

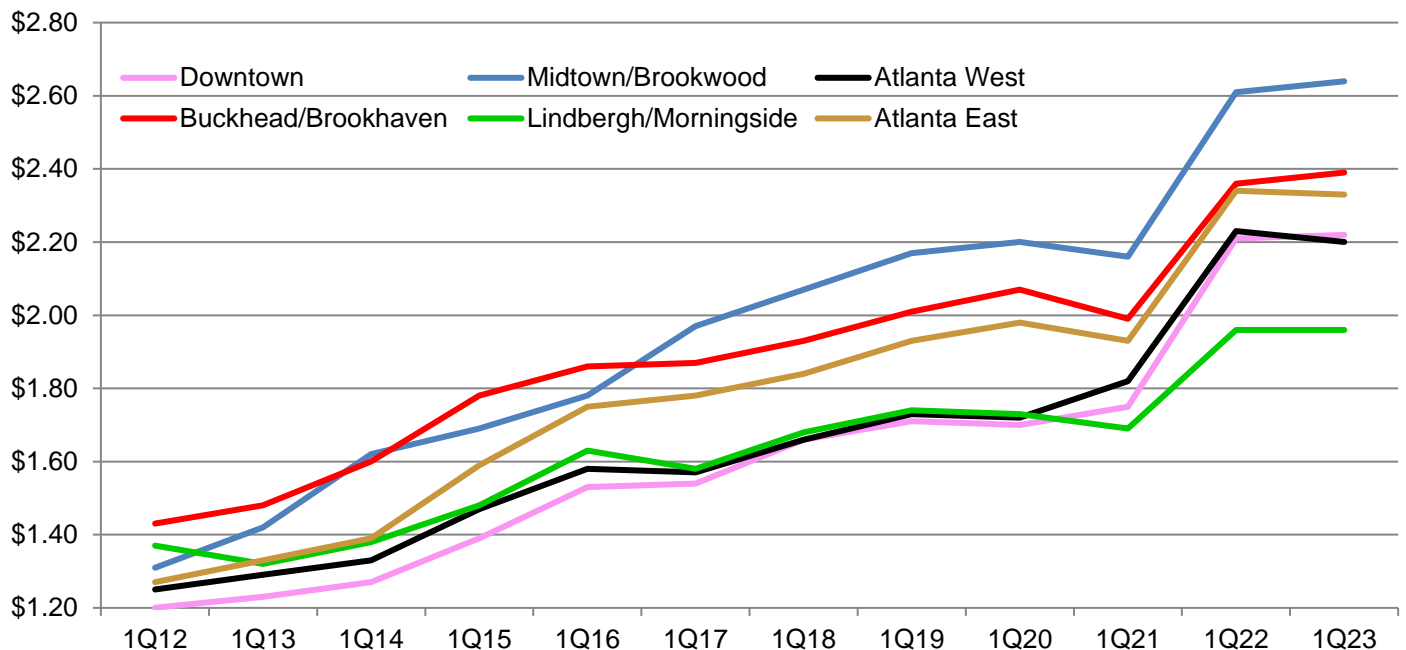
APARTMENT MARKET SNAPSHOT – INTOWN ATLANTA

SUBMARKET ACTIVITY

	Downtown	Midtown/ Brookwood	Atlanta West	Buckhead/ Brookhaven	Lindbergh/ Morningside	Atlanta East	Intown Atlanta
Existing Class A Inventory							
Total Number of Units	3,927	10,768	6,371	14,404	4,580	15,776	55,826
Number of Units Surveyed	3,851	10,228	6,371	13,491	4,580	15,746	54,267
Average Monthly Rent	\$1,941	\$2,375	\$1,911	\$2,339	\$1,798	\$2,075	\$2,145
Average Rent Per Sq. Ft.	\$2.22	\$2.64	\$2.20	\$2.39	\$1.96	\$2.33	\$2.35
Year-Over-Year % Change	0.5%	1.1%	(1.3%)	1.3%	0.0%	(0.4%)	0.4%
Stabilized Occupancy Rate	95.0%	95.0%	95.6%	95.4%	94.2%	95.4%	95.2%
Affordable Units Within Class A Projects							
	271	16	124	0	0	595	1,006
Deliveries in Last 12 Months							
Number of Projects	2	3	2	3	0	10	20
Number of Units	316	1,122	336	997	0	1,960	4,731
Pipeline							
Projects Under Construction	5	11	8	4	2	18	48
Units Under Construction	995	4,065	2,398	942	493	3,843	12,736
Projects Proposed	6	4	6	7	0	13	36
Units Proposed	1,414	1,525	1,393	2,319	0	2,961	9,612

Note: The average occupancy rate does not include the 18 projects (4,634 units) in lease-up, which have a current occupancy rate of 42.9 percent. Only projects built since 2008 were surveyed. Projects with less than 30 units are not tracked.

AVERAGE RENT PER SQUARE FOOT BY SUBMARKET



Source: Haddow & Company

Updated: First Quarter 2023