BERKADIA®

WASHINGTON, D.C.

MULTIFAMILY MARKET REPORT | Q1 2025

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Inventory

699,808 | UP 2.2% YOY

15,688 UNITS

During the trailing four quarters

Net Absorption

22,440 | UNITS

During the trailing four quarters

Effective Rent

$2,208 | UP 3.7% YOY

$79 YOY

Occupancy

95.8% | UP 120 BPS YOY

Employment

3,396,100 | UP 0.3% YOY

10,000 JOBS

During the trailing 12 months

Households

2,473,500 | UP 1.3% YOY

32,100 UNITS

During the trailing 12 months

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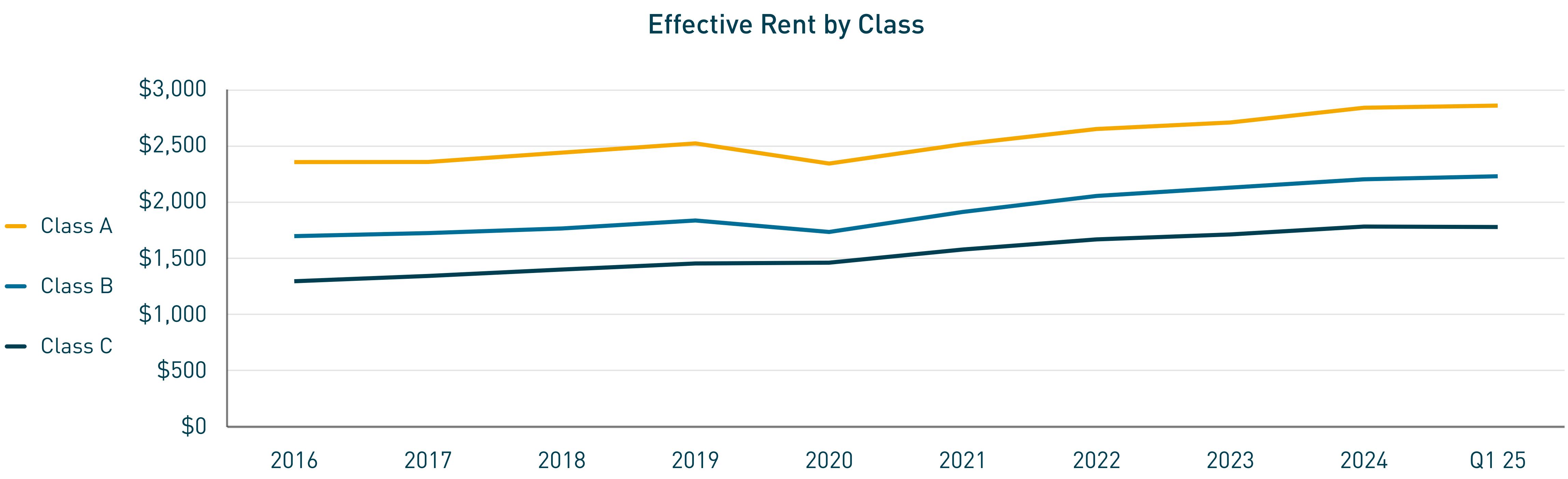

Source: RealPage
Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

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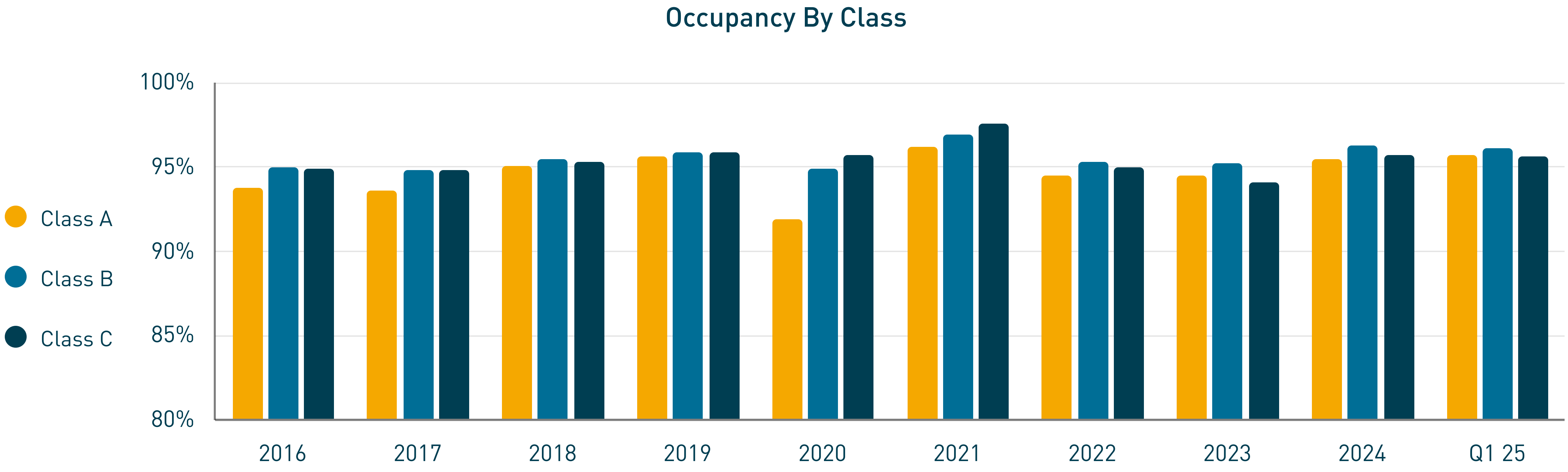

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Sources: Berkadia; RealPage; Moody's Analytics

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