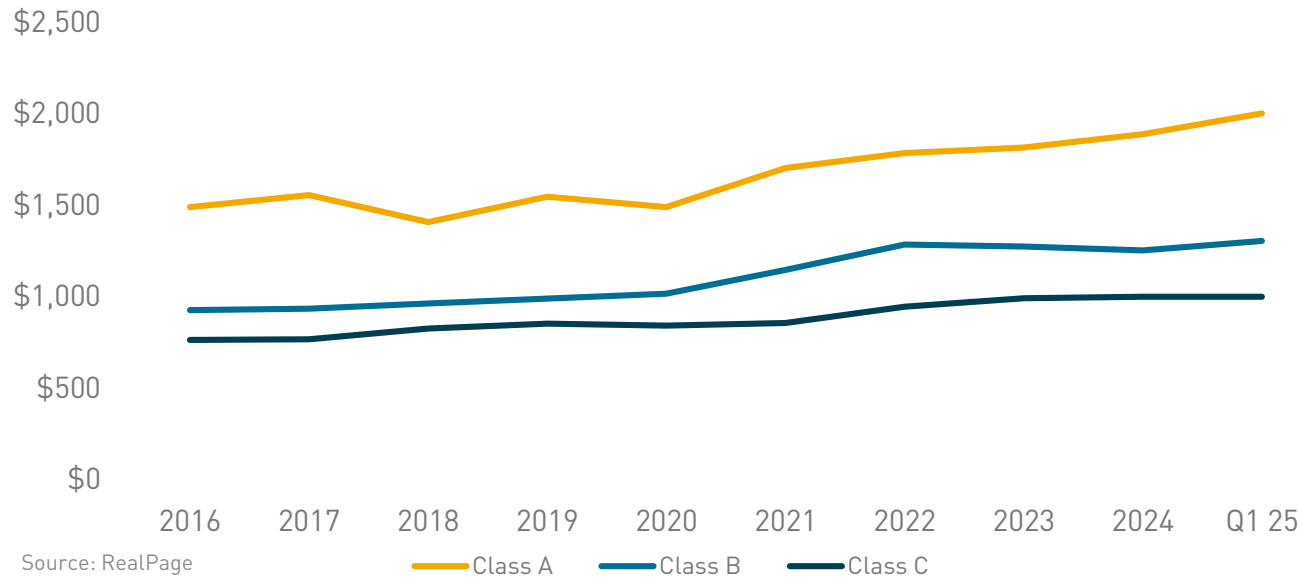
521,500

0.1% YOY



600 UNITS
DURING THE
TRAILING 12 MONTHS

NEW ORLEANS 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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NEW ORLEANS OCCUPANCY BY CLASS

