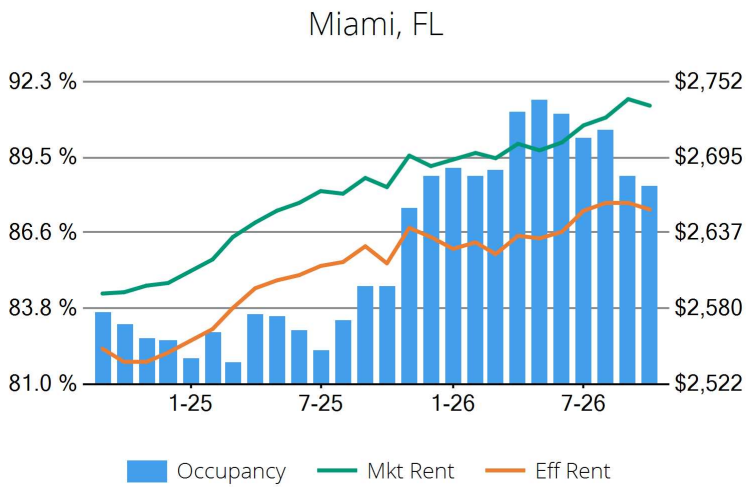
Miami, FL

End of October, 2026

General Overview

Conventional Properties	Oct 2026	Annual Chg
Occupancy	88.4	+3.9%
Unit Change	5,181	
Units Absorbed (Annual)	8,950	
Average Size (SF)	901	+0.3%
Asking Rent	$2,734	+2.4%
Asking Rent per SF	$3.03	+2.1%
Effective Rent	$2,655	+1.7%
Effective Rent per SF	$2.94	+1.4%
% Offering Concessions	31%	+34.8%
Avg. Concession Package	8.0%	-4.4%



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	63%	752	137,277	88.4%	901	$2,734	$2,655	30.6%	8.0%
Affordable	26%	397	56,207	92.6%	843	$1,660	$1,637	8.6%	8.5%
Senior Living	8%	136	17,954	86.7%	702	$2,165	$2,160	4.7%	7.9%
Student Housing	3%	19	5,658	99.5%	768	$2,988	$2,988	0.0%	0.0%
Totals		**1,304**	**217,096**						

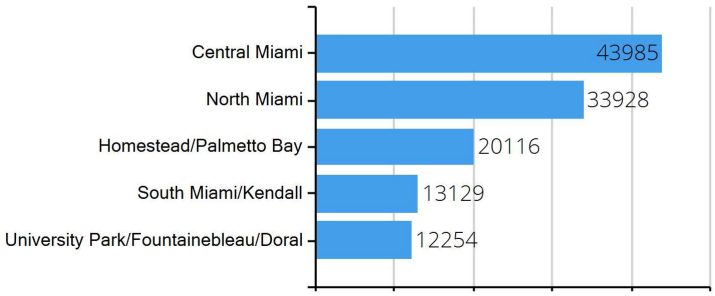
Top 5 Submarkets

Occupancy Annual Change	Oct-26	Change
Central Miami	88.0%	10.2%
South Miami/Kendall	93.9%	7.7%
Keys	94.2%	5.2%
Miami Springs/Hialeah/Opa-locka	86.5%	0.1%
Miami Beach	94.4%	-0.0%

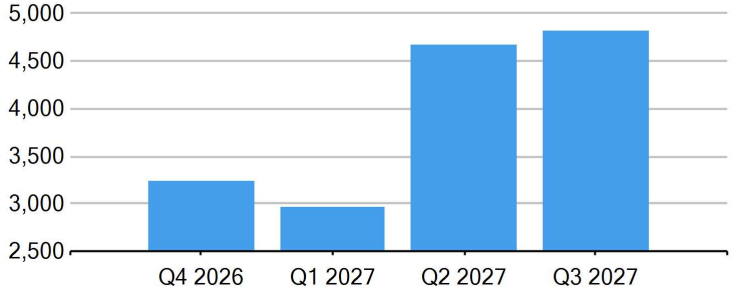
Effective Rent Gains	Oct-26	Change
Miami Beach	$3,529	22.5%
North Miami	$2,330	3.2%
South Miami/Kendall	$2,433	2.4%
Central Miami	$3,105	0.8%
Keys	$2,942	0.5%

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