

Northeast Dade Multi-Family Q1 2015

Leasing Units	Survey	5-Year Avg
Vacant Units	431	488
Vacancy Rate	3.1%	3.5%
12 Mo. Absorption Units	-100	112

Inventory in Units	Survey	5-Year Avg
Existing Units	25,831	13,815
12 Mo. Const. Starts	0	92
Under Construction	0	81
12 Mo. Deliveries	0	92

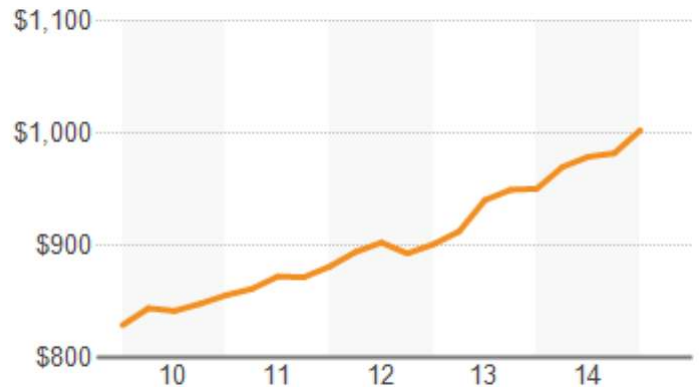
Rents	Survey	5-Year Avg
Studio Asking Rent	\$761	\$712
1 Bed Asking Rent	\$929	\$827
2 Bed Asking Rent	\$1,104	\$997
3+ Bed Asking Rent	\$1,183	\$1,081
Concessions	0.9%	1.8%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$71,260	\$64,703
Asking Price Per Unit	\$86,165	\$60,836
Sales Volume (Mil.)	\$49	\$349
Cap Rate	7.6%	7.6%

Vacancy Rate



Asking Rent Per Unit



Absorption, Deliveries, Vacancy

