June 2024 Quantitative Rent Forecast Projects a 2.7% 5-year CAGR

Markerr Multi-Family Rent History & 5 Year Forecast

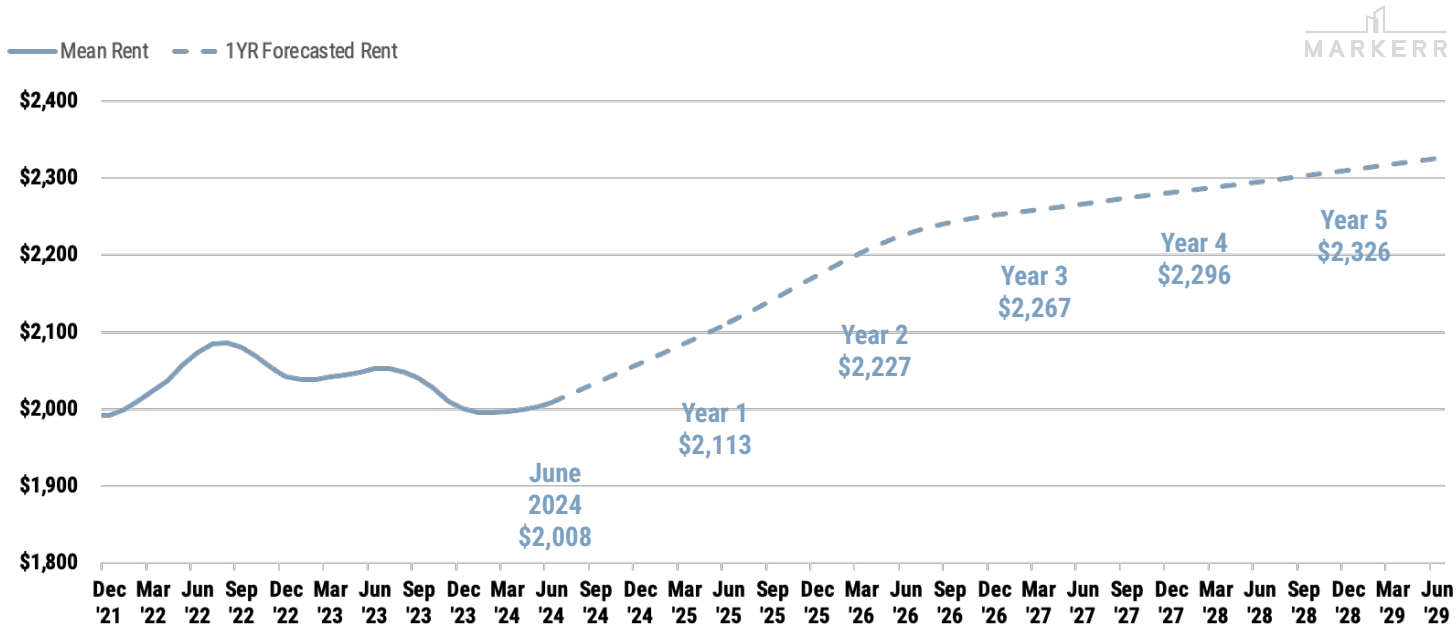
July 24, 2024

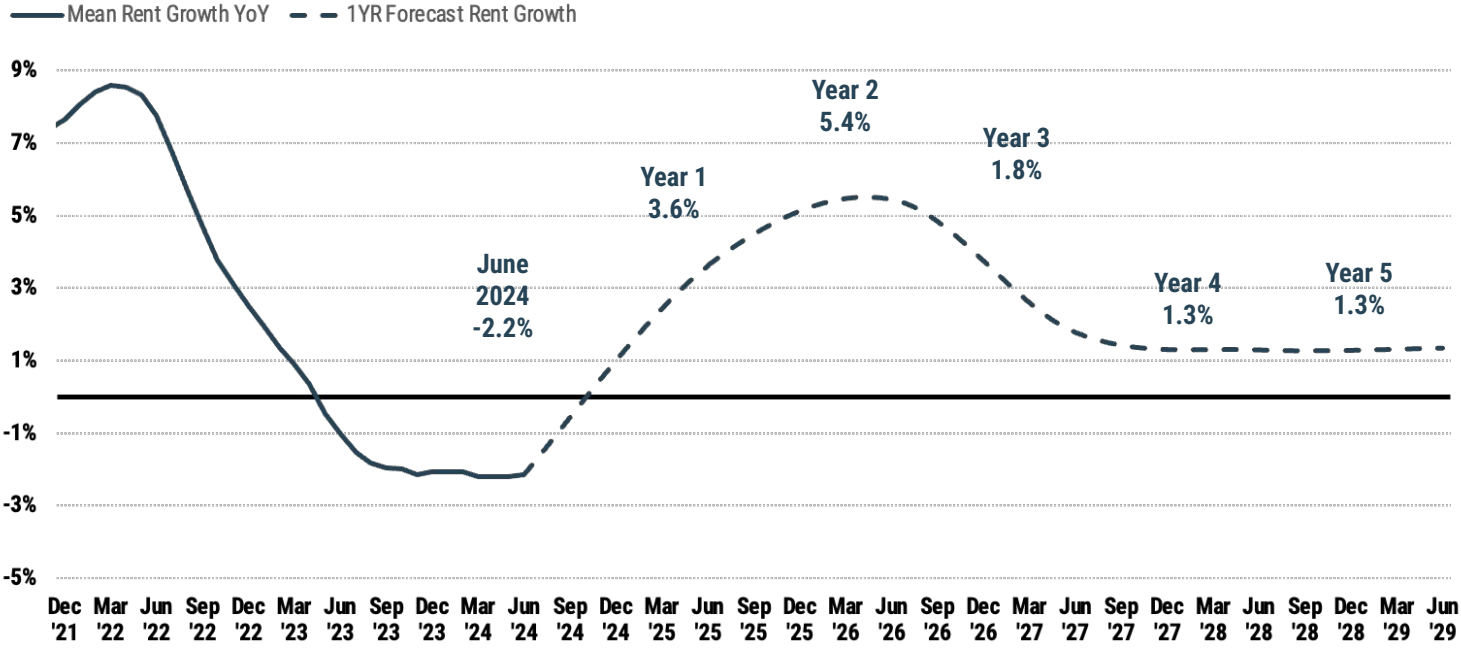
Galen Faurot-Pigeon | gfpigeon@markerr.com | **Eric Ma** | ema@markerr.com

Contact Us: info@markerr.com

June 2024 YoY Historical Rent Growth Negative; Quantitative Rent Forecast Points to Acceleration

- U.S. multi-family historical YoY rent growth was -2.2% in June 2024. This is the 14th consecutive month of negative YoY growth.
- Markerr's quantitative rent growth forecast across the top 100 markets points to a 3.6% YoY increase over the next year. **Markerr's forecast calls for a 2.7% 5-year CAGR.**





Sources:
Markerr RealRent Dataset & RealRent Forecast
Aggregated proprietary data network, which includes historical market and effective rents from listings, surveys and sale transactions to provide insight into rent activity. The quantitative rent forecast is built off of Markerr's proprietary and high-quality datasets to deliver a best in class quantitative rent forecast product.

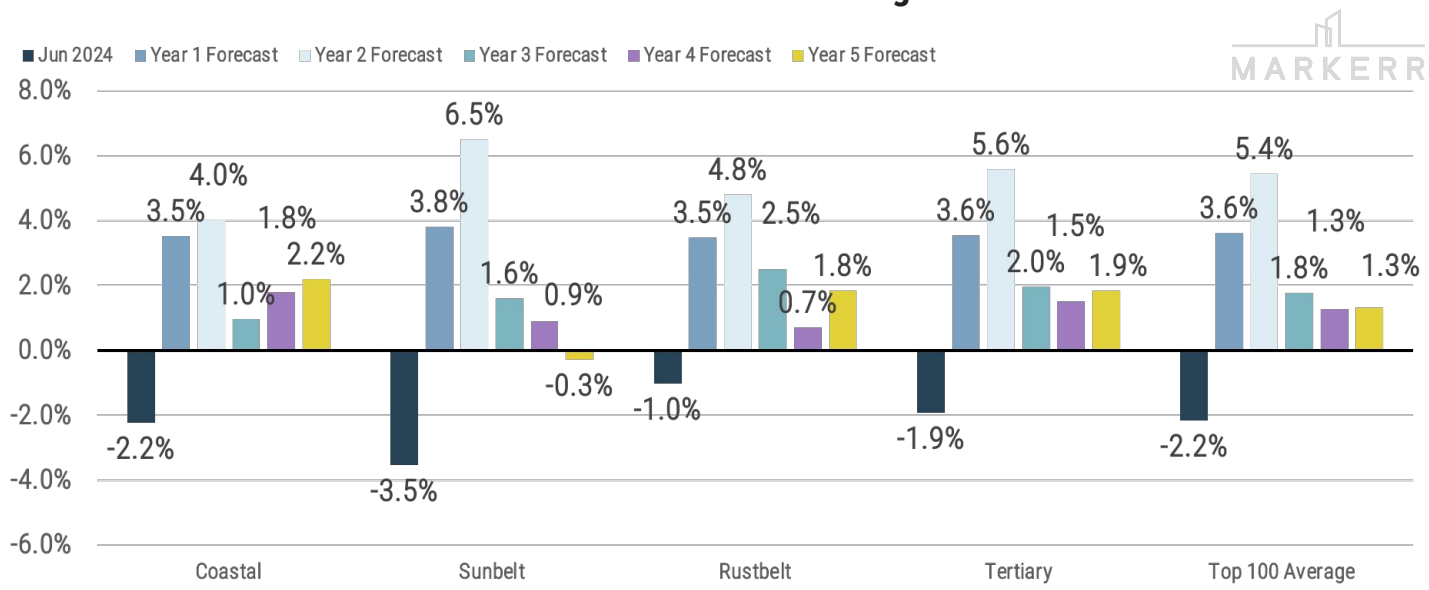
Report Methodology:
Coverage: this report covers rent trends for the top 100 MSAs across the U.S., ranked by the total population using the Markerr's Population and Migration Dataset.

© MARKERR, INC 2024

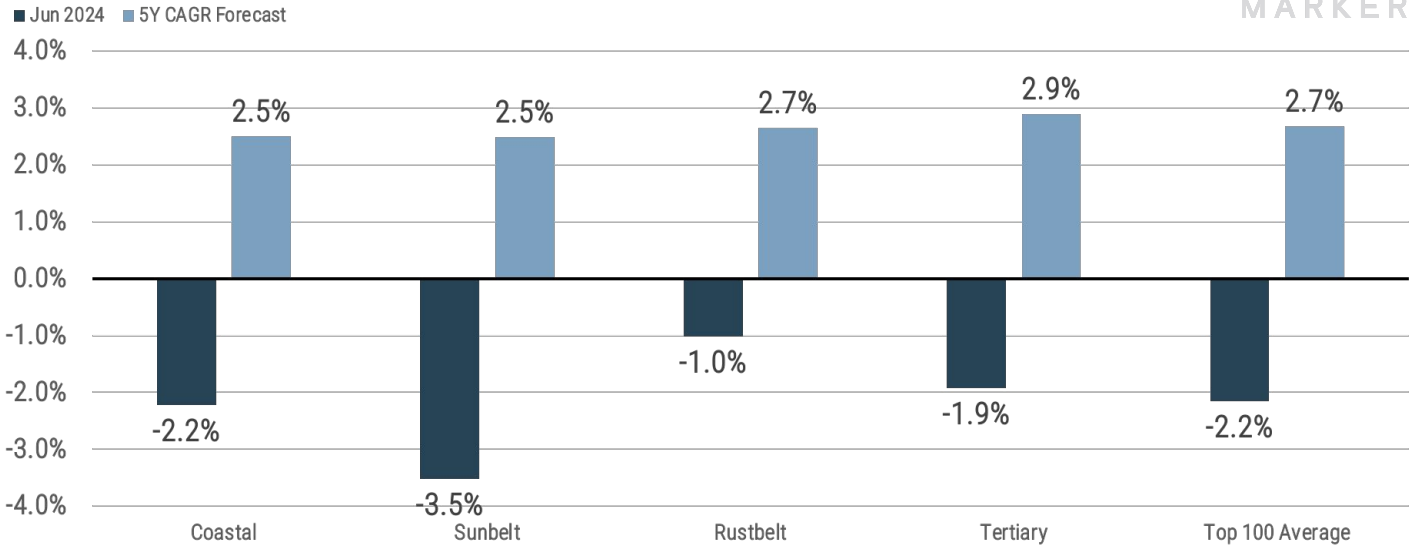
Tertiary Markets Poised to Deliver the Best Growth Over the Next Five Years

- Rustbelt markets are currently performing the best with -1.0% YoY growth and Sunbelt markets experiencing the worst current rent growth at -3.5% YoY.
- Over the next five years on a CAGR perspective, Tertiary markets are projected to outperform the top 100 average, while Coastal and Sunbelt markets are projected to modestly underperform.

Markerr's YoY Historical Rent Growth & Rent Forecast Through 2029



Markerr's YoY Historical Rent Growth & 5Y CAGR Rent Forecast



10/20 of the Markets Facing Largest Rent Cuts in June 2024 Were Located in Florida & Texas

- A majority of the markets that are currently facing the largest YoY percent decline of asking rent are markets that were previously high-flying.

Largest Rent Cut in June 2024

Rank	MSA	Rent YoY % Change
1	Cape Coral-Fort Myers, FL	-9.4%
2	Austin-Round Rock, TX	-7.0%
3	San Francisco-Oakland-Hayward, CA	-5.3%
4	New Orleans-Metairie, LA	-5.2%
5	Deltona-Daytona Beach-Ormond Beach, FL	-5.1%
6	North Port-Sarasota-Bradenton, FL	-5.0%
7	Colorado Springs, CO	-4.9%
8	Jacksonville, FL	-4.8%
9	Boise City, ID	-4.8%
10	Ogden-Clearfield, UT	-4.7%
11	Lakeland-Winter Haven, FL	-4.6%
12	Raleigh, NC	-4.6%
13	Atlanta-Sandy Springs-Roswell, GA	-4.5%
14	Greenville-Anderson-Mauldin, SC	-4.5%
15	San Diego-Carlsbad, CA	-4.5%
16	Tampa-St. Petersburg-Clearwater, FL	-4.2%
17	San Antonio-New Braunfels, TX	-4.2%
18	Palm Bay-Melbourne-Titusville, FL	-4.2%
19	Provo-Orem, UT	-4.1%
20	Orlando-Kissimmee-Sanford, FL	-4.1%

Stamford, CT is Expecting the Highest Projected Rent Growth, Ogden, UT with the Lowest Forecasted Rent Growth Over the Next Five Years

- Markerr's top ten markets include Knoxville, TN, Charleston, SC, and Greensboro, NC.
- Markerr's bottom ten markets include larger metros such as Seattle, WA, Denver, Co, and Austin, TX.

Rent Forecast Through 2029

	MSA	Year 1	Year 2	Year 3	Year 4	Year 5	5Y CAGR
TOP 10	Bridgeport-Stamford-Norwalk, CT	4.4%	5.1%	4.0%	4.8%	5.5%	4.7%
	Allentown-Bethlehem-Easton, PA-NJ	2.8%	3.6%	5.4%	5.3%	5.1%	4.4%
	Knoxville, TN	3.8%	7.5%	1.3%	4.0%	4.1%	4.1%
	Providence-Warwick, RI-MA	3.6%	3.9%	1.9%	6.1%	4.3%	4.0%
	Albany-Schenectady-Troy, NY	3.5%	4.2%	2.0%	3.6%	6.1%	3.9%
	Greensboro-High Point, NC	3.4%	6.6%	2.4%	4.2%	2.5%	3.8%
	Charleston-North Charleston, SC	5.1%	8.4%	1.3%	2.8%	1.6%	3.8%
	Hartford-West Hartford-East Hartford, CT	3.7%	4.7%	2.2%	3.0%	5.3%	3.8%
	Greenville-Anderson-Mauldin, SC	4.8%	6.8%	0.8%	4.0%	2.6%	3.8%
	Columbia, SC	5.7%	6.3%	4.5%	3.4%	-1.5%	3.7%
BOTTOM 10	Durham-Chapel Hill, NC	3.9%	8.5%	1.2%	-0.5%	-4.9%	1.5%
	Denver-Aurora-Lakewood, CO	3.7%	4.8%	1.0%	-2.6%	0.5%	1.4%
	Portland-Vancouver-Hillsboro, OR-WA	4.1%	4.4%	-0.6%	-1.5%	0.8%	1.4%
	San Antonio-New Braunfels, TX	4.1%	6.0%	1.0%	-0.8%	-3.2%	1.4%
	Minneapolis-St. Paul-Bloomington, MN-WI	3.2%	4.9%	0.2%	1.1%	-2.5%	1.3%
	Austin-Round Rock, TX	3.3%	4.7%	0.1%	-1.7%	0.3%	1.3%
	Seattle-Tacoma-Bellevue, WA	3.9%	4.4%	1.1%	-2.2%	-0.8%	1.2%
	Salt Lake City, UT	3.4%	3.5%	-1.6%	-0.7%	1.5%	1.2%
	Colorado Springs, CO	3.2%	5.6%	-0.3%	-1.1%	-1.5%	1.1%
	Ogden-Clearfield, UT	2.9%	5.6%	-2.7%	-2.6%	1.6%	0.9%

© MARKERR, INC 2024