MARKETBEAT
JACKSONVILLE
MULTIFAMILY Q3 2024

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
90.8% Stabilized Occupancy Rate	▼	▲
5,944 YTD Net Absorption, Units	▲	▼
$1,510 Effective Rent, Per Unit	▼	▲

(Overall, All Property Classes)

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
807K Jacksonville Employment	▲	▲
3.3% Jacksonville Unemployment Rate	▲	▲
$87,500 Jacksonville Median Household Income	▲	▲

Source: BLS

ECONOMY

Jacksonville's population has grown by 45,300 residents since 2020, climbing by 1.2% in the past year alone. Nonfarm employment also expanded even further, with 16,500 new jobs added over the past 12 months, reflecting a 2.1% year-over-year (YOY) increase. Median household income rose 3.9% YOY, reaching $87,500 in Q3. At 3.3%, the unemployment rate remained well below the national average of 4.1%.

SUPPLY & DEMAND

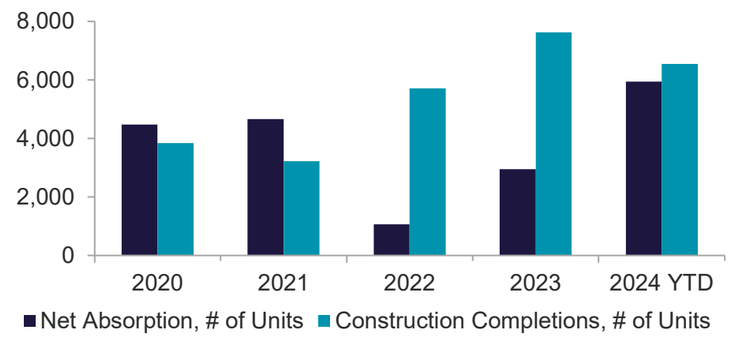
Seven buildings delivered in Q3 totaling 1,900 units, bringing the year-to-date (YTD) total to 6,552 units across 24 properties. This represented a 10.1% increase in construction completions compared to the same period last year. However, the pace of new development slowed significantly, with a 47.1% YOY decline in units under construction. Although developers scaled back, 24 buildings totaling 6,108 units remained under construction at the end of the quarter.

Jacksonville recorded significant absorption gains of 2,062 units in Q3, bringing the 2024 YTD total to 5,944 units. Following a year of record-breaking delivery levels in 2023, this positive absorption is indicative of healthy demand. Despite the positive absorption, the market's stabilized occupancy rate—which excludes buildings in their initial lease-up phase or within 18 months of delivery—decreased slightly by 40 bps quarter-over-quarter to 90.8%.

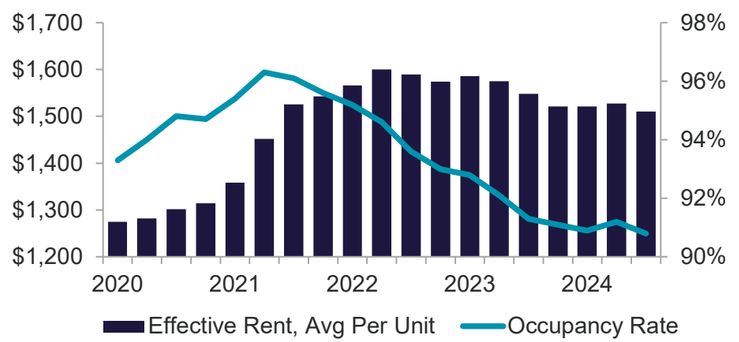
PRICING

Effective rents remained fairly stable, falling a modest 2.5% YOY to $1,510 per unit. Renter demand has strengthened in 2024, and robust leasing performance is expected to give landlords the leverage to begin raising rents later this year.

DEMAND / DELIVERIES



OVERALL OCCUPANCY & EFFECTIVE RENT



Criteria: End of 3Q24 Data, Excludes Affordable Only Rents, Includes Properties with 100+ Units in Jacksonville MSA

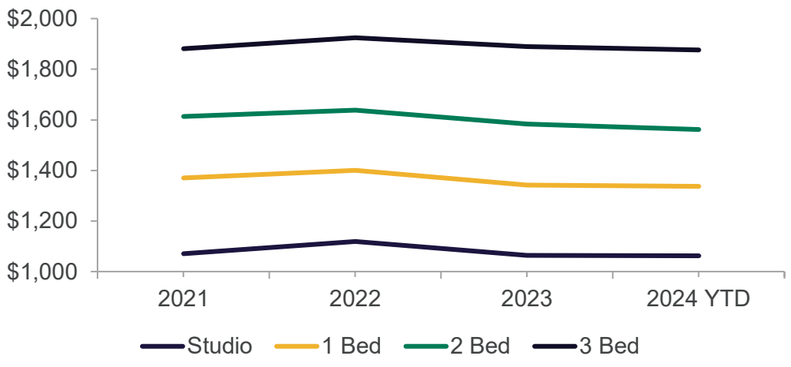
Source: CoStar, Moody's Analytics

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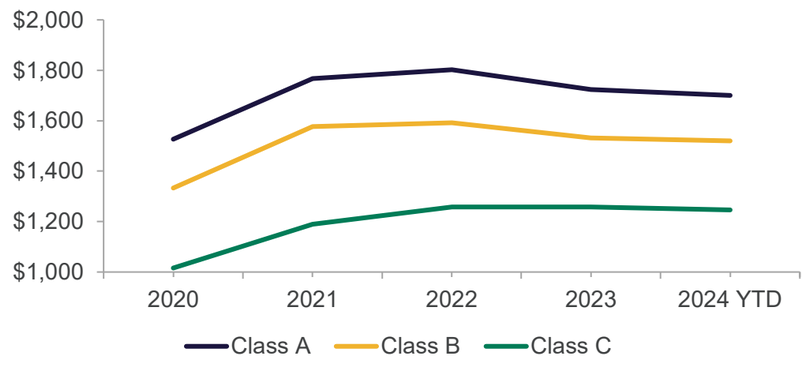
JACKSONVILLE
MULTIFAMILY Q3 2024

MARKET STATISTICS

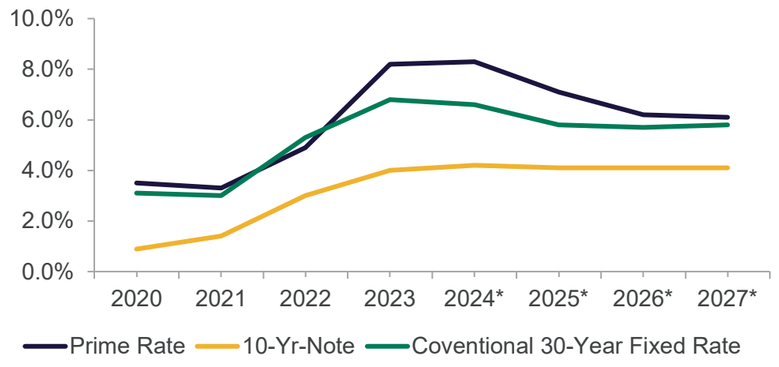
AVERAGE EFFECTIVE RENT PER UNIT BY BEDROOM



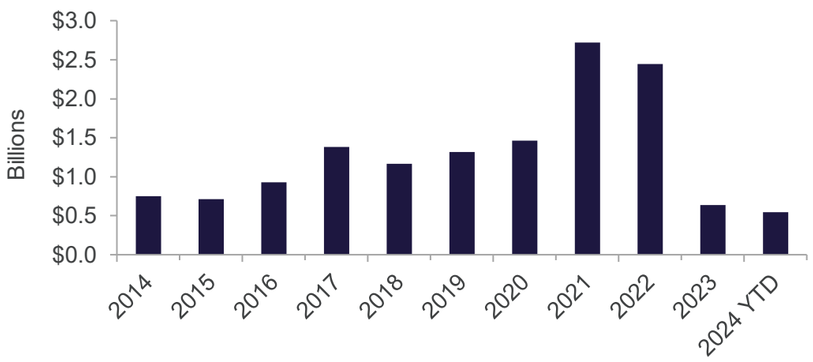
AVERAGE RENT PER UNIT BY CLASS



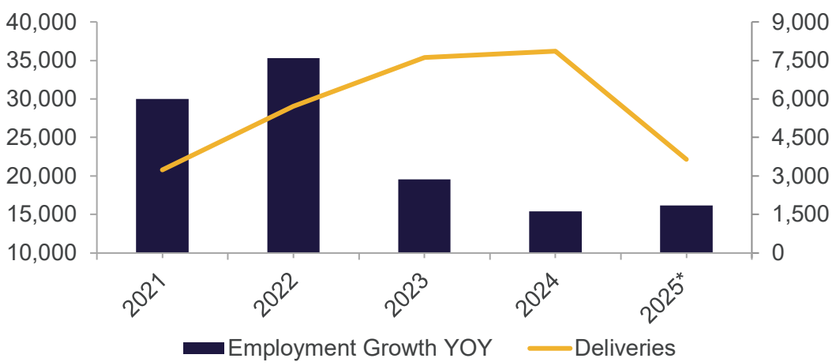
INTEREST RATES



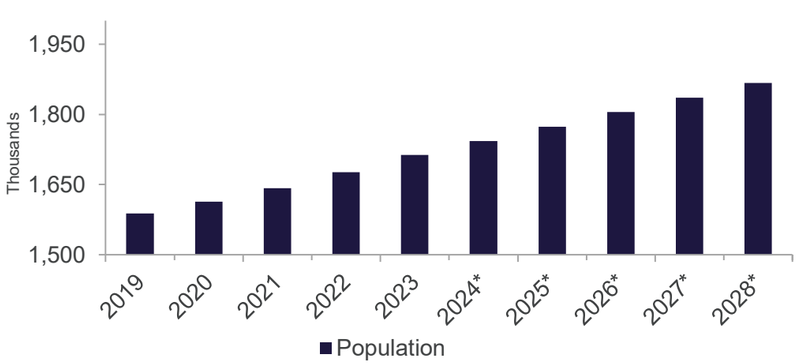
SALES TRANSACTION VOLUME



GROWTH IN JOBS VS UNITS DELIVERED



JACKSONVILLE POPULATION



Source: CoStar, Moody's Analytics **Forecasted Data*

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JACKSONVILLE
MULTIFAMILY Q3 2024

MARKET STATISTICS

SUBMARKET	INVENTORY (UNITS)	YTD NET ABSORPTION (UNITS)	STABILIZED OCCUPANCY RATE	UNITS DELIVERED YTD	UNITS UNDER CONSTRUCTION	AVG EFFECTIVE RENT/UNIT
Southside	47,285	2,046	92.2%	3,135	1,233	$1,539
Arlington	20,904	769	89.7%	505	240	$1,364
Saint Augustine	8,249	1,442	88.7%	824	1,360	$1,795
West Side	9,847	589	88.3%	564	308	$1,396
North Side	6,011	622	86.7%	554	1,302	$1,452
Orange Park	6,448	163	92.8%	300	216	$1,479
Downtown Jacksonville	2,337	6	93.1%	120	1,020	$1,719
Central Jacksonville	3,165	27	88.1%	0	429	$1,321
Beaches	2,913	118	92.6%	0	0	$1,692
Nassau County	2,244	162	94.9%	550	0	$1,700
JACKSONVILLE TOTAL	**109,403**	**5,944**	**90.8%**	**6,552**	**6,108**	**$1,510**

KEY SALES TRANSACTIONS Q3 2024

PROPERTY	SUBMARKET	SELLER / BUYER	UNITS	PRICE / $ UNIT	Year Built / Reno
7635 Timberlin Park Blvd – Avenue at Timberlin Park	Southside	Bridge Partners / Bluerock Real Estate	200	$33.8M / $169K	2001 / 2017
3333 Monument Rd – The Portofino Club	Arlington	Odessa Realty Investments / InvestRes	230	$28.5M / $124K	1986 / 2021
222 Blairmore Blvd E – The Park at Blanding Apartments	Orange Park	Think Multifamily / Neeraj Bhatti	123	$16.2M / $131K	1968 / 2015

KEY CONSTRUCTION COMPLETIONS YTD

PROPERTY	SUBMARKET	UNITS	DELIVERY	DEVELOPER
440 Burbank Ave – Bainbridge Ponte Vedra	Southside	396	Q2 2024	The Bainbridge Co
8760 Pinnacle Park Blvd – Pinnacle Apts	Southside	376	Q1 2024	Fort Family Inv
11849 Palm Bay Pky – Aventon Highgrove	Southside	360	Q3 2024	Aventon Co
13924 Egrets Nest Dr – Tropia Luxury Apts	Southside	357	Q1 2024	Davis Development
25 Silver Moon Cir – Soluna	St. Augustine	320	Q3 2024	The Latigo Group

KEY PROJECTS UNDER CONSTRUCTION Q3 2024

PROPERTY	SUBMARKET	UNITS	DELIVERY	DEVELOPER
835 Museum Circle	Downtown	410	Q1 2026	Related Development
944 Broadcast Pl – Artea at Southbank	Downtown	340	Q2 2025	Corner Lot Dev
7311 Baymeadows Way – RISE Baymeadows	Southside	331	Q2 2025	RISE
510 Outlet Mall Blvd – Terrassa	St. Augustine	324	Q1 2026	Thompson Thrift
12525 Tibbets Ln – Avion	Northside	320	Q4 2025	Corner Lot Dev

Source: CoStar, Moody's Analytics

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