

South Dade Multi-Family Q1 2015

Leasing Units	Survey	5-Year Avg
Vacant Units	423	511
Vacancy Rate	2.9%	3.6%
12 Mo. Absorption Units	275	355

Inventory in Units	Survey	5-Year Avg
Existing Units	21,401	14,027
12 Mo. Const. Starts	136	209
Under Construction	136	363
12 Mo. Deliveries	296	297

Rents	Survey	5-Year Avg
Studio Asking Rent	\$675	\$656
1 Bed Asking Rent	\$774	\$708
2 Bed Asking Rent	\$877	\$815
3+ Bed Asking Rent	\$1,053	\$974
Concessions	0.3%	1.5%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$48,308	\$53,186
Asking Price Per Unit	\$68,426	\$57,162
Sales Volume (Mil.)	\$29	\$157
Cap Rate	9.1%	8.3%

Vacancy Rate



Asking Rent Per Unit



Absorption, Deliveries, Vacancy

