

TAMPA – Q3 2022

# MULTIFAMILY REPORT

# MARKET AT A GLANCE

▲  
CLASS A VACANCY

9.1%

▲  
CLASS B VACANCY

8.5%

▲  
CLASS C VACANCY

3.8%

## VACANCY RATES



The Tampa multifamily market experienced record move-ins in 2021, which caused the vacancy rate to fall below 5% for the first time since 2006. Though there are roughly 15,000 units being built, the high demand and growing economy justifies the level of development.

The Q3 2022 average vacancy rate sits at 7.1%. Although vacancies are experiencing an upward trend, we attribute this to the current level of inventory being delivered to the market that has not yet been absorbed.

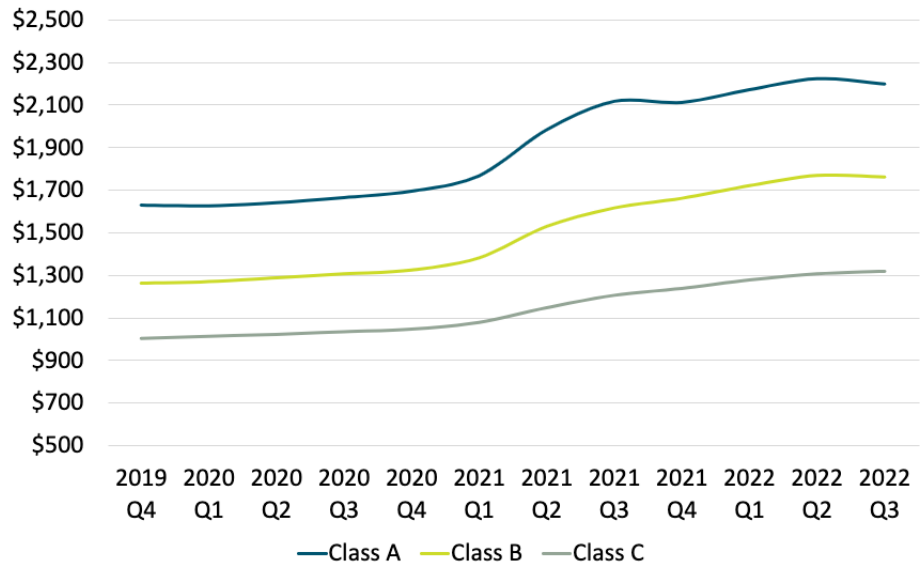


▼  
**CLASS A RENT**  
**\$2,197**

▼  
**CLASS B RENT**  
**\$1,760**

▲  
**CLASS C RENT**  
**\$1,317**

# RENT PER UNIT



Apartment rental growth in Tampa has become extremely aggressive over the last year. Rental rates have grown by 6.5% over the last 12-month period. Class A apartments charged higher rates, while they continued to fill the buildings with tenants. The average

rent this quarter across all classes is \$1,758 per unit, and at the beginning of 2020 rent was an average of \$1,301 per unit. These rates show significant growth in the last two years and with rising interest rates, there are no signs of the growth stopping.

# RECENT TRANSACTIONS



SAINT PETERSBURG, FL AUGUST 2022

329,379 SF

2680 54TH AVE S

304 UNITS

3 FLOORS

21.14 ACRES

OWNER LURIN CAPITAL

SELLER KONOVER SOUTH



CLEARWATER, FL AUGUST 2022

207,733 SF

2165 GULF TO BAY BLVD

296 UNITS

3 FLOORS

27.29 ACRES

OWNER STARWOOD

SELLER BLUEROCK RE LLC



*CHARLESTON LANDINGS*  
*\$51,743,396*

*BUILT IN 1987*

BRANDON, FL AUGUST 22

256,144 SF

902 DELANEY CIR

300 UNITS

2 FLOORS

23.61 ACRES

OWNER TRUAMERICA MULTIFAMILY

SELLER DORVIDOR MGMT CO



# — DARRON KATTAN

Managing Director, Investment Sales



“Tampa Bay continues to experience unprecedented population growth as well as more and more companies moving their businesses here, all of which has led to very strong demand for multifamily. Going forward, we can expect new units to be quickly absorbed and rents to continue growing at a healthy pace, allowing multifamily to remain a very attractive investment in the Tampa Bay market.”

Geography Name	Inventory Units	Market Effective Rent/Unit	Vacancy Rate
Central Pinellas	31,338	\$1,790	5.40%
Downtown St Petersburg	9,231	\$2,198	4.39%
Downtown Tampa	12,084	\$2,508	10.21%
Hernando County	1,580	\$1,379	3.50%
Pasco County	17,888	\$1,677	7.71%
South Tampa	12,403	\$1,952	8.41%
Totals/Averages	84,524	\$1,917	6.60%

Q3 DELIVERED UNITS

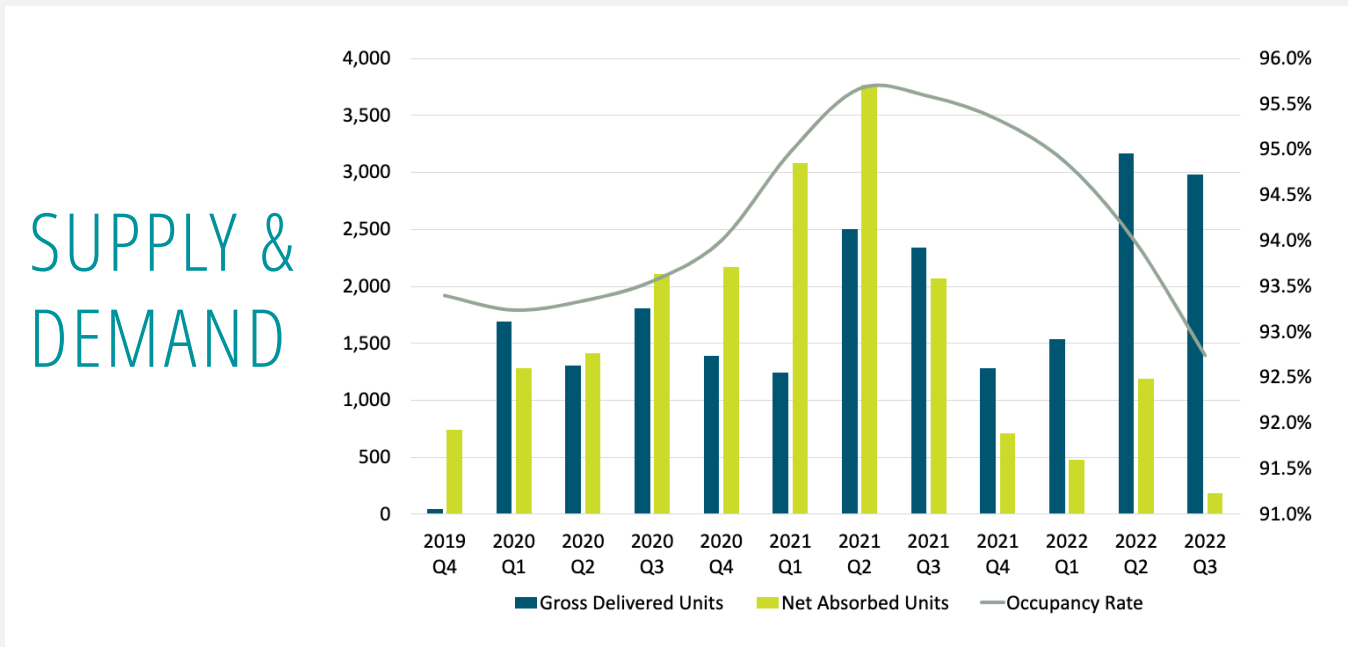
2,974

Q3 ABSORBED UNITS

174

Q3 OCCUPANCY

92.7%



As mentioned above, there were many multifamily units delivered to Tampa and developers have no problem filling them based off these absorption rates. Q2 2022 had the largest amount of delivered units and absorbed space since 2019. Downtown Tampa is leading development with the most units delivered

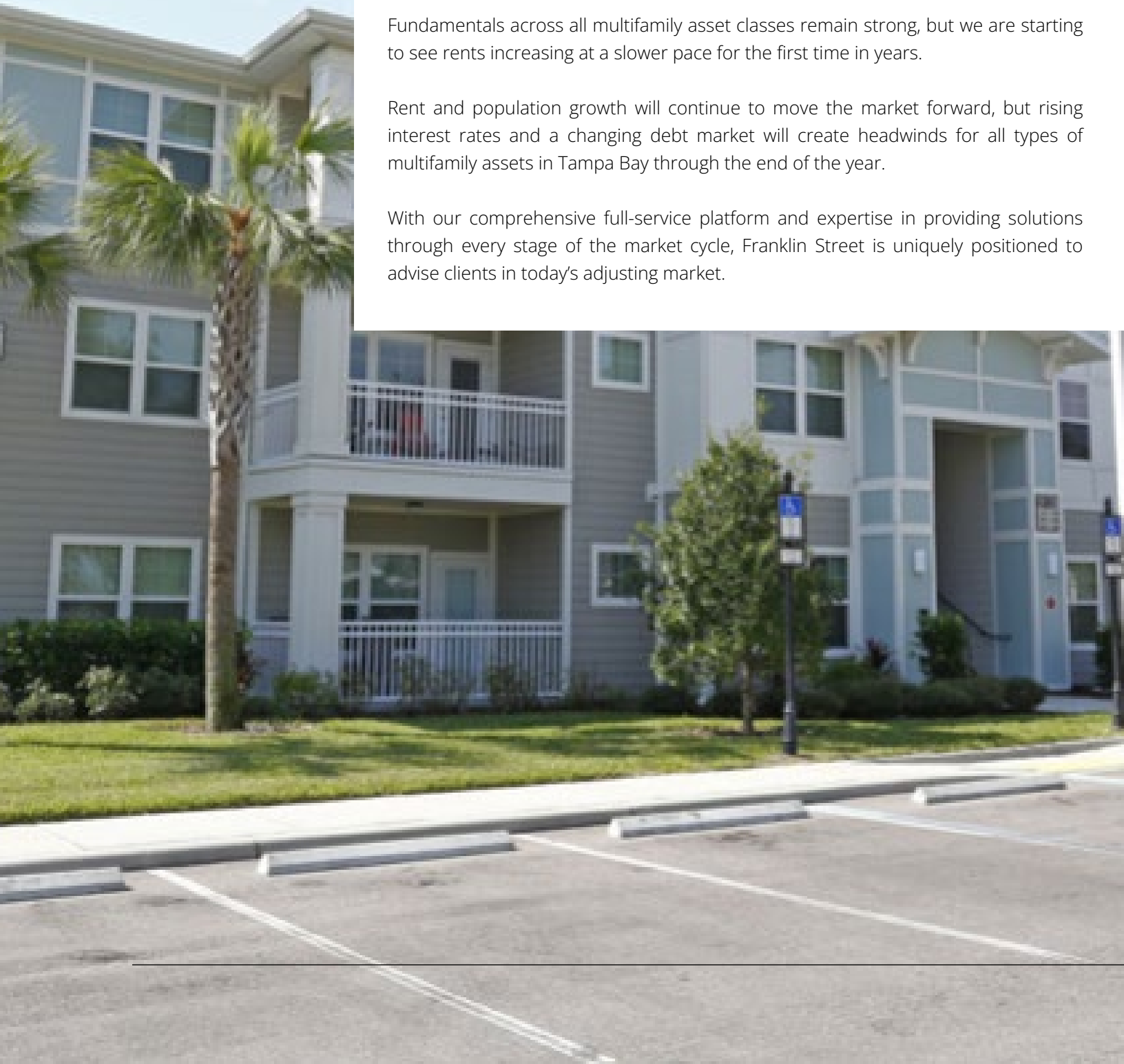
year to date. As absorption continues to be higher than deliveries, an increase in occupancy can be seen from the chart. As people continue to relocate to the Tampa area, more multifamily buildings are being constructed and there is no shortage of tenants for developers.

## CONCLUSION

Fundamentals across all multifamily asset classes remain strong, but we are starting to see rents increasing at a slower pace for the first time in years.

Rent and population growth will continue to move the market forward, but rising interest rates and a changing debt market will create headwinds for all types of multifamily assets in Tampa Bay through the end of the year.

With our comprehensive full-service platform and expertise in providing solutions through every stage of the market cycle, Franklin Street is uniquely positioned to advise clients in today's adjusting market.





# OUR TEAM

## DARRON KATTAN

Managing Director  
Tampa, FL  
813.658.3355  
Darron.Kattan@FranklinSt.com

## ZACH AMES

Managing Director  
Tampa, FL  
813.288.6676  
Zach.Ames@FranklinSt.com

## AVERY JORDAN

Senior Director  
Tampa, FL  
813.577.3826  
Avery.Jordan@FranklinSt.com

## MARK SAVARESE

Director  
Tampa, FL  
813.577.3837  
Mark.Savarese@FranklinSt.com

## DAN DRATCH

Director  
South Florida  
954.312.1677  
Dan.Dratch@FranklinSt.com

## GREG MATUS

Managing Director  
South Florida  
954.671.1821  
Greg.Matus@FranklinSt.com

## STEVEN MCADOO

Director  
Jacksonville, FL  
904.574.7400  
Steven.Mcadoo@FranklinSt.com

## JONATHAN HAWKS

Senior Director  
Nashville, TN  
706.372.4177  
Jonathan.Hawks@FranklinSt.com

## CARY BROWN

Senior Associate  
Tampa, FL  
813.559.2015  
Cary.Brown@FranklinSt.com

## CAMERON WOLFE

Senior Associate  
Tampa, FL  
813.793.8609  
Cameron.Wolfe@FranklinSt.com

## RYAN WOLD

Senior Associate  
South Florida  
732.320.7822  
Ryan.Wold@FranklinSt.com

## PORTIA DEBRIDE

Associate  
South Florida  
954.487.1926  
Portia.Debride@FranklinSt.com

# CAPITAL ADVISORS

## CASEY SIGGINS

Senior Director  
Tampa, FL  
813.397.1638  
Casey.Siggins@FranklinSt.com

## BEN MILLER

Senior Director  
Tampa, FL  
813.559.2005  
Ben.Miller@FranklinSt.com

## JAVIER HERRERA

Senior Director  
Miami, FL  
305.733.1944  
Javier.Herrera@FranklinSt.com

## JOSEPH LANDSBERG

Director  
Ft. Lauderdale, FL  
954.487.1940  
Joseph.Landsberg@FranklinSt.com

## NATE WEYER

Senior Director  
Atlanta, GA  
404.410.0909  
Nate.Weyer@FranklinSt.com



CAPITAL ADVISORY | INSURANCE SERVICES | INVESTMENT SALES | PROJECT MANAGEMENT  
LANDLORD REPRESENTATION | TENANT REPRESENTATION | PROPERTY MANAGEMENT

CONTACT [RESEARCHANDMARKETING@FRANKLINST.COM](mailto:RESEARCHANDMARKETING@FRANKLINST.COM)  
FOR MORE INFORMATION

