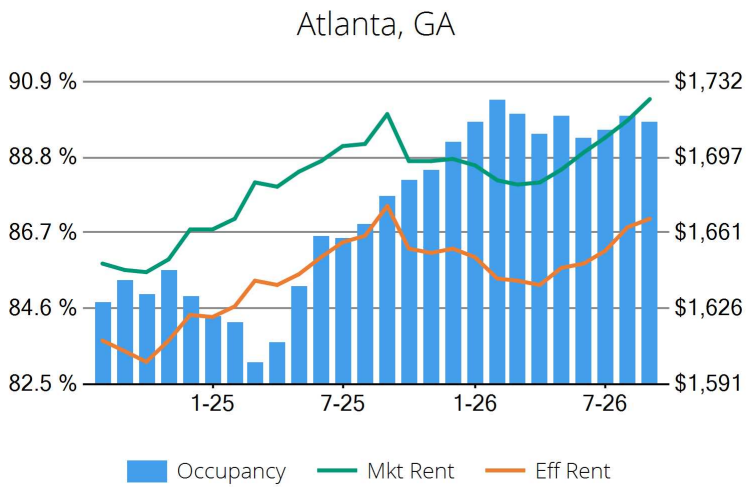
Atlanta, GA

End of September, 2026

General Overview

Conventional Properties	Sep 2026	Annual Chg
Occupancy	89.8	+1.6%
Unit Change	10,515	
Units Absorbed (Annual)	16,871	
Average Size (SF)	1,022	+0.4%
Asking Rent	$1,724	+0.4%
Asking Rent per SF	$1.69	+0.1%
Effective Rent	$1,668	-0.3%
Effective Rent per SF	$1.63	-0.7%
% Offering Concessions	35%	+29.8%
Avg. Concession Package	8.8%	+4.0%



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	79%	2,643	542,078	89.8%	1,022	$1,724	$1,668	34.7%	8.8%
Affordable	13%	668	87,735	88.9%	974	$1,338	$1,319	12.1%	7.9%
Senior Living	7%	462	47,977	90.2%	891	$1,904	$1,865	11.6%	13.0%
Student Housing	2%	65	12,303	83.3%	1,029	$2,927	$2,891	14.3%	9.1%
Totals		**3,838**	**690,093**						

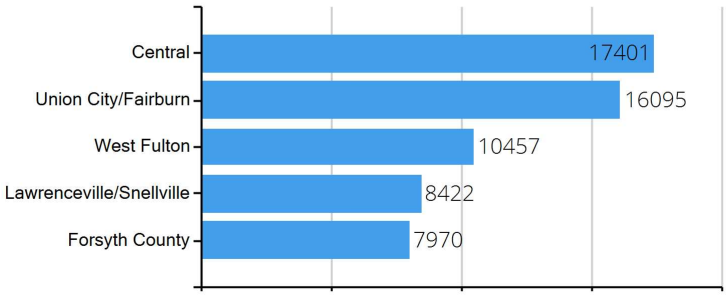
Top 5 Submarkets

Occupancy Annual Change	Sep-26	Change
Athens/UGA	72.3%	41.5%
Floyd/Polk County	88.2%	22.8%
Cherokee County	89.1%	15.9%
Stockbridge/McDonough	89.1%	15.7%
Union City/Fairburn	85.5%	13.1%

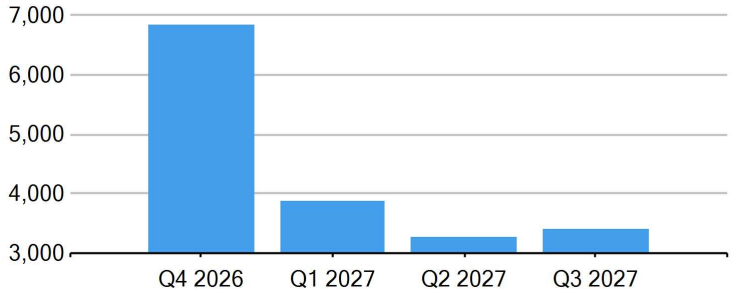
Effective Rent Gains	Sep-26	Change
Douglas County	$1,587	4.9%
Newnan	$1,688	3.9%
Union City/Fairburn	$1,641	3.7%
Fayette County	$1,866	3.5%
Cartersville	$1,551	2.4%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



ALN Apartment Data tracks 12K management companies with over 203K properties, comprised of over 26.3 million total units. We offer our clients feature-rich, user-friendly platforms to perform research with confidence, and our comprehensive services are available nationwide. Copyrights: All data, information and material provided through ALN Platforms or Reports are copyrighted. All resales, redistribution, or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing, questions, or additional information about our services, please contact Sales@alndata.com or call 800-643-6416 x 3.

ALN Apartment Data
www.alndata.com
NATIONWIDE MULTIFAMILY DATA