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CHARLOTTE

MULTIFAMILY MARKET REPORT | MID-YEAR

2025



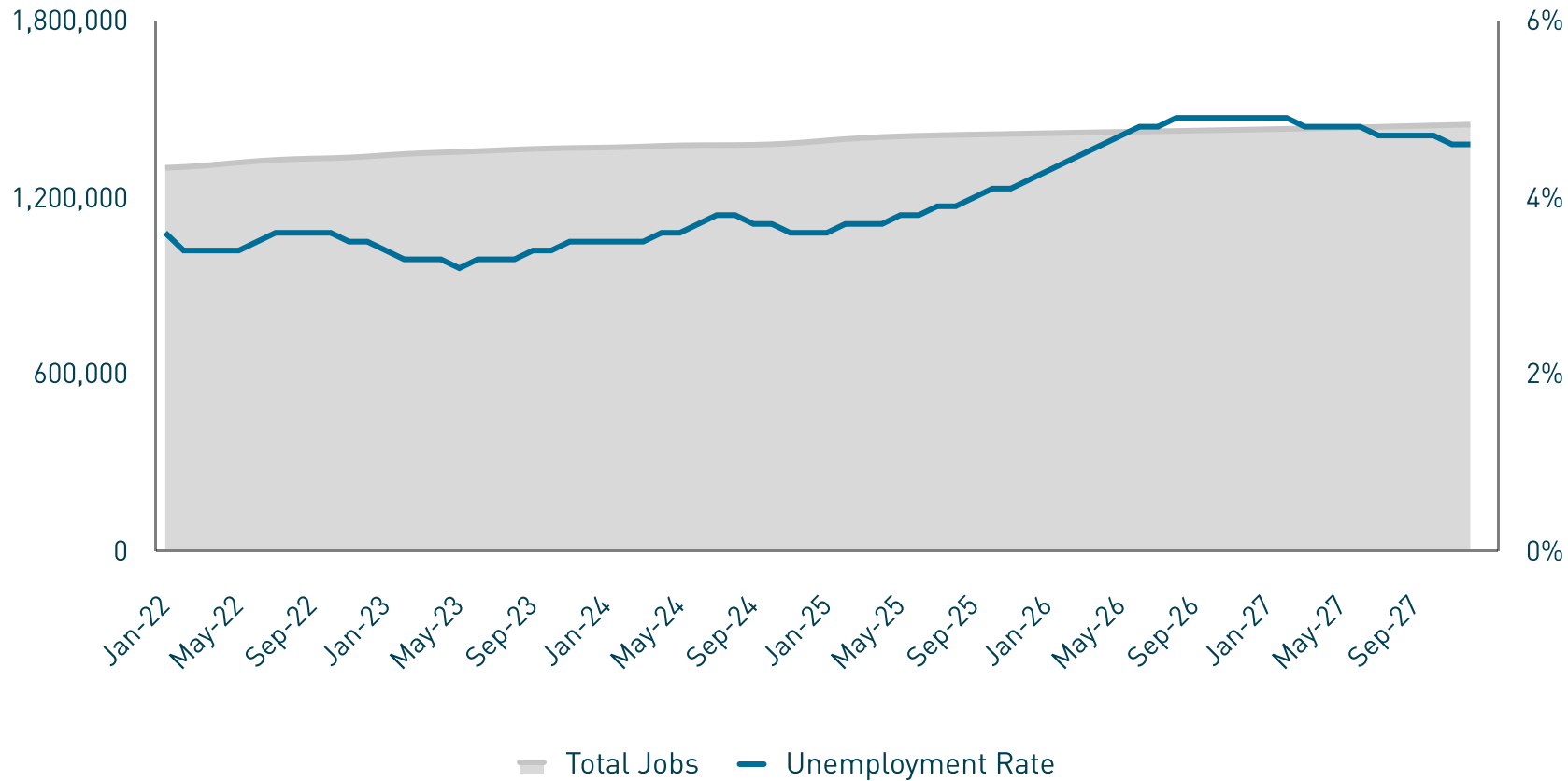
SELECT MARKET



Click the slide or use arrow keys to view presentation



Employment Trends



Source: Moody's Analytics

Jobs Added / Lost

LAST 12 MONTHS
31,800



2.3% YOY

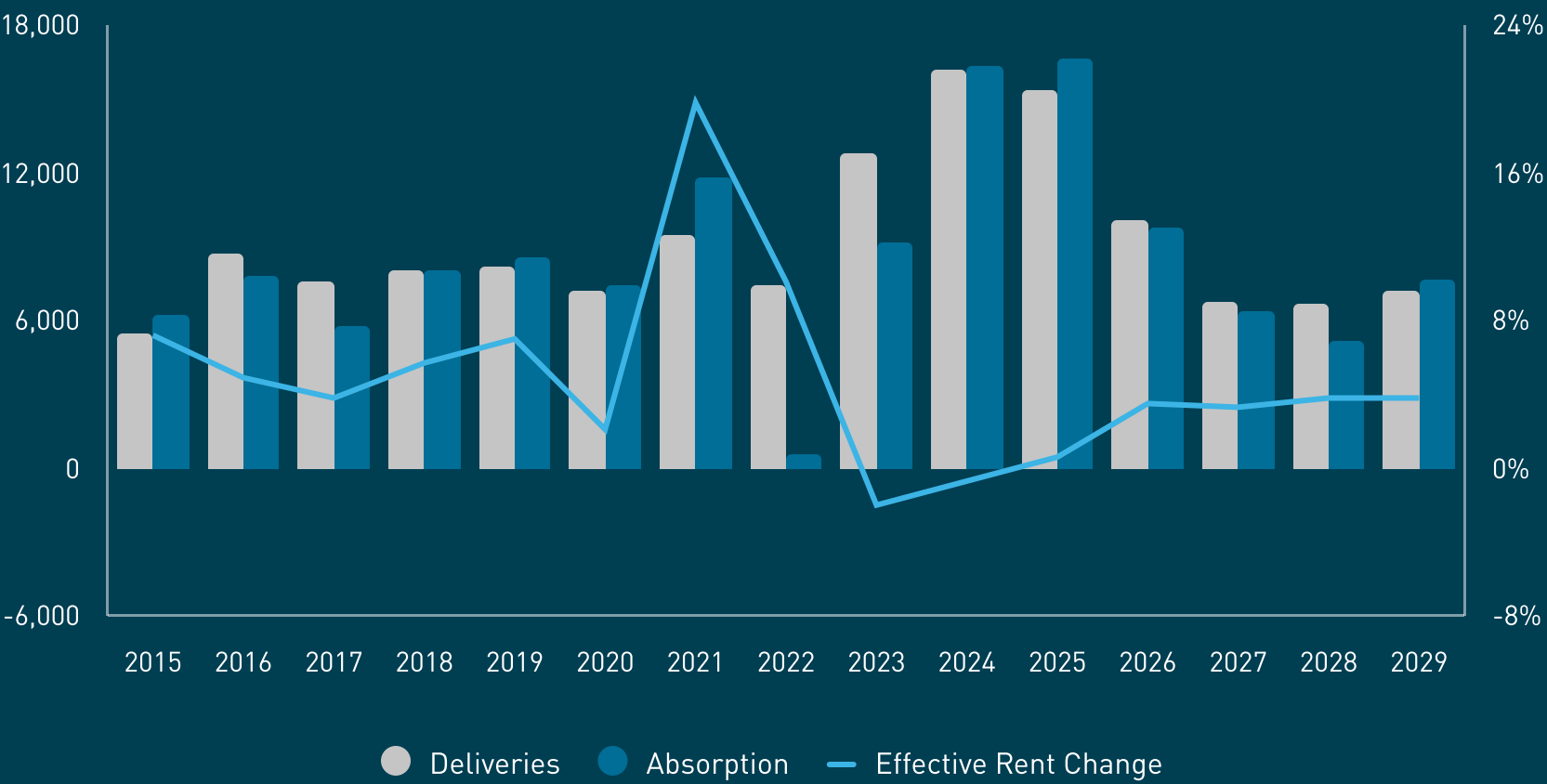
Unemployment

JUNE 2025
3.8%



10 BPS YOY

Deliveries, Absorption, & Effective Rent Change



Source: RealPage



2025 Year to Date

DELIVERIES
8,957 UNITS

ABSORPTION
11,649 UNITS



2025 Total*

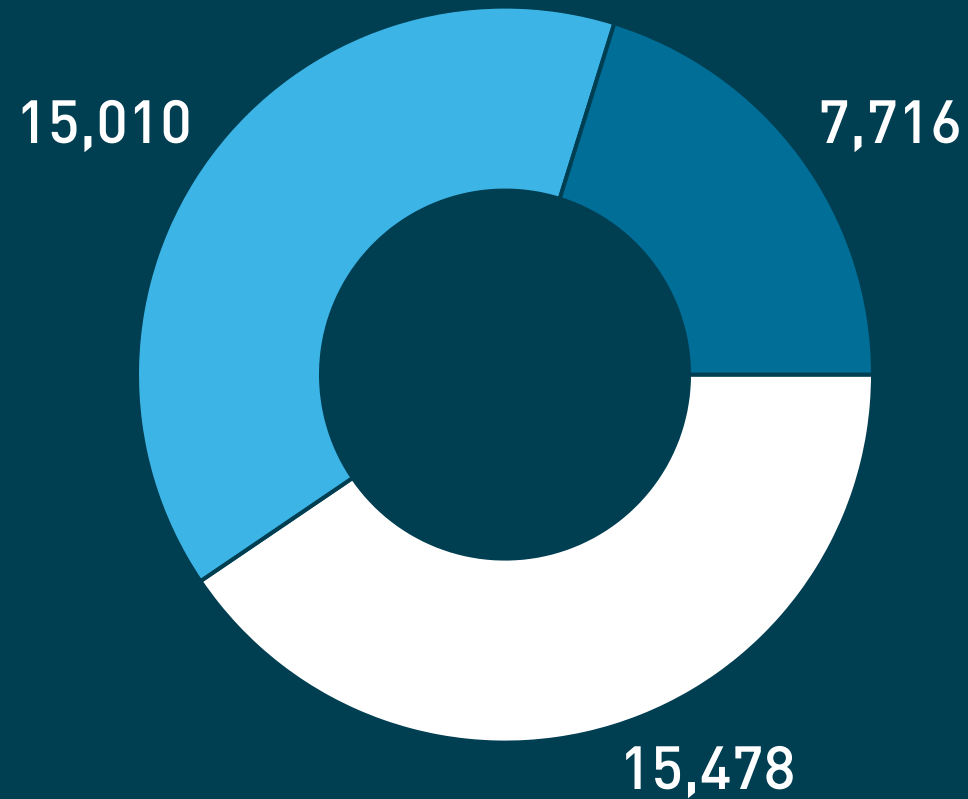
DELIVERIES
15,345 UNITS

ABSORPTION
16,677 UNITS

*Projected

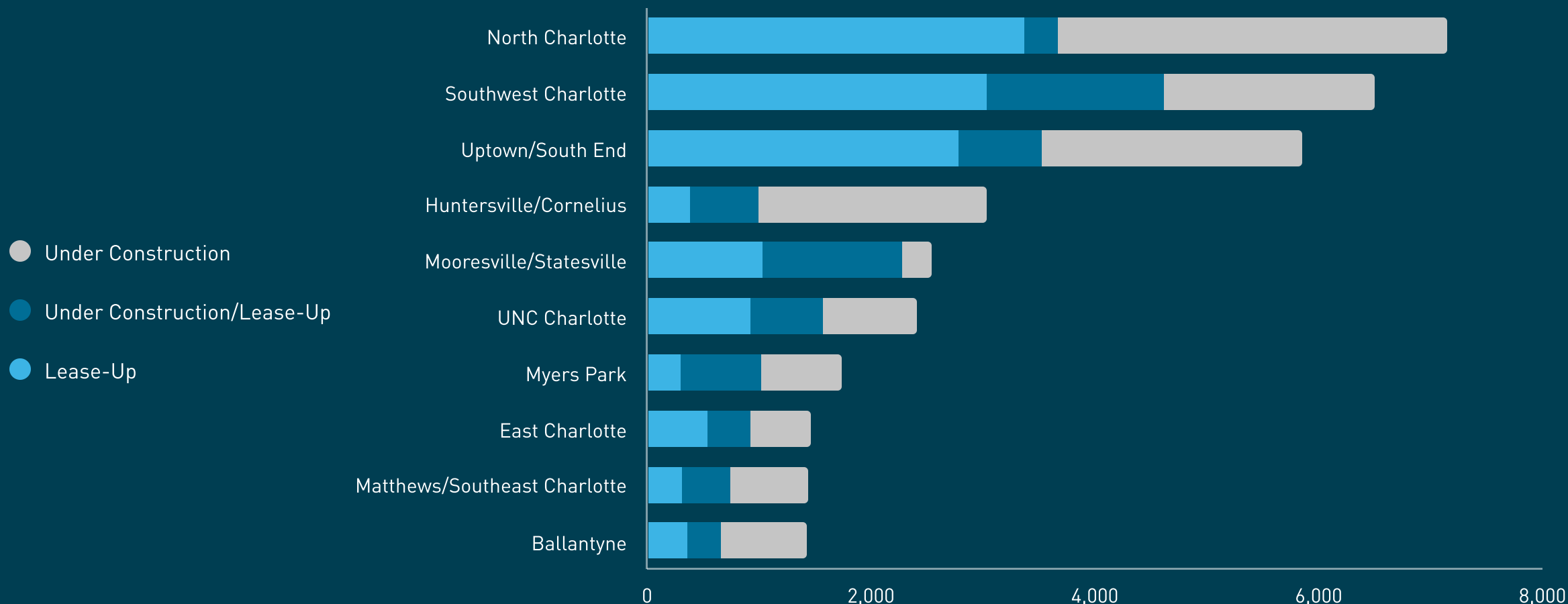
Charlotte Pipeline

- Under Construction
- Under Construction / Lease-Up
- Lease-Up



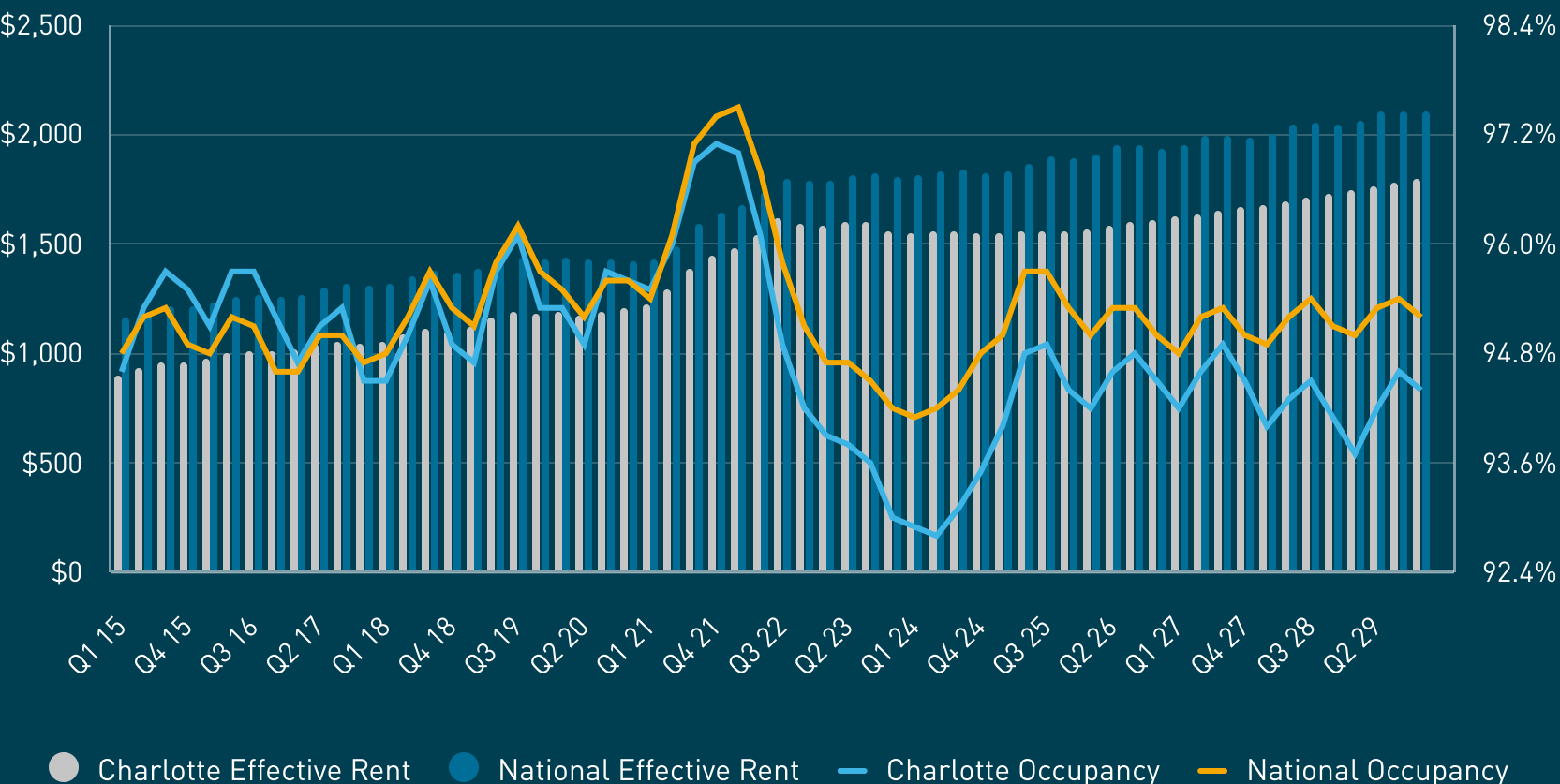
Source: RealPage

Largest Submarket Pipelines



Source: RealPage

Charlotte vs. National Effective Rent & Occupancy



Effective Rent

Q2 2025
\$1,561



0.1% YOY

Occupancy

Q2 2025
94.8%



200 BPS YOY

Source: RealPage

Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
Ballantyne	95.4%	180	\$1,804	2.0%
Concord/Kannapolis/Salisbury	94.8%	200	\$1,447	-0.3%
East Charlotte	94.8%	190	\$1,392	-0.4%
Far East Charlotte/Mint Hill	95.6%	250	\$1,323	1.9%
Gaston County	95.7%	220	\$1,460	3.9%
Huntersville/Cornelius	95.6%	210	\$1,599	-3.2%
Matthews/Southeast Charlotte	94.9%	250	\$1,526	-0.9%
Mooresville/Statesville	94.5%	100	\$1,449	0.9%
Myers Park	94.5%	150	\$1,795	1.2%
North Charlotte	94.2%	180	\$1,504	-0.1%
Rock Hill/Fort Mill	95.4%	160	\$1,532	2.5%
South Charlotte	95.5%	250	\$1,460	-2.9%
Southwest Charlotte	94.6%	100	\$1,516	1.3%
UNC Charlotte	94.1%	350	\$1,461	1.7%
Uptown/South End	94.9%	240	\$1,963	-3.0%

Source: RealPage



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