



## Atlanta Metro Multifamily Market Update Q4 2025 QTD

We wrote off Atlanta for a bit when 21,000 new units were delivered in 2023 and sent vacancy soaring to 11.1% and rents tumbling.

### **The story is changing.**

I've put together a summary of key metrics for Atlanta's multifamily market from Q1 2023 through QTD 4 2025. A sea change is clear. Vacancy has compressed 200 basis points from its peak. Rents have grown for seven consecutive quarters. And effective rents are now 3.6% above their pre-correction levels.

The data tells the story when you track each quarter from Q1 2023 through today.

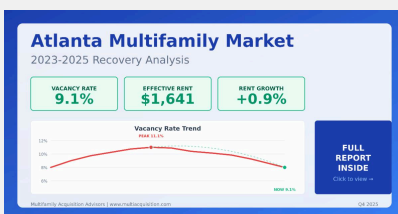
### **What you'll find in this summary:**

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- Visual of the supply-demand rebalancing (with charts that tell the story at a glance)
- The turning point: when fundamentals shifted
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- What 2025's 80% drop in new construction means for pricing power
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- Where vacancy is headed and what it signals for investment timing
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There's a lot of "noise" in our business. Whether you're evaluating potential acquisitions, refinancing existing assets, in lease-up, or analyzing your geographic exposure, this synopsis gives you basic market intelligence on where we've been and where we're going in a 3-minute read.

The multifamily landscape is shifting. Each market area will follow its own path, but there are common themes. Atlanta's recovery is a case study in how quickly oversupply can correct when new construction slows.

**Click the Image Below to Access Report**



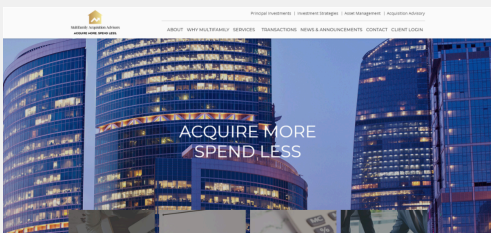
I'll be sending these market dives twice weekly for the top ten metros. If there's a specific market you'd like me to include, just hit "reply" and let me know.

Best regards,

Chris

*This analysis reflects conditions as of QTD 4, 2025. Source: CoStar Analytics.*

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