



MULTIFAMILY REPORT

# Baltimore Slows Down

December 2023



**YoY Rents Up Slightly**

**Construction Activity Solid**

**Unemployment Rate Still Tight**



# BALTIMORE MULTIFAMILY



## Rent Growth Slows, Development Pushes On

Baltimore fundamentals continued to soften, closing a year of moderate performance. Year-over-year, rents grew 0.6% as of October, to \$1,685, 20 basis points above the U.S. rate and marking a sharp deceleration from just 12 months earlier. Overall occupancy was down 60 basis points, to 94.9% as of September.

The metro's unemployment rate was a very tight 1.9% as of September, according to data from the Bureau of Labor Statistics, with economic growth slow but steady throughout the year. Baltimore's workforce expanded by 1.4% through August, amounting to 30,900 net jobs gained on a 12-month basis. Growth by sector was a mixed bag, with the largest gains in education and health services (up 13,600 positions), while trade, transportation and utilities recorded the biggest decline (4,100 jobs). Baltimore's long-term economic growth received a boost after the city was designated a federal tech hub earlier in 2023. This allows the city to compete for a portion of \$10 billion of federal economic development funds.

Construction activity remained in line with historic averages, as the metro recorded 5,277 units under construction as of October, along with an additional 41,000 units in the planning and permitting stages. Baltimore developers completed 2,725 units through the first 10 months of 2023, nearly triple the 996 apartments delivered in 2022, a year that stood out as an outlier in the past decade because of its negative development growth.

### Market Analysis | December 2023

#### Contacts

##### Jeff Adler

Vice President & General  
Manager of Yardi Matrix  
[Jeff.Adler@Yardi.com](mailto:Jeff.Adler@Yardi.com)  
(303) 615-3676

##### Ron Brock, Jr.

Industry Principal, Matrix  
[JR.Brock@Yardi.com](mailto:JR.Brock@Yardi.com)  
(480) 663-1149 x2404

##### Doug Ressler

Media Contact  
[Doug.Ressler@Yardi.com](mailto:Doug.Ressler@Yardi.com)  
(480) 695-3365

##### Author

##### Tudor Scolca-Seuşan

Associate Editor

#### Recent Baltimore Transactions

##### ReNew Nottingham



City: Perry Hall, Md.  
Buyer: FPA Multifamily  
Purchase Price: \$111 MM  
Price per Unit: \$157,074

##### Concord Park at Russett



City: Laurel, Md.  
Buyer: Excelsa Holdings  
Purchase Price: \$106 MM  
Price per Unit: \$314,925

##### Heath Street Lofts



City: Baltimore  
Buyer: MCB Real Estate  
Purchase Price: \$12 MM  
Price per Unit: \$204,167