

PHILADELPHIA, PA

3Q21 REPORT CARD

Effective Rent

\$1,554

UP 8.4% YTD



EXCEEDING

3.1% 2021 FORECAST

Occupancy

97.7%

UP 100 BPS YTD



EXCEEDING

-40 BPS 2021 FORECAST

Deliveries

5,452 UNITS

YTD



EXCEEDING

5,799 UNITS 2021 FORECAST

Absorption

9,088 UNITS

YTD



EXCEEDING

3,981 UNITS 2021 FORECAST

Employment

2.9%

CHANGE YTD



EXCEEDING

2.5% 2021 FORECAST

Sources: RealPage; Moody's Analytics

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