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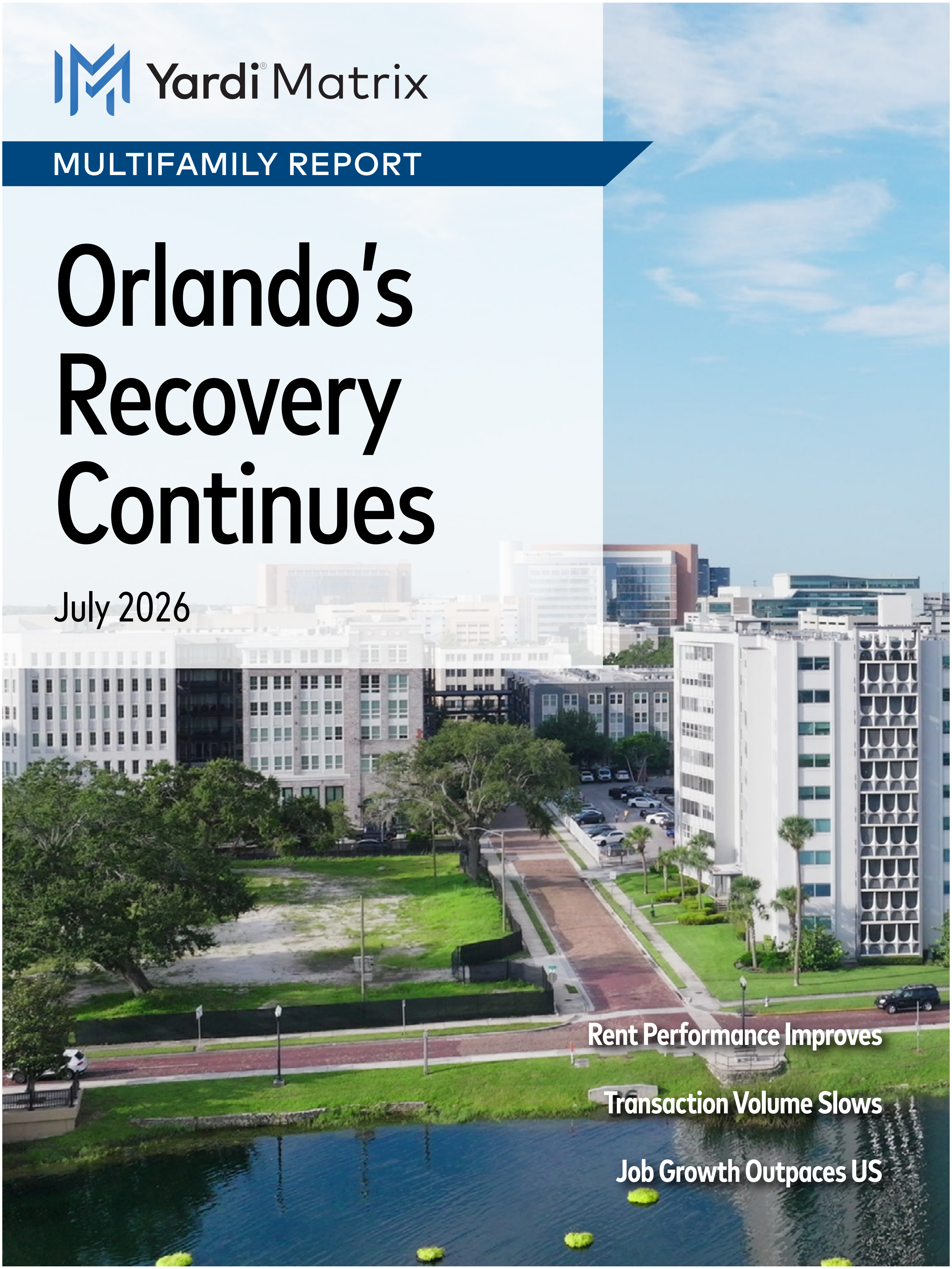
Yardi® Matrix

MULTIFAMILY REPORT

Orlando's Recovery Continues

July 2026



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ORLANDO MULTIFAMILY

Yardi Matrix

Rents Rebound, Boosted by Spring Bump

Orlando multifamily showed signs of improvement after nine months of negative or flat rent movement. The average advertised asking rent was up 0.2%, on a trailing three-month basis as of May, to $1,767, just 10 basis points behind the U.S. rate, which also clocked in at $1,767. Meanwhile, the metro's average overall occupancy in stabilized assets stood at 93.7% in April, down 70 basis points year-over-year.

Orlando employment expanded by 0.5% as of February, 60 basis points above the U.S. figure. Only two sectors recorded net gains over 12 months: leisure and hospitality (8,600 positions) and education and health services (8,000). Area unemployment stood at 4.5% as of April, 20 basis points above the U.S. average, according to preliminary data from the Bureau of Labor Statistics. Orange County commissioners approved the final budget for the $560 million Orange County Convention Center Grand Concourse expansion. The project, which will include a new 100,000-square-foot ballroom, among other additions, is set to generate more than 800 construction jobs.

Developers added 3,792 units, or 1.3% of existing stock, to the area in 2026 through May. That was almost double the U.S. rate of completions. Transactions totaled only $347 million through May, with the average per-unit price sliding to $174,502.

Market Analysis | July 2026

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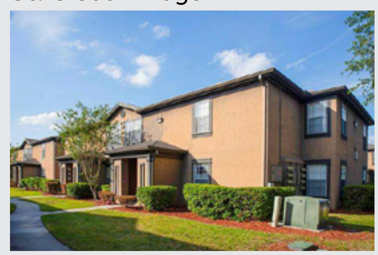
Recent Orlando Transactions

Camden at Lake Nona

City: Orlando, Fla.
Buyer: Camden Property Trust
Purchase Price: $65 MM
Price per Unit: $223,799

St. Cloud Village



City: Kissimmee, Fla.
Buyer: Nuveen Real Estate
Purchase Price: $37 MM
Price per Unit: $179,808

Cypress Run

City: Orlando, Fla.
Buyer: GoldOller Real Estate Investments
Purchase Price: $34 MM
Price per Unit: $135,081

Town and Lake Garden

City: Sanford, Fla.
Buyer: Forestwood Investments
Purchase Price: $10 MM
Price per Unit: $139,865