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Apartment Market Research

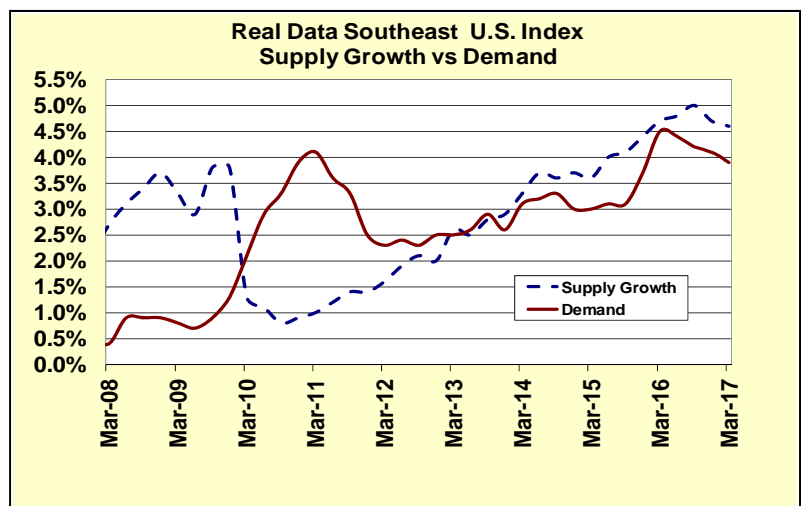
TAMPA APARTMENT MARKET UPDATE MAY 2017

Strong demand kept the Tampa region's vacancy rate at a low 5.1% despite a surge of new units coming online. Demand was strongest in the Peninsula-South, Tampa-Central and Tampa-Southeast submarkets, which accounted for roughly forty percent of all units absorbed. These are also the submarkets with the highest levels of development activity.

The development pipeline remains very active. New apartment units coming online increased by roughly forty percent over the previous twelve month period. There are currently more than 5,000 units under construction and an additional 6,000 units proposed to be built.

The Tampa region continues to post healthy rent growth allowing the average monthly rent to increase to \$1,130 per month.

We expect demand to remain healthy for the Tampa metro keeping the vacancy rate in the 5% range for the next eighteen months and the area should continue to see healthy rent growth as vacancy rates remain at lower levels.



For more information about the apartment reports, or other market studies provided by **Real Data**, please call Kelly Reddecliff at (704) 369-2345 x103.

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Real Data - Apartment Market Statistics



SourceCD - Electronic PDF document (500+ pages) includes the Apartment Index Report's overall and submarket analysis in hard copy and electronic form. In addition, the Apartment SourceCD includes detailed community information with pictures, maps, historical rents and vacancies, floor plans, ownership, management, and sales info for each apartment community.



DataWizard - includes copies of the Apartment Index Report and SourceCD plus an interactive GIS mapping application and an excel file containing ownership, management, and five years of historical rents, vacancies, absorption, square footage and development information for each apartment community. Create customized graphs or export information into other software applications. In addition, there is a regional matrix comparing key statistics for all 15 markets covered by Real Data enabling subscribers to compare market conditions in different cities.

1 City / Market	2 Publication Dates	3 Apt SourceCD		DataWizard		4 Apt Assoc Member		5 Price
		One Issue	Subscription	One Issue	Subscription	YES	NO	
<input type="checkbox"/> Asheville, NC	December	\$550	\$700	\$600	\$775	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Charleston, SC	March / Sept.	\$575	\$750	\$625	\$825	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Charlotte, NC	March / Sept.	\$600	\$775	\$675	\$845	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Columbia, SC	May / Nov.	\$575	\$750	\$625	\$825	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Greensboro-Winston	April / Oct.	\$575	\$750	\$625	\$825	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Greenville-S'burg, SC	June / Dec.	\$575	\$750	\$625	\$825	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Jacksonville, FL	Jan. / July	\$575	\$750	\$625	\$825	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Nashville, TN	Feb. / Aug.	\$575	\$750	\$625	\$825	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Norfolk-Va.Beach, VA	May / Nov.	\$575	\$750	\$625	\$825	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Orlando, FL	March / Sept.	\$600	\$775	\$675	\$845	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Raleigh-Durham, NC	Feb. / Aug.	\$600	\$775	\$675	\$845	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Richmond, VA	Jan. / Jul.	\$575	\$750	\$625	\$825	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Savannah, GA	August	\$550	\$700	\$600	\$775	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Tampa-St. Petersburg	May / Nov.	\$600	\$775	\$675	\$845	<input type="checkbox"/>	<input type="checkbox"/>	\$
<input type="checkbox"/> Wilmington, NC	June	\$550	\$700	\$600	\$775	<input type="checkbox"/>	<input type="checkbox"/>	\$
<i>Discounts of \$75 are available for local apartment assoc. members who updated their vacancy and rental information for our survey. The discount only applies to the local markets in which you are an apartment association member. NC Residents add 7.25% Sales Tax</i>							Less Discount	\$
							Sales Tax 7.25%	\$
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