



MULTIFAMILY REPORT

Tampa Stays Dynamic

July 2022

Transaction Volume Maintains Pace

Demographic Expansion Props Up Demand

Florida Leads the Way in YoY Rent Growth

TAMPA MULTIFAMILY



In-Migration, Job Market Back Rent Expansion

Multifamily continues to be one of the leading growth sectors for Tampa Bay's real estate industry. The current economic landscape—defined by rising interest rates, increasing prices and high inflation—has not yet dampened demand nor curbed the upward climb of rents. On a trailing three-month basis through May, rates rose 1.2% to an all-time high of \$1,797.

Tampa's job market has been steadily improving, with the employment rate expanding by 5.0% (81,200 jobs) in the 12 months ending in March. Leisure and hospitality (22,700 positions) and trade, transportation and utilities (21,500) led the way. Through a multiphase \$2.9 billion program—known as PIPES—the City of Tampa is aiming to bring water, wastewater, stormwater and transportation improvements to four underserved neighborhoods: East Tampa, MacFarlane Park, Forest Hills and Virginia Park. But authorities are also partnering with private developers in mixed-use projects: The \$300 million Rome Yard development is being built on a city-owned parcel in West Tampa.

As of May, developers brought online only 1,776 units, with deliveries marking a slowdown compared to the first five months of 2021. Investment activity stayed elevated, with \$3 billion in multifamily assets changing hands. Considering the real estate industry is sensitive to any changes in interest rates, it remains to be seen how recent spikes will impact deal flow and property values.

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Contacts

Jeff Adler

Vice President & General
Manager of Yardi Matrix
Jeff.Adler@Yardi.com
(303) 615-3676

Ron Brock, Jr.

Industry Principal, Matrix
JR.Brock@Yardi.com
(480) 663-1149 x2404

Doug Ressler

Media Contact
Doug.Ressler@Yardi.com
(480) 695-3365

Author

Laura Calugar

Senior Editor

Recent Tampa Transactions

Nine15



City: Tampa, Fla.
Buyer: Goldman Sachs & Co.
Purchase Price: \$184 MM
Price per Unit: \$508,287

Bleecker Hyde Park



City: Tampa, Fla.
Buyer: Conti Organization
Purchase Price: \$115 MM
Price per Unit: \$444,015

Verso Luxury



City: Davenport, Fla.
Buyer: ECI Group
Purchase Price: \$86 MM
Price per Unit: \$342,000

Allister Place



City: Tampa, Fla.
Buyer: Dasmen Residential
Purchase Price: \$70 MM
Price per Unit: \$182,292