



PENSACOLA

MULTIFAMILY MARKET REPORT | Q3 2025



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Inventory

28,572 | UNITS

1,060 UNITS DELIVERED

During the trailing four quarters



Net Absorption

1,412 | UNITS

During the trailing four quarters



Effective Rent

\$1,540 | UP 0.3% YOY

\$4 YOY



Occupancy

95.4% | UP 140 BPS YOY



Employment

202,500 | UP 0.7% YOY

1,400 JOBS

During the trailing 12 months



Households

210,100 | UP 1.6% YOY

3,400 UNITS

During the trailing 12 months

Sources: RealPage; Moody's Analytics

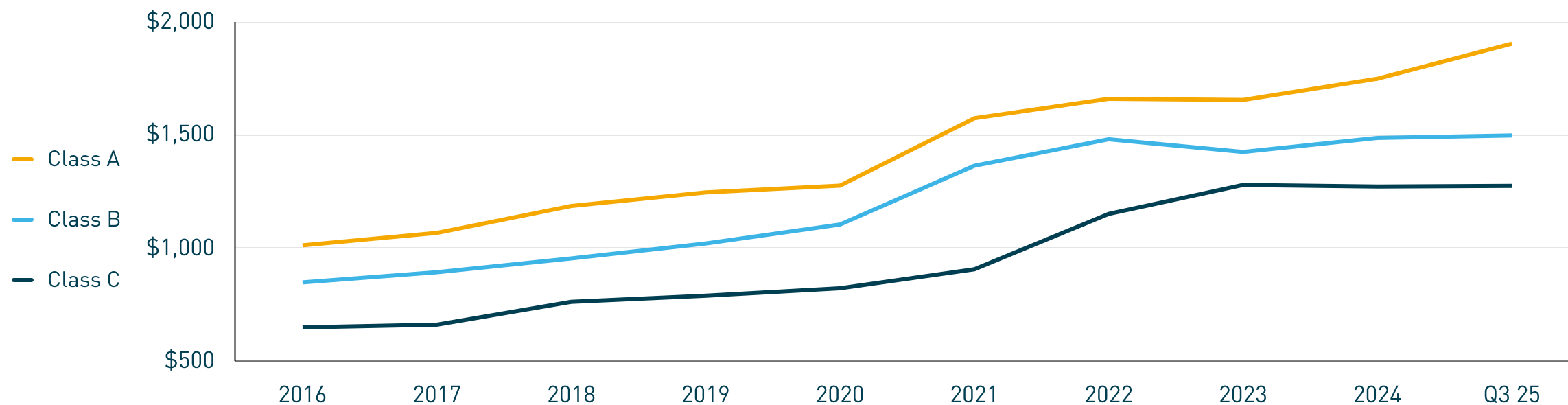
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Effective Rent by Class



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.

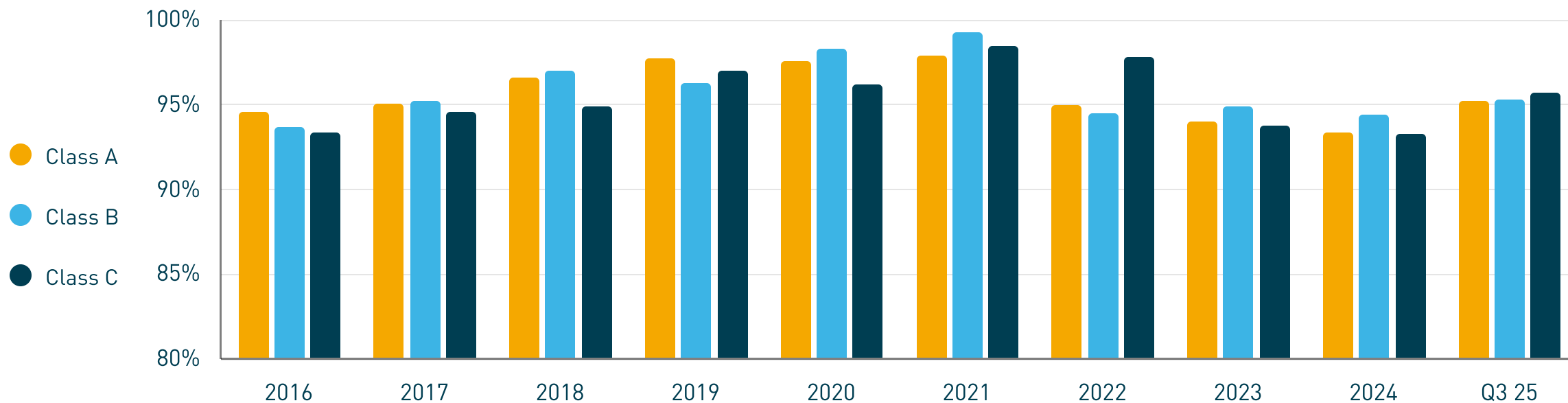
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Occupancy By Class



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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