



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.

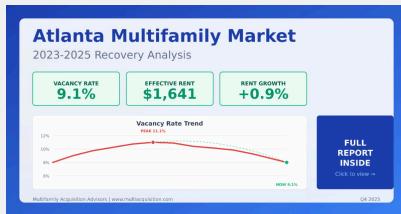
What you'll find in this summary:

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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



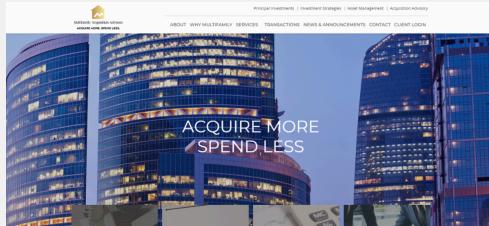
I'll be sending these market dives twice weekly for the top ten metros. If there's a specific market you'd like me to include, just hit "reply" and let me know.

Best regards,

Chris

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

Click the image below to visit our website at www.multiacquisition.com.



Christopher Thomson

Managing Principal

Multifamily Acquisition Advisors

Direct: 214.497.1450

christopher@multiacquisition.com

Multifamily Acquisition Advisors | 10481 Parkview Suite 100 | Frisco, TX 75033 US

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