



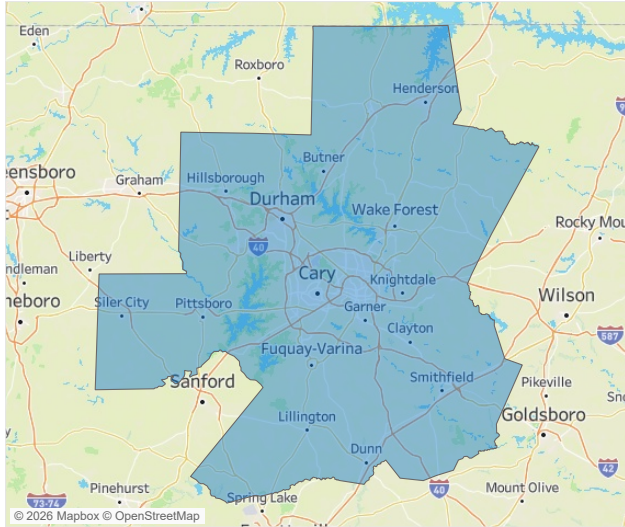
Jeff Adler  
Vice President  
[Jeff.Adler@yardi.com](mailto:Jeff.Adler@yardi.com)

Contacts

Razvan Cimpean  
SEO Engineer  
[Razvan-I.Cimpean@yardi.com](mailto:Razvan-I.Cimpean@yardi.com)

Raleigh - Durham

April 2026



**Raleigh - Durham** is the **27th** largest multifamily market with **213,582** completed units and **120,180** units in development, **9,728** of which have already broken ground.

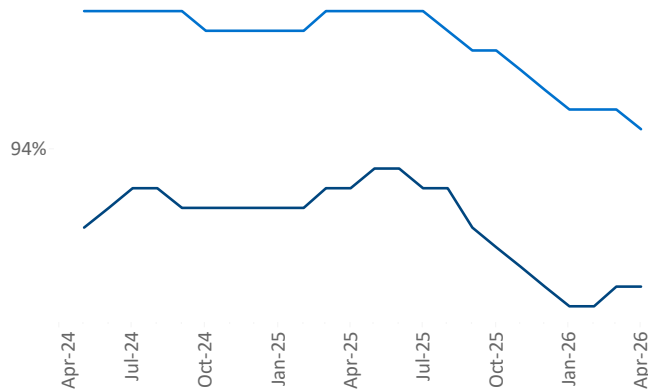
Advertised **rents** are at **\$1,544**, down **-1.7%** ▼ from the previous year placing Raleigh - Durham at **108th** overall in year-over-year rent growth.

Multifamily housing **demand** was positive with **11,612** ▲ units absorbed over the last twelve months. Absorption decreased by **-1,257** ▼ units from the previous year's absorption gain of **12,869** ▲ units.

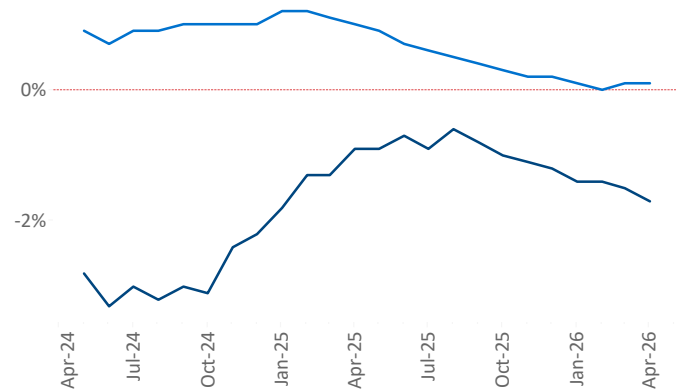
**Employment** in Raleigh - Durham grew **1.3%** ▲ over the last twelve months, while hourly wages grew **3.6%** ▲ YoY to **\$37.61**, according to the *Bureau of Labor Statistics*.

■ Raleigh - Durham ■ National

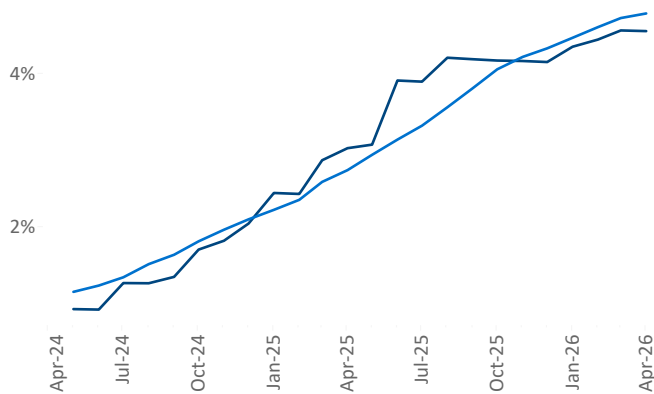
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

