



CHARLOTTE

MULTIFAMILY MARKET REPORT | Q3 2025



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Inventory

254,764 | UNITS

17,227 UNITS DELIVERED

During the trailing four quarters



Net Absorption

20,060 | UNITS

During the trailing four quarters



Effective Rent

\$1,555 | DOWN 0.4% YOY

\$6 YOY



Occupancy

94.6% | UP 160 BPS YOY



Employment

1,412,600 | UP 2.5% YOY

34,000 JOBS

During the trailing 12 months



Households

1,170,300 | UP 2.4% YOY

26,900 UNITS

During the trailing 12 months

Sources: RealPage; Moody's Analytics

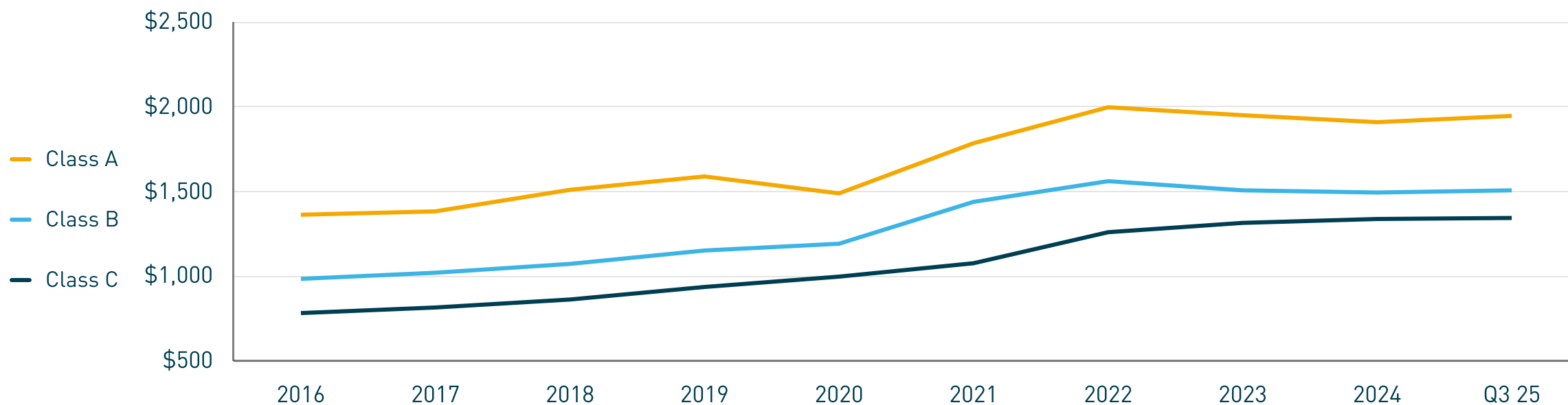
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Effective Rent by Class



Source: RealPage

Note: Effective rent reflects 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.

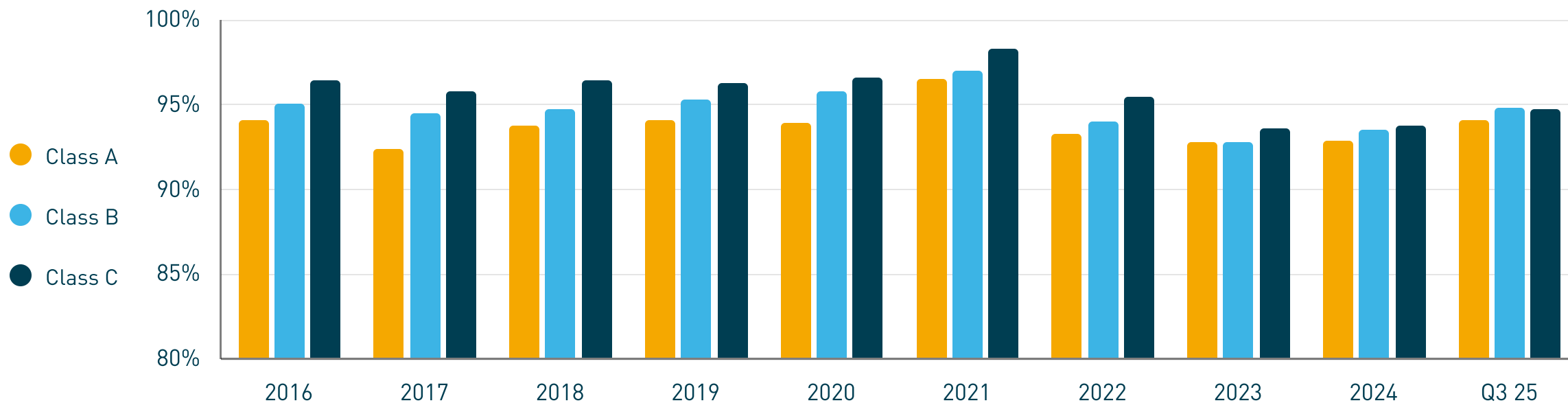
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Occupancy By Class



Source: RealPage

Note: Occupancy reflects 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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