

# TALLAHASSEE, FL

## 2022 MARKET AT A GLANCE

Occupancy Rate

96.4%



DOWN 40 BPS YOY

Effective Rent

\$1,197



UP 3.3% YOY

Rent Share of Wallet

26.7%



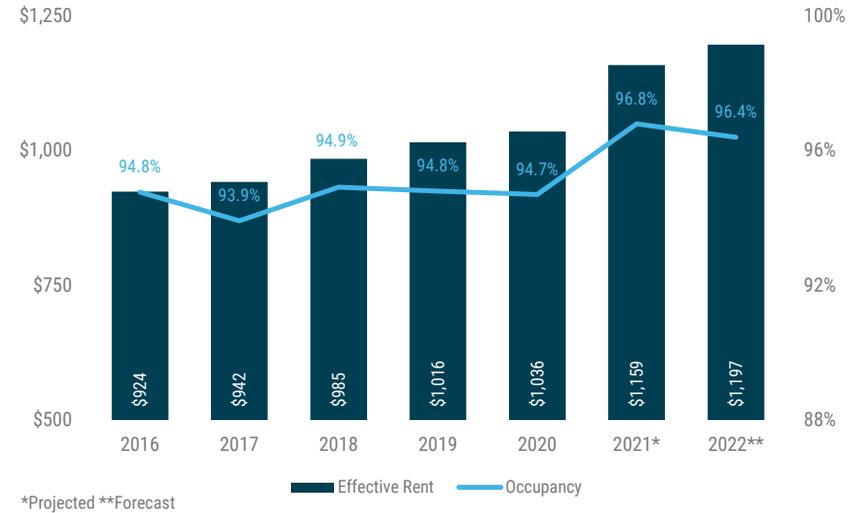
DOWN 10 BPS YOY

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2021 are projected values. 2022 figures are forecast projections. The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

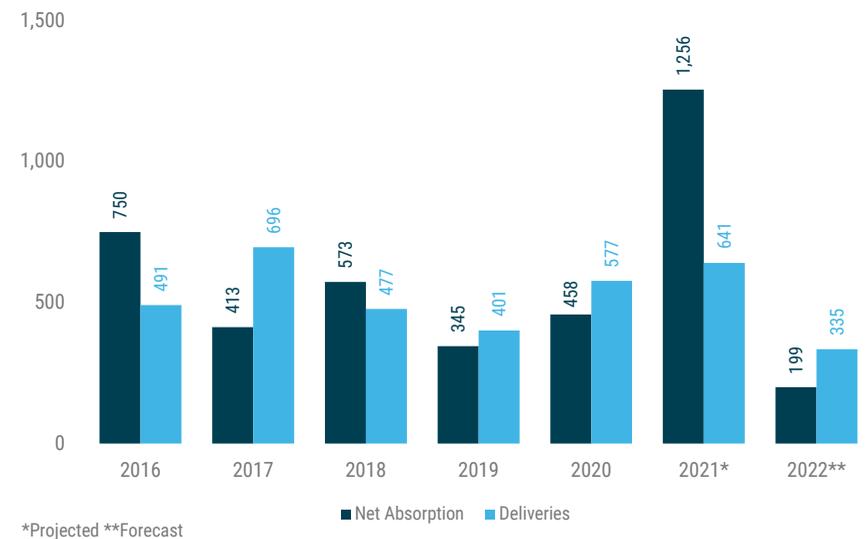
2022 FORECAST

## APARTMENT TRENDS

Effective Rent & Occupancy

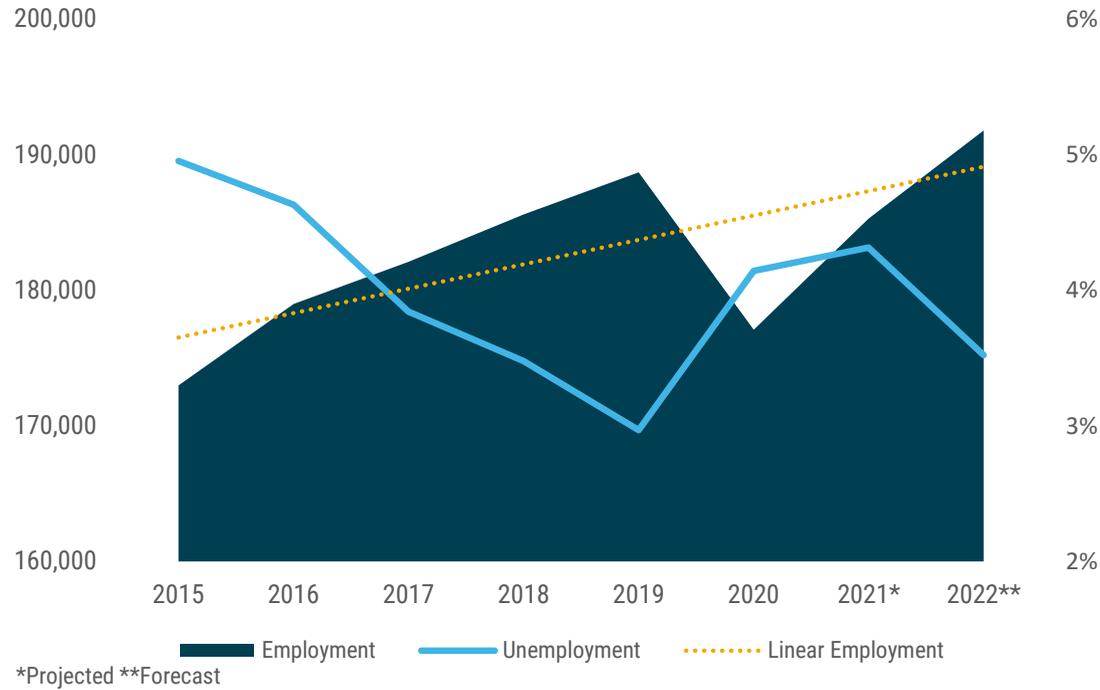


Absorption & Deliveries



## EMPLOYMENT TRENDS

### Market Employment Trends



## SALES TRENDS

### Price Per Unit & Cap Rate



<p><b>Employment</b></p> <p>191,800</p> <p>↑</p> <p>UP 3.5% YOY</p>	<p><b>Unemployment</b></p> <p>3.5%</p> <p>↓</p> <p>DOWN 80 BPS YOY</p>	<p><b>Median Household Income</b></p> <p>\$53,777</p> <p>↑</p> <p>UP 3.5% YOY</p>
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<p><b>Price Per Unit</b></p> <p>\$126,268</p> <p>↑</p> <p>UP 8.0% YOY</p>	<p><b>Cap Rate</b></p> <p>6.2%</p> <p>↑</p> <p>UP 10 BPS YOY</p>
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