Jeff Adler

Vice President

Winde

Monroe

20

Shady Dale

Monticello

vingto

Gainesville



Roswell

andy Springs

Atlanta

Griffin

Cartersville

Dallas

Pead

town Rockmart

Bremen

Carrollton

© 2024 Mapbox © OpenStreetMap

Contacts

Comr

Wa

Razvan Cimpean SEO Engineer Razvan-I.Cimpean@yardi.com Atlanta

August 2024

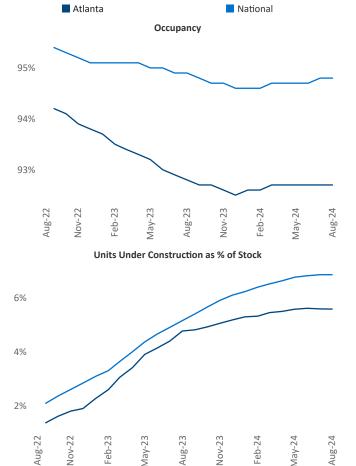
Atlanta is the 5th largest multifamily market with 536,958 completed units and 156,541 units in development, 30,006 of which have already broken ground.

Advertised rents are at \$1,643, down -2.7%▼ from the previous year placing Atlanta at 114th overall in year-over-year rent growth.

Multifamily housing demand has been positive with 17,347 units absorbed over the past twelve months. Absorption increased by **14,080** Inits from the previous year's absorption gain of **3,267** A units.

**Employment** in Atlanta has grown by **1.4%** A over the past 12 months, while hourly wages have risen by 3.5% A YoY to \$34.40 according to the Bureau of Labor Statistics.

**Rent Growth YoY** 



10% 8% 6% 4% 2% 0% -2% -4% Aug-23 Feb-24 Aug-24 Aug-22 Nov-22 Feb-23 May-23 Nov-23 May-24 Absorbed Completions T12 100% 80% 60% 40% 20% Feb-23 May-23 Aug-22 Aug-23 Nov-23 Feb-24 Aug-24 Nov-22 May-24