



MARKET AT A GLANCE



OCCUPANCY RATE **95.7%**
Down **10 bps** since 3Q19



EFFECTIVE RENT **\$947**
Up **2.2%** since 3Q19



TOTAL INVENTORY **29,979**

OCCUPANCY AND RENT TRENDS



DELIVERIES AND DEMAND



DELIVERIES **334**
Units YTD



NET ABSORPTION **420**
Units YTD



TALLAHASSEE

MULTIFAMILY REPORT

ECONOMIC TRENDS

2019
3.1%

UNEMPLOYMENT*
220 BPS
CHANGE

2020
5.3%

2019
186.6k

EMPLOYMENT*
-5.8%
CHANGE

2020
175.8k

2019
5.3k

EXISTING SFH SALES**
13.2%
CHANGE

2020
6.0k

2019
387.8k

POPULATION**
0.5%
CHANGE

2020
389.6k

2019
1.70%

10-YEAR TREASURY**
-100 BPS
CHANGE

2020
0.68%

*August; **September



SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	3Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	3Q20	Q-o-Q Change	Y-o-Y Change	3Q20	Annual	3Q20	Annual
East Tallahassee	96.1%	190	-20	\$1,089	3.3%	0.6%	230	157	0	182
Northwest Tallahassee	94.0%	200	-140	\$1,009	2.5%	3.0%	358	155	252	252
Southwest Tallahassee	96.3%	10	70	\$760	3.3%	3.5%	14	20	0	0
TOTALS	95.7%	120	-10	\$947	3.2%	2.2%	601	332	252	434

BERKADIA[®]

CORPORATE HEADQUARTERS

521 Fifth Avenue
20th Floor
New York, NY 10175
(646) 600-7800 | Fax: (646) 600-7838
www.Berkadia.com

a Berkshire Hathaway and Jefferies Financial Group company

© 2020 Berkadia Proprietary Holding LLC
Berkadia[®] is a trademark of Berkadia Proprietary Holding LLC.
Axiometrics[®] is a trademark of Axiometrics Inc.

Commercial mortgage loan origination and servicing businesses are conducted exclusively by Berkadia Commercial Mortgage LLC and Berkadia Commercial Mortgage Inc. This website is not intended to solicit commercial mortgage loan brokerage business in Nevada. Investment sales and real estate brokerage businesses are conducted exclusively by Berkadia Real Estate Advisors LLC and Berkadia Real Estate Advisors Inc. For state licensing details for the above entities, visit: www.berkadia.com/legal/licensing.aspx

The information contained in this flyer has been obtained from sources we believe to be reliable; however, we have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. While we do not doubt its accuracy, we have not verified it and neither we, nor the Owner, make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not necessarily represent past, current or future performance of the property. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.