



SOUTH FLORIDA

MULTIFAMILY MARKET REPORT | Q3 2025



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Inventory

684,674 | UNITS

15,661 UNITS DELIVERED

During the trailing four quarters



Net Absorption

19,039 | UNITS

During the trailing four quarters



Effective Rent

\$2,585 | UP 2.3% YOY

\$57 YOY



Occupancy

95.3% | UP 60 BPS YOY



Employment

3,004,600 | UP 1.2% YOY

35,600 JOBS

During the trailing 12 months



Households

2,483,100 | UP 1.9% YOY

45,400 UNITS

During the trailing 12 months

Sources: RealPage; Moody's Analytics

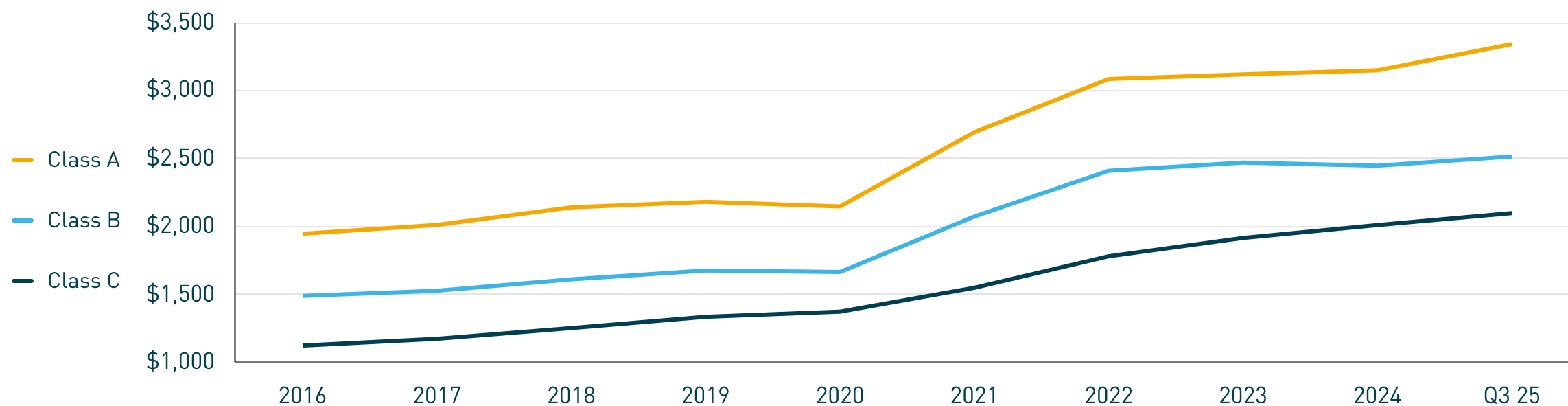
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Effective Rent by Class



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.

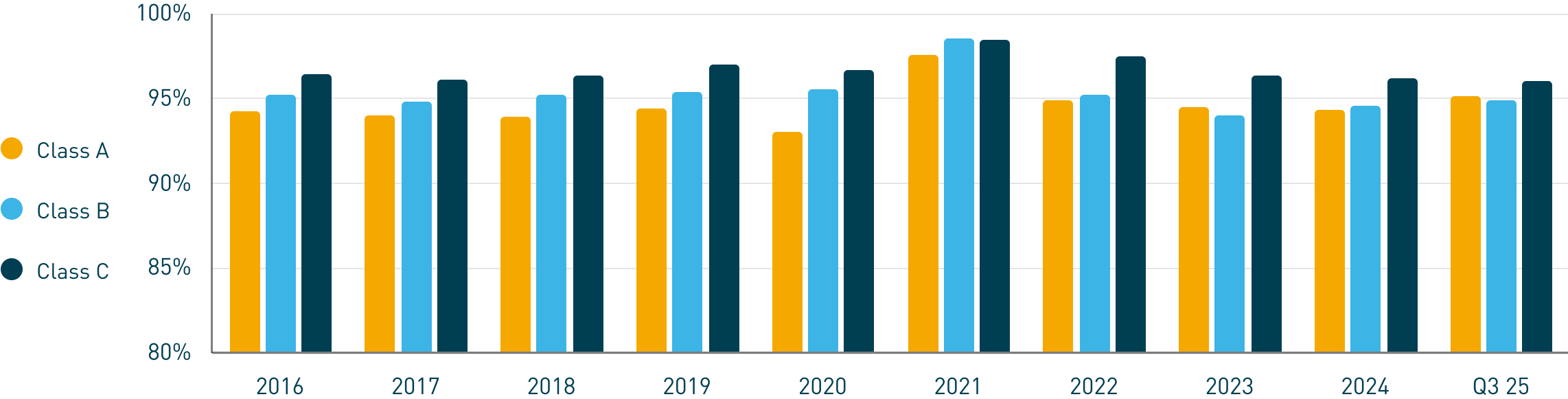
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Occupancy By Class



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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