

BERKADIA[®]

SARASOTA

MULTIFAMILY MARKET REPORT | MID-YEAR

2025



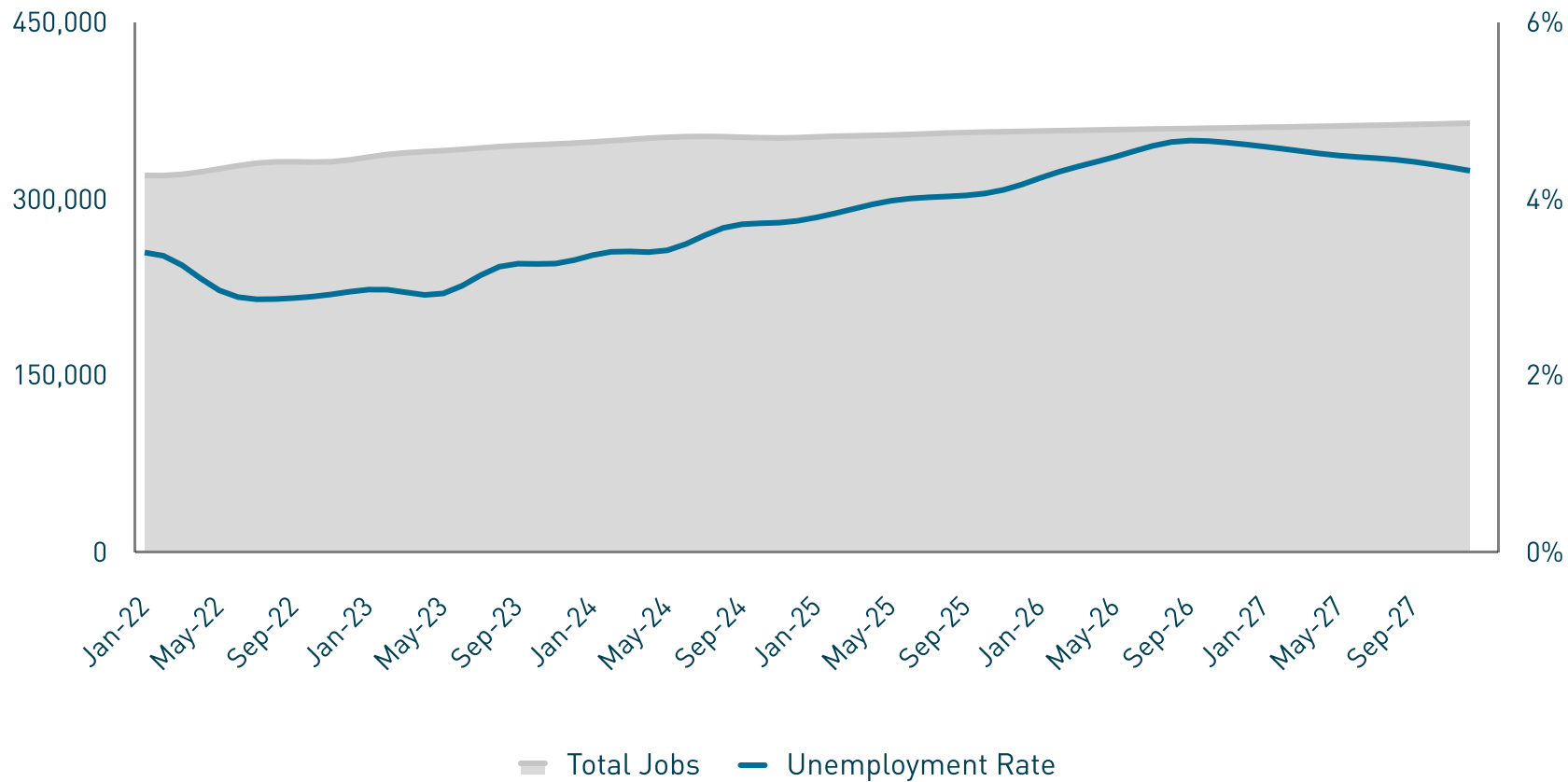
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Click the slide or use arrow keys to view presentation



Employment Trends



Source: Moody's Analytics

Jobs Added / Lost

LAST 12 MONTHS
1,900



0.5% YOY

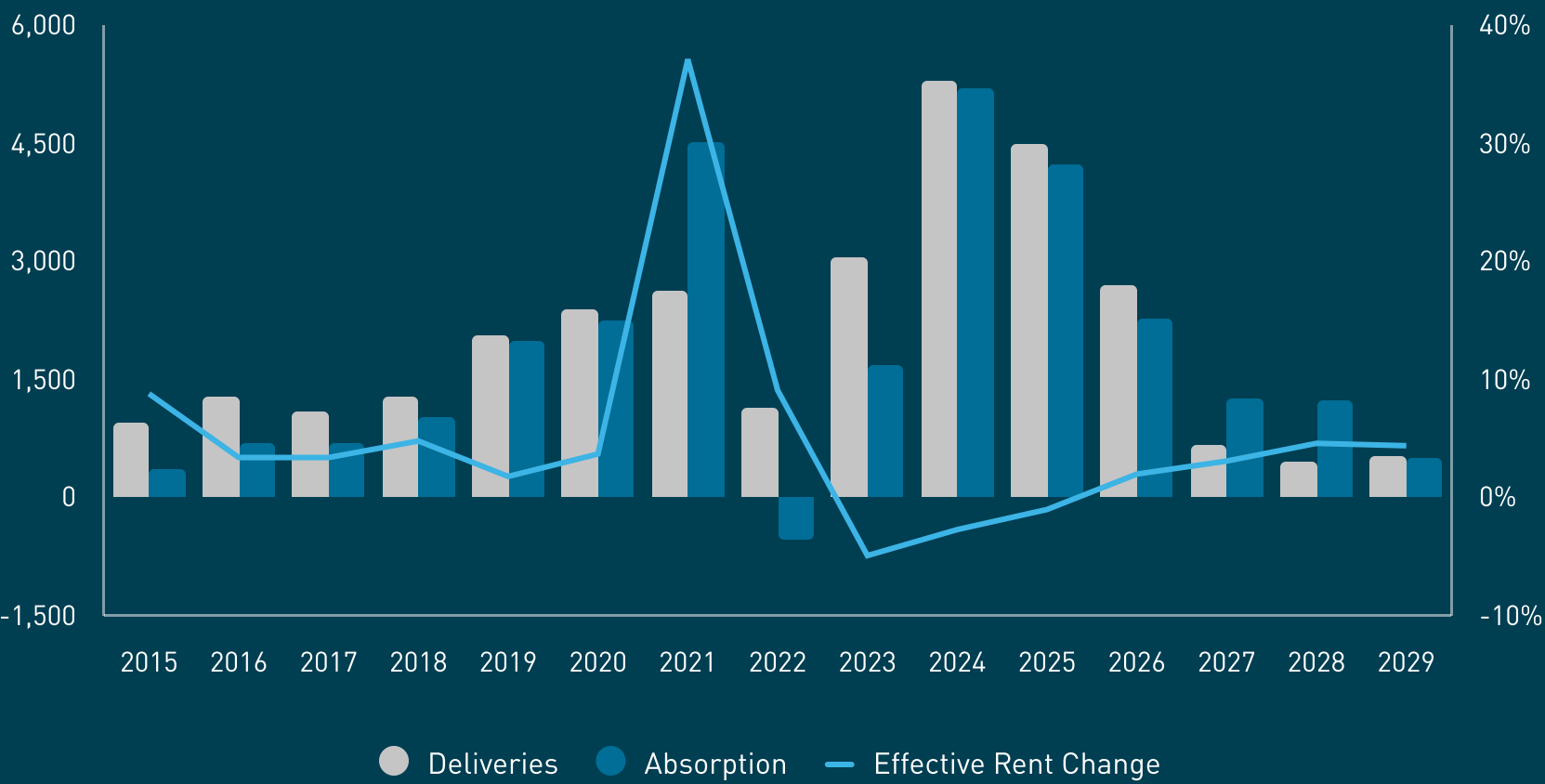
Unemployment

JUNE 2025
4.0%



50 BPS YOY

Deliveries, Absorption, & Effective Rent Change



2025 Year to Date

DELIVERIES
2,151 UNITS

ABSORPTION
2,482 UNITS



2025 Total*

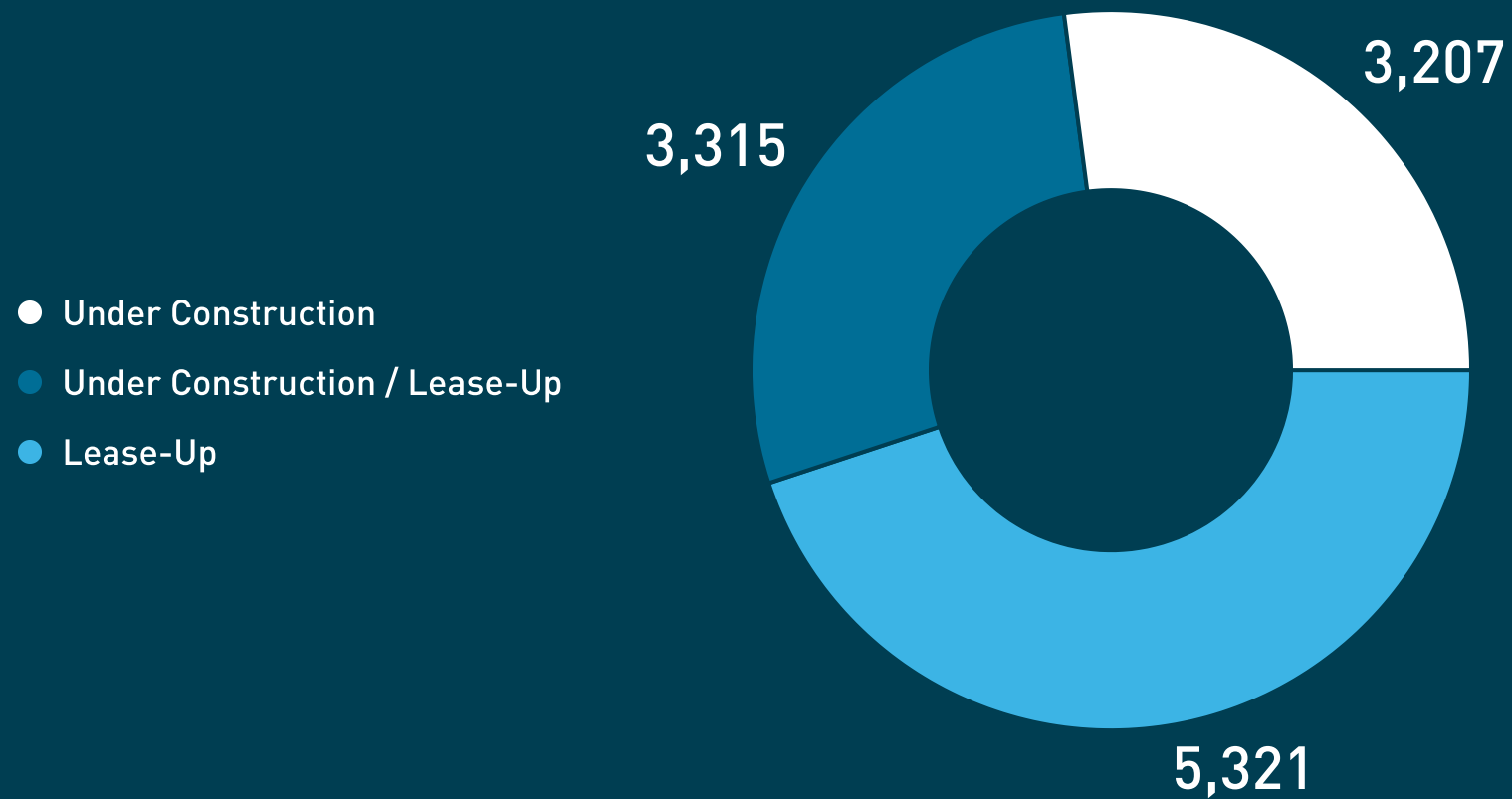
DELIVERIES
4,500 UNITS

ABSORPTION
4,242 UNITS

*Projected

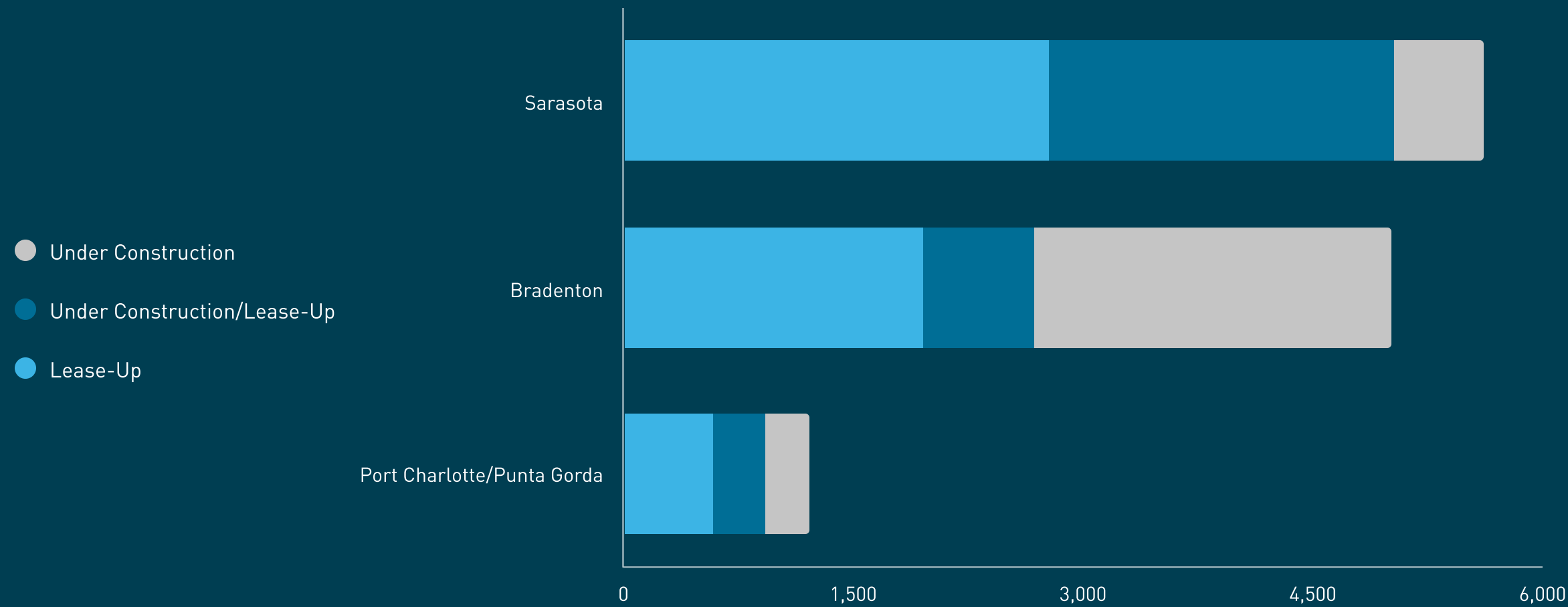
Source: RealPage

Sarasota Pipeline



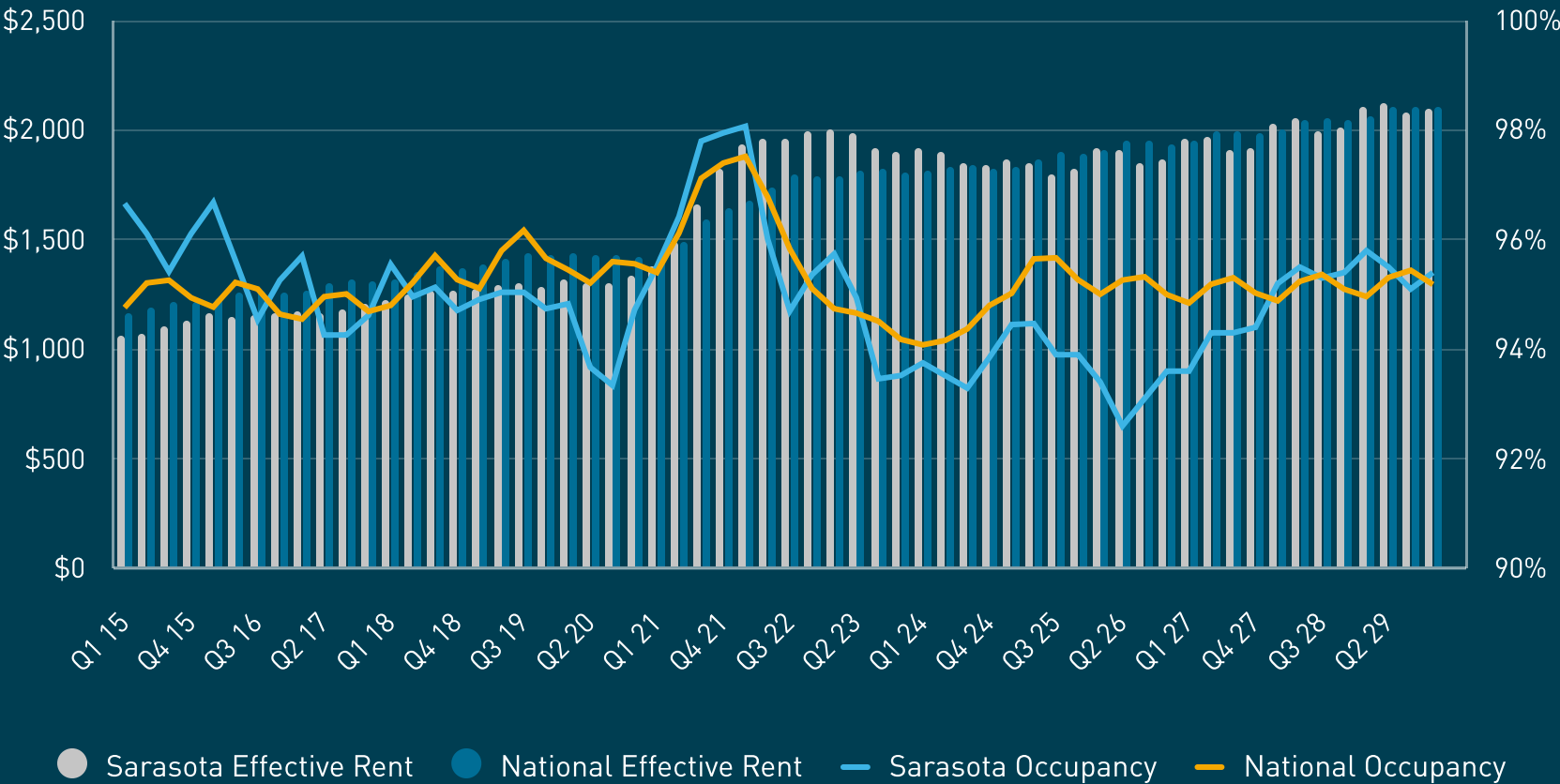
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Submarket Pipelines



Source: RealPage

Sarasota vs. National Effective Rent & Occupancy



Effective Rent

Q2 2025
\$1,846



2.7% YOY

Occupancy

Q2 2025
94.5%



90 BPS YOY

Source: RealPage

Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
Bradenton	94.7%	120	\$1,777	-2.1%
Port Charlotte/Punta Gorda	90.5%	130	\$1,714	-6.5%
Sarasota	94.6%	70	\$1,957	-3.5%

Source: RealPage



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