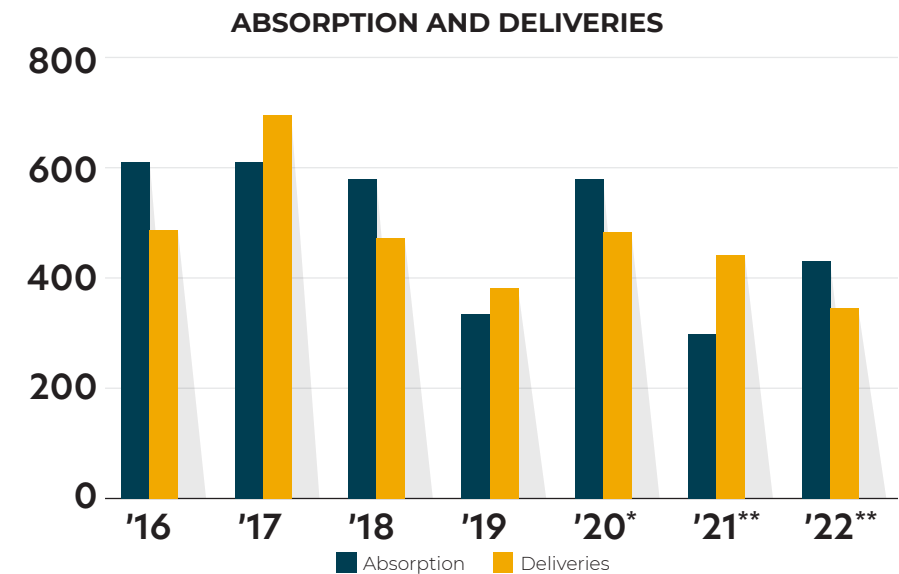
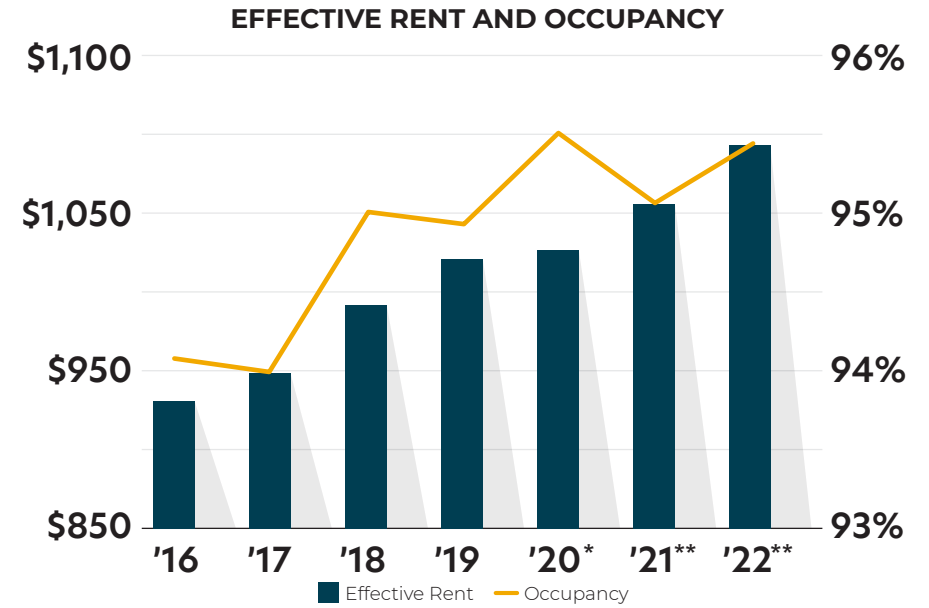


TALLAHASSEE, FLORIDA



MARKET TRENDS



2021 MARKET AT A GLANCE

OCCUPANCY RATE
95.1%
 Down 40 bps YOY

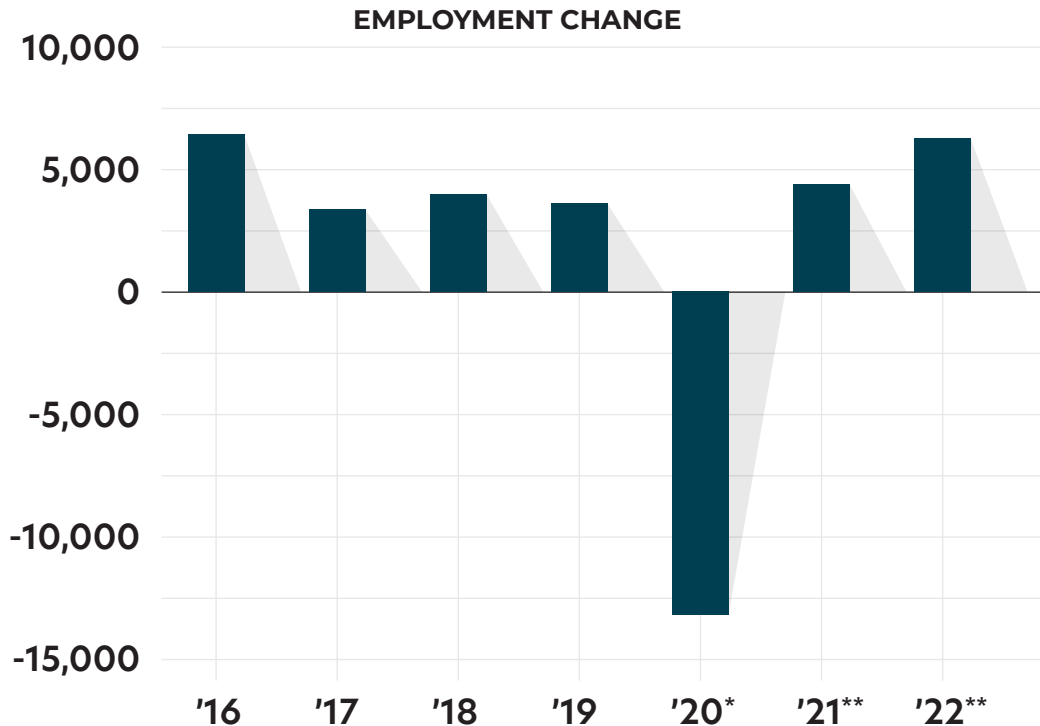
EFFECTIVE RENT
\$1,051
 Up 2.6% YOY

RENT SHARE OF WALLET
22.6%
 Up 10 bps YOY

Data and images pertaining to employment, income, permits, population, rents, single-family housing, and occupancy are year-end figures. Absorption, construction, and apartment sales figures are full-year totals. *Numbers for 2020 are projected values; **2021/2022 figures are forecast projections. Apartment market data criteria and methodologies vary by market.

TALLAHASSEE, FLORIDA

EMPLOYMENT TRENDS



2019	YOY CHANGE	2020*	YOY CHANGE	2021**
189,500	-7.0%	176,200	2.3%	180,300

2019	YOY CHANGE	2020	YOY CHANGE	2021
2.4%	450 BPS	6.9%	-20 BPS	6.7%

2019	YOY CHANGE	2020	YOY CHANGE	2021
388,300	0.4%	390,000	0.6%	392,400

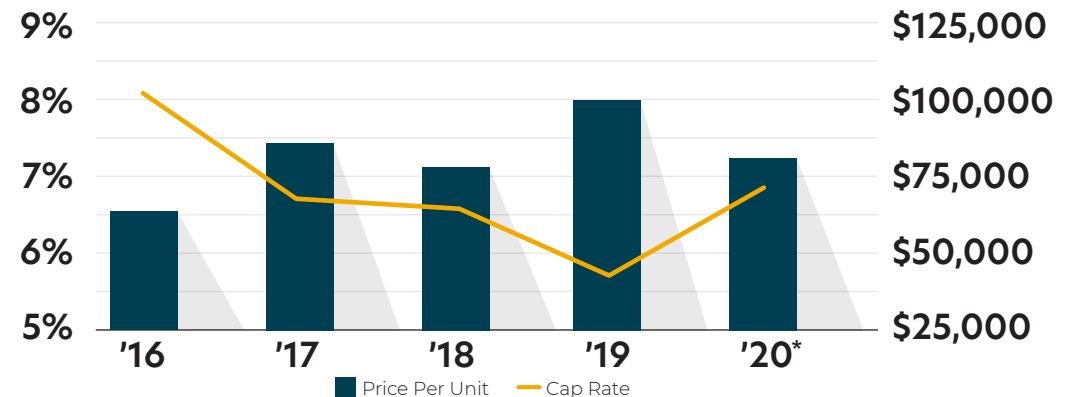
2019	YOY CHANGE	2020	YOY CHANGE	2021
151,400	0.9%	152,800	1.4%	154,900

2019	YOY CHANGE	2020	YOY CHANGE	2021
\$52,412	4.1%	\$54,577	2.3%	\$55,830

SALES TRENDS

2019	YOY CHANGE	2020*
\$99,149	-20.0%	\$79,352

2019	YOY CHANGE	2020
5.7%	110 BPS	6.8%



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