

# Miami Beach Multi-Family Q1 2015

Leasing Units	Survey	5-Year Avg
Vacant Units	514	394
Vacancy Rate	5.8%	4.4%
12 Mo. Absorption Units	-264	-72

Inventory in Units	Survey	5-Year Avg
Existing Units	31,026	8,906
12 Mo. Const. Starts	0	105
Under Construction	285	131
12 Mo. Deliveries	9	14

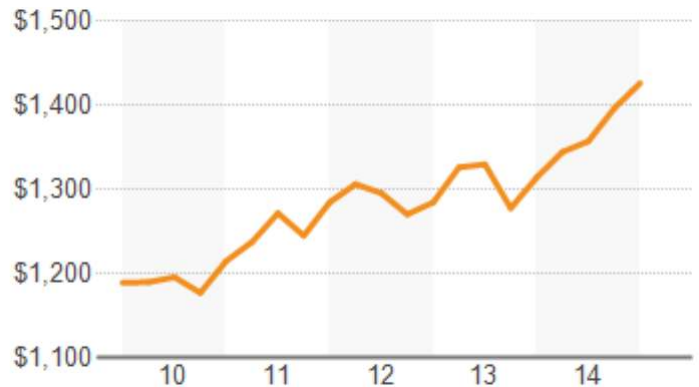
Rents	Survey	5-Year Avg
Studio Asking Rent	\$1,019	\$906
1 Bed Asking Rent	\$1,311	\$1,185
2 Bed Asking Rent	\$2,084	\$1,809
3+ Bed Asking Rent	\$3,166	\$2,652
Concessions	1.3%	1.6%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$143,717	\$129,295
Asking Price Per Unit	\$230,718	\$144,417
Sales Volume (Mil.)	\$197	\$812
Cap Rate	5.4%	6.1%

## Vacancy Rate



## Asking Rent Per Unit



## Absorption, Deliveries, Vacancy

