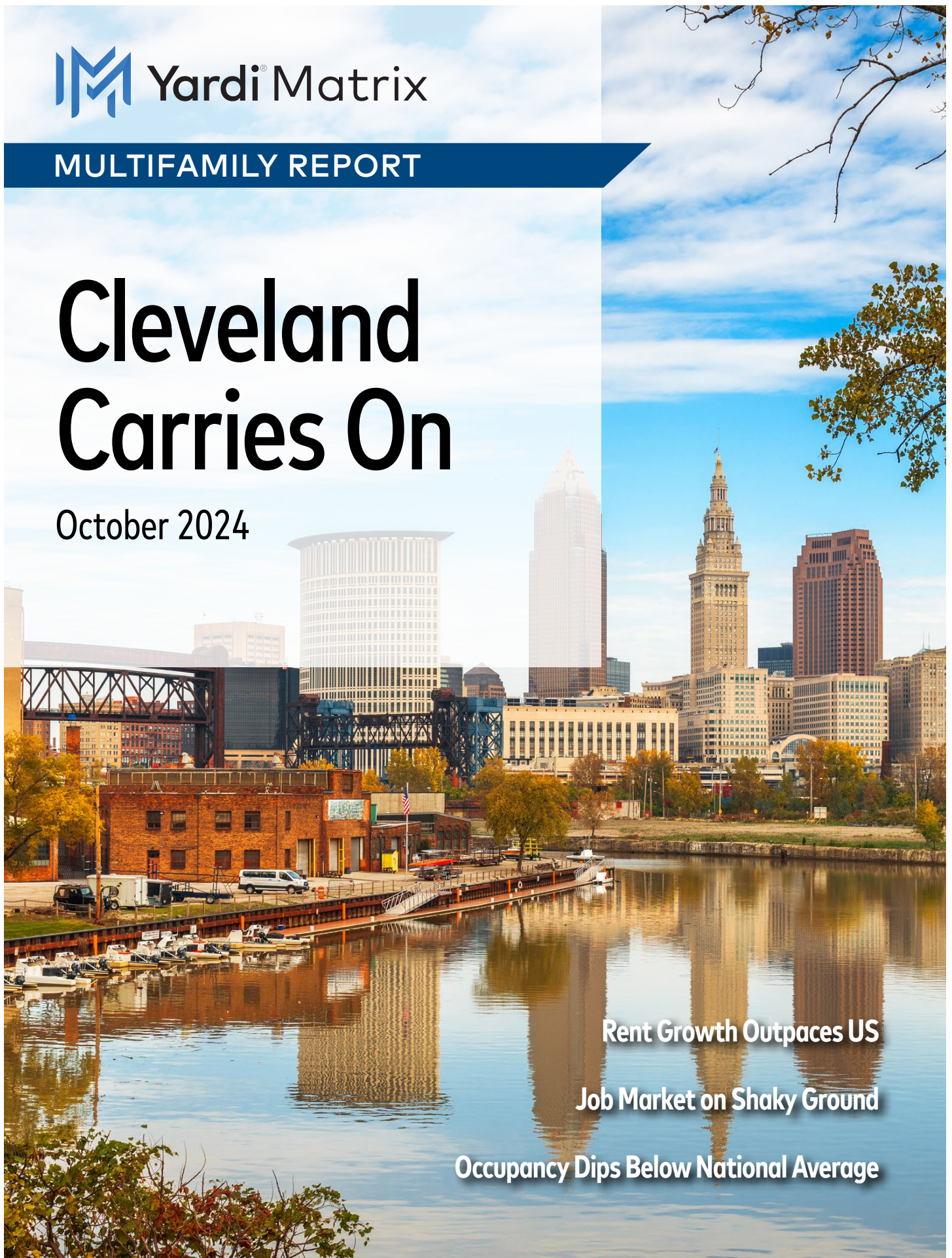




MULTIFAMILY REPORT

Cleveland Carries On

October 2024



Rent Growth Outpaces US

Job Market on Shaky Ground

Occupancy Dips Below National Average

CLEVELAND MULTIFAMILY



Rents Solid Despite Slowing Economy

Cleveland advertised asking rents increased by 0.2% on a trailing three-month basis through August, outperforming the national average. Rates were up 3.0% year-over-year, to \$1,196, well above the 0.8% national rate of growth, which brought the U.S. average to \$1,741. The metro's occupancy rate decreased by 40 basis points year-over-year, to 94.5% as of July, just below the 94.7% U.S. figure.

In June, Cleveland's unemployment rate was 4.3%, while Akron settled at 5.3%, according to data from the Bureau of Labor Statistics. Both figures were higher than the national average of 4.1%. Cleveland employment gains were meagre, with only 2,600 net jobs added in the 12 months ending in June, for a 0.4% expansion. Ahead of groundbreaking, the Interdisciplinary Science and Engineering Building at Case Western Reserve University received more than \$100 million in private donations. The 189,000-square-foot building is scheduled to open in the fall of 2026.

The metro had 4,152 units under construction as of August and an additional 15,000 units in the planning and permitting stages. Transactions during the first eight months of the year consisted mostly of Renter-by-Necessity properties, which accounted for \$200 million of total volume. Meanwhile, this year's sales have already outpaced 2023's sluggish transaction volume of \$170 million.

Market Analysis | October 2024

Contacts

Jeff Adler

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

Ron Brock, Jr.

Industry Principal, Matrix
JR.Brock@Yardi.com
(480) 663-1149 x14006

Doug Ressler

Media Contact
Doug.Ressler@Yardi.com
(480) 695-3365

Author

Agota Felhazi

Senior Associate Editor

Recent Cleveland Transactions

Easthaven at the Village



City: Beachwood, Ohio
Buyer: The Solomon Organization
Purchase Price: \$70 MM
Price per Unit: \$195,030

Midtown Towers



City: Parma, Ohio
Buyer: Oakmark Management
Purchase Price: \$47 MM
Price per Unit: \$73,386