MARKETBEAT
TAMPA BAY
MULTIFAMILY Q3 2024



CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
92.8% Stabilized Occupancy Rate	▼	▼
3,487 YTD Net Absorption, units	▲	▲
$1,836 Effective Rent, PSF	▼	▼

(Overall, All Property Classes)

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
1.6M Tampa Bay Employment	▲	▲
3.4% Tampa Bay Unemployment Rate	▲	▲
$77,200 Tampa Bay Median Household Income	▲	▲

Source: BLS

ECONOMY

Tampa Bay recorded significant population growth, adding 55,300 new residents year-over-year (YOY), bringing the total population to 3.4 million. This population increase fueled a rise in nonfarm employment, which grew by 26,000 jobs over the past year, a 1.7% increase. Median household income had a strong 3.9% YOY increase, reaching $77,200 by the end of Q3. While the unemployment rate inched up to 3.4%, an increase of 40 basis points (bps) YOY, it remained below the national average of 4.1%.

SUPPLY & DEMAND

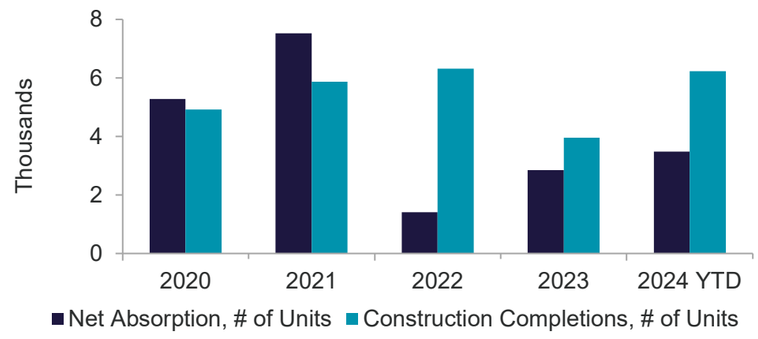
Seven multifamily buildings comprised of 1,777 units were completed in Q3, bringing the year-to-date (YTD) total to 6,234 units—a substantial 118.4% increase compared to the same period last year. All Q3 deliveries occurred in Hillsborough County, with Downtown Tampa leading the way with 1,369 units. At the close of Q3, 8,468 units were under construction, the lowest volume since Q3 2019.

Absorption climbed for the fourth consecutive quarter, with 1,559 units occupied in Q3, marking the highest quarterly absorption in nearly three years. This brought the YTD total to 3,487 units, with all submarkets except West Tampa posting net occupancy gains. However, stabilized occupancy, which excludes properties in their initial lease-up phase or delivered within the last 18 months, declined by a modest 50 bps YOY to 92.8%. Four submarkets—East Tampa (95.4%), Northwest Tampa (94.1%), Central Pinellas (93.6%), and North Pinellas (93.6%)—exceeded the national stabilized occupancy rate of 93.4%.

MARKET PRICING

Effective rents at the end of Q3 averaged $1,836 per unit, reflecting a slight 1.7% YOY decrease. Still, rates have climbed 31.1% over the past five years. Class A properties commanded much higher rents, averaging $2,232 per unit, while Class B properties averaged $1,730 per unit—a notable 29.0% gap. Newer properties have continued to offer substantial concessions, such as free rent and waived fees, while stabilized properties have struggled to compete during lease renewals as tenants seek the best available rates.

DEMAND / DELIVERIES



OVERALL VACANCY & EFFECTIVE RENT



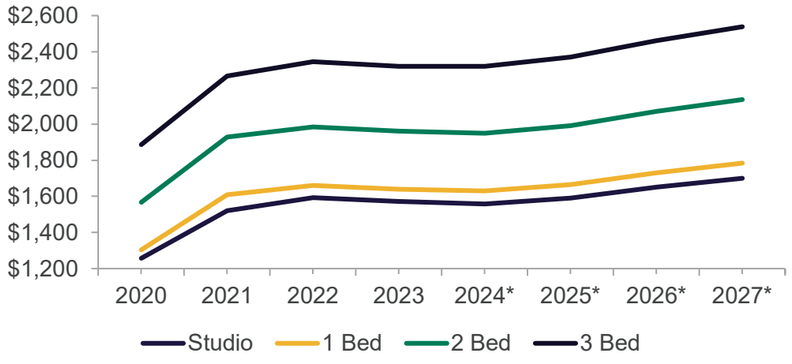
Criteria: End of 3Q24 Data, Excludes Affordable Only Rents, Includes Properties with 100+ Units in Tampa Bay *Source: CoStar, Moody's Analytics*

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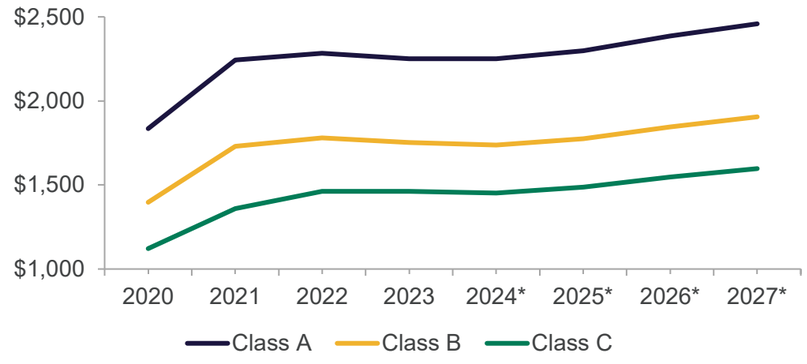
TAMPA BAY
MULTIFAMILY Q3 2024

MARKET STATISTICS

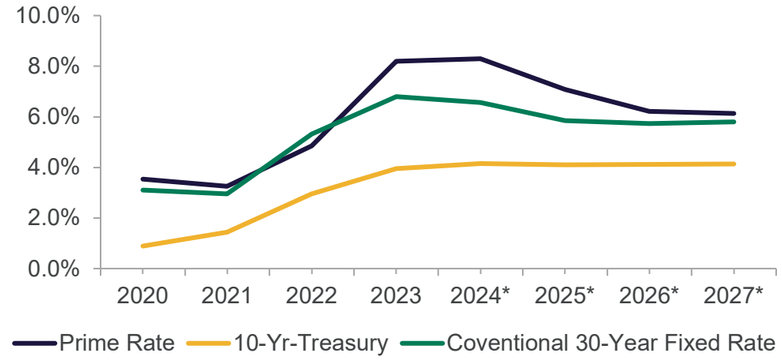
AVERAGE EFFECTIVE RENT PER UNIT BY BEDROOM



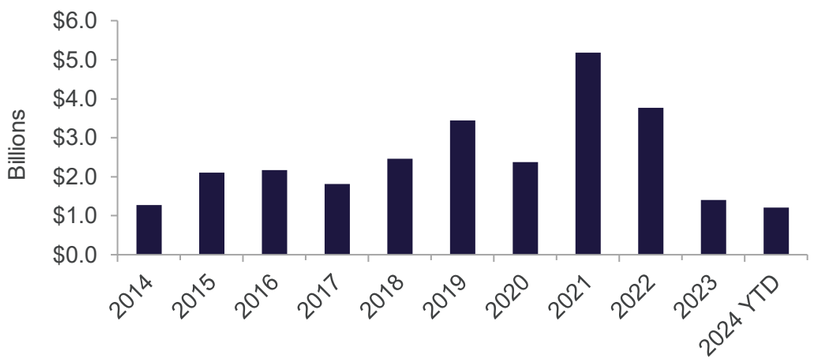
AVERAGE RENT PER UNIT BY CLASS



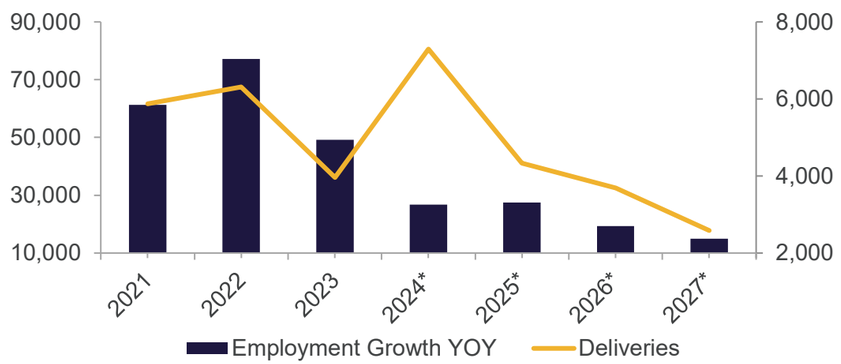
INTEREST RATES



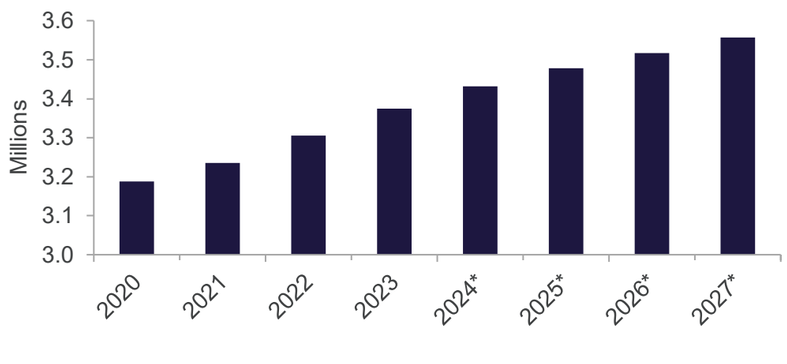
SALES TRANSACTION VOLUME



GROWTH IN JOBS VS UNITS DELIVERED



TAMPA BAY POPULATION



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

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MARKET STATISTICS

SUBMARKET	INVENTORY (UNITS)	YTD NET ABSORPTION (UNITS)	STABILIZED OCCUPANCY RATE	UNITS DELIVERED YTD	UNITS UNDER CONSTRUCTION	AVG EFFECTIVE RENT/UNIT
Downtown Tampa	14,004	278	93.3%	1,950	1,239	$2,517
East Tampa	397	3	95.4%	0	715	$1,482
North Tampa	30,242	692	92.1%	1,027	0	$1,549
Northwest Tampa	16,993	80	94.1%	0	0	$1,649
South Tampa	9,366	324	91.9%	350	1,321	$2,186
Southeast Tampa	26,603	1,022	92.3%	1,659	2,270	$1,740
West Tampa	21,516	-90	92.9%	277	375	$1,760
Hillsborough County Total	**119,121**	**2,849**	**92.7%**	**5,263**	**5,920**	**$1,809**
Central Pinellas	28,012	385	93.6%	588	582	$1,822
Downtown St. Petersburg	5,888	80	92.1%	383	887	$2,669
North Pinellas	11,621	66	93.6%	0	264	$1,728
South Pinellas	8,908	107	91.1%	0	815	$1,822
Pinellas County Total	**54,429**	**638**	**93.0%**	**971**	**2,548**	**$1,898**
TAMPA BAY TOTAL	**173,550**	**3,487**	**92.8%**	**6,234**	**8,468**	**$1,836**

SECONDARY MARKETS*	INVENTORY (UNITS)	YTD NET ABSOPTION (UNITS)	STABILIZED OCCUPANCY RATE	UNITS DELIVERED YTD	UNITS UNDER CONSTRUCTION	AVG EFFECTIVE RENT/UNIT
Pasco County	21,432	2,663	92.9%	3,909	2,441	$1,701
Polk County	25,526	1,905	93.2%	3,964	3,441	$1,595

**Not included in overall stats*

KEY SALE TRANSACTIONS Q3 2024

PROPERTY	SUBMARKET	BUYER | SELLER	UNITS	PRICE | $ UNIT	YEAR BUILT
Lantana & Sage at Cypress Cay	Pasco County	Argyle & Sembler Investments | RangeWater Real Estate	576	$144.5M | 251K	2023 | 2022
Azola South Tampa	South Tampa	Momentum Real Estate | ZOM Living	214	$64.0M | $300K	2022
Bell Westchase	Northwest Tampa	Bell Partners | LivCor	218	$62.4M | $286K	2019

KEY PROJECTS UNDER CONSTRUCTION

PROPERTY	SUBMARKET	UNITS	DELIVERY	DEVELOPER
MAA Breakwater	South Tampa	495	Q4 2024	Mid-America Apartment Communities
Arya	South Pinellas	415	Q3 2025	Stock Development
Marina Club	South Pinellas	400	Q4 2024	Skanska

Source: CoStar, Moody's Analytics

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