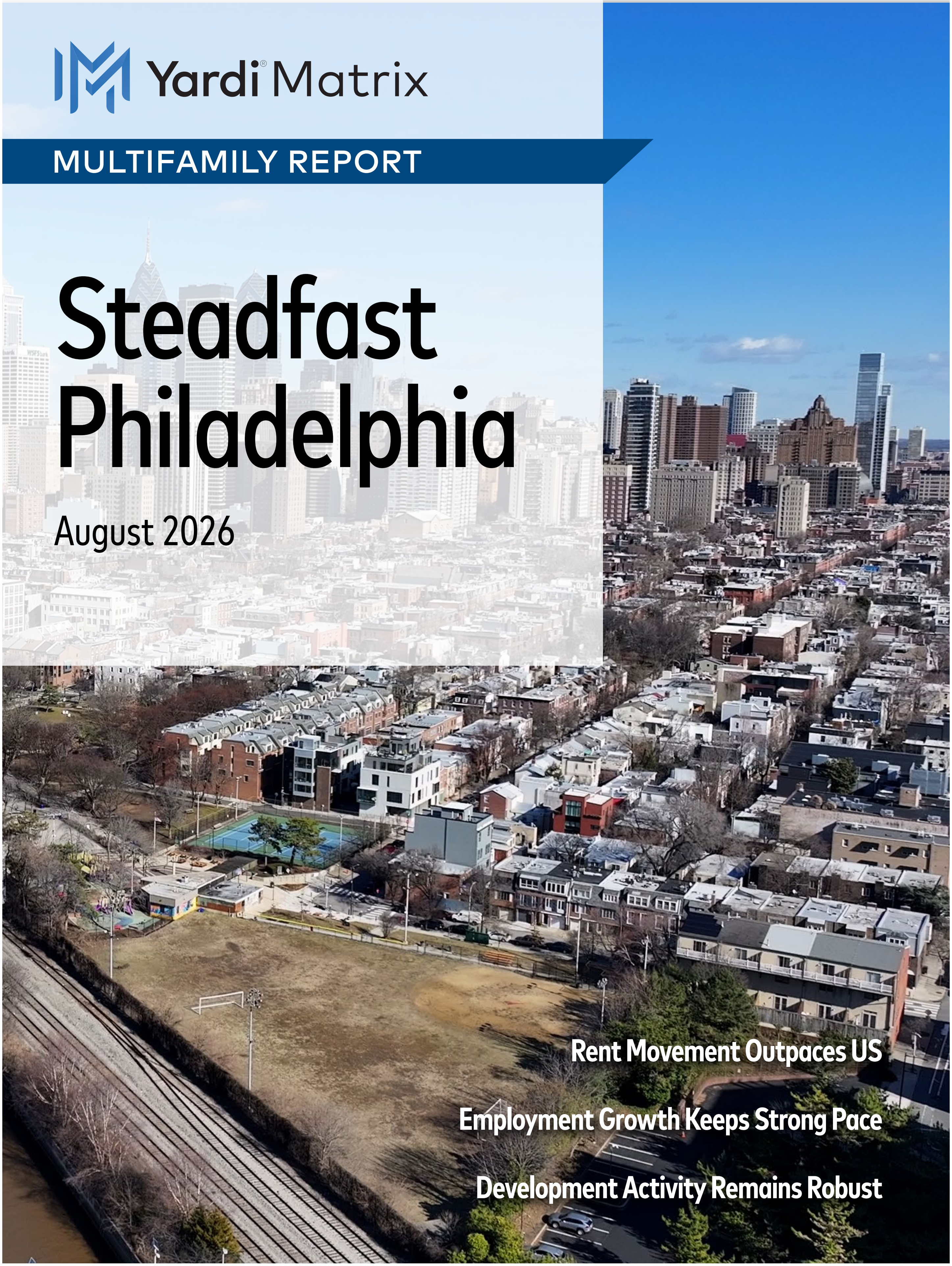
Yardi Matrix

MULTIFAMILY REPORT

Steadfast Philadelphia

August 2026



Rent Movement Outpaces US

Employment Growth Keeps Strong Pace

Development Activity Remains Robust

PHILADELPHIA MULTIFAMILY

Yardi Matrix

Fundamentals Hold Strong

Philadelphia's average advertised asking rent increased 0.3%, on a trailing three-month basis through June, to $1,869. The metro outperformed the national average, which was up 0.2% to $1,763. On a year-over-year basis, the metro's average rose 1.6%, on par with Detroit and just behind New York City, San Francisco, Chicago, Kansas City and the Twin Cities, and well above the national figure, which increased 0.2%. Philadelphia's occupancy rate was 95.4% as of May, surpassing the national average of 94.1%.

Philadelphia added 6,300 net jobs over the 12-month period ending in April. Growth was driven by the education and health services sector, which gained 16,700 jobs and offset losses. All in all, employment grew 0.2% year-over-year, outperforming the 0.1% national decline. TerraPower Isotopes is developing a $450 million facility at the Bellwether District to produce actinium-225, a radioisotope used in cancer treatments. The company chose the metro over more than 350 locations nationwide, reinforcing Philadelphia's reputation as a leading life science and biotechnology hub.

As of June, developers had added more than 3,600 units to Philadelphia's stock. The pipeline boasted more than 13,800 units under construction, with an additional 81,000 units in other phases of development. Investors traded $363 million in multifamily assets during the first half of 2026, below the $639 million volume of the first half of 2025.

Recent Philadelphia Transactions

Brookbend

City: Newark, Del.
Buyer: AION Partners
Purchase Price: $90 MM
Price per Unit: $146,748

Harrison Hill

City: West Chester, Pa.
Buyer: JPMorgan Investment Management
Purchase Price: $17 MM
Price per Unit: $147,579

Vineland

City: Vineland, N.J.
Buyer: Goldcrest Properties
Purchase Price: $15 MM
Price per Unit: $139,423

Market Analysis | August 2026

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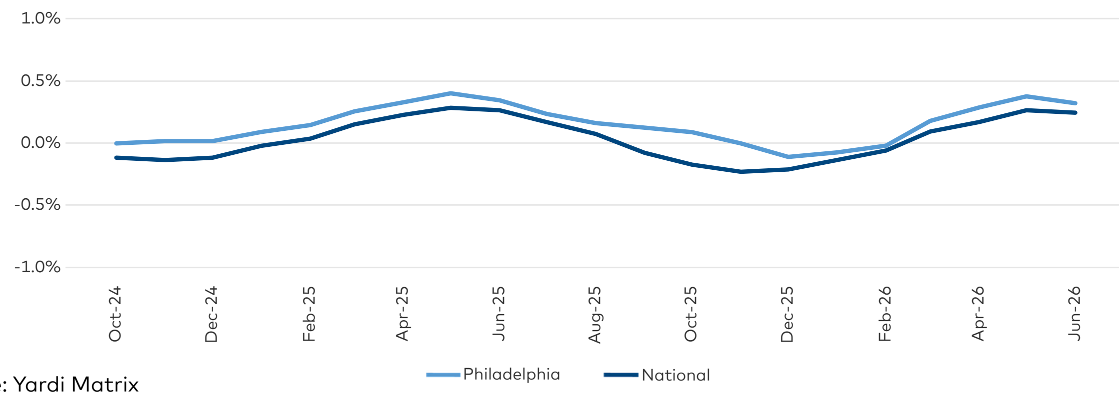
On the cover: Photo by Cristian Lourenço/iStockphoto.com

RENT TRENDS

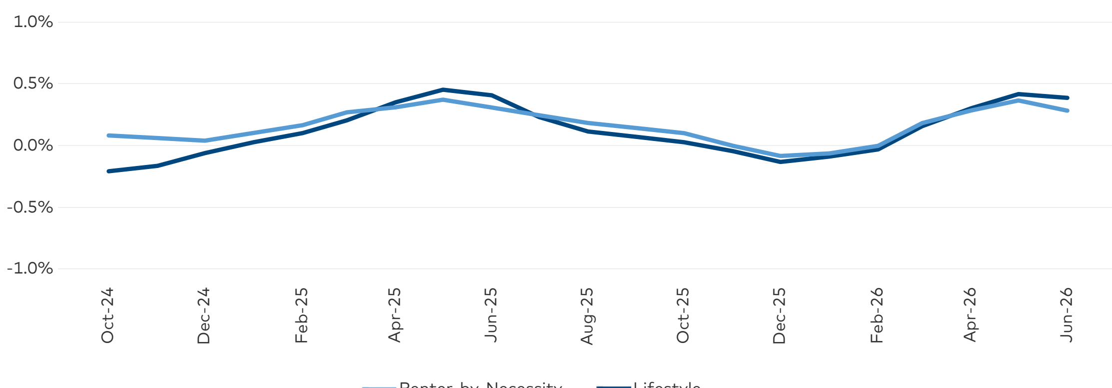
- Philadelphia's average advertised asking rent was up 0.3%, on a trailing three-month (T3) basis through June, settling at $1,869. Rent growth was 10 basis points above the national average, which stood at $1,763. On a year-over-year basis, the metro's figure reached 1.6%, placing Philadelphia sixth among the top 30 metros tracked by Yardi Matrix. Rent growth was on par with Detroit and just behind New York City, San Francisco, Chicago, Kansas City and the Twin Cities, while the national average was up 0.2%.
- The average advertised asking rent for the working-class, Renter-by-Necessity segment was up 0.3% on a T3 basis, to $1,646. The Lifestyle figure increased 0.4%, settling at $2,332. Year-over-year, the RBN average climbed 1.5%, lagging the Lifestyle figure, which rose 1.6%.
- Philadelphia's overall occupancy rate in stabilized properties dropped 20 basis points year-over-year, to 95.4% as of May. The figure remained well above the national average of 94.1%. The metro's RBN occupancy was 95.6%, above the Lifestyle average of 95.1%.
- Most of the 80 submarkets tracked by Yardi Matrix saw rent growth on a year-over-year basis, led by Frankford/Kensington, where advertised asking rents jumped 15.4% to $1,757. Phoenixville (up 8.7% to $2,202), Conshohocken (up 7.5% to $2,383), Pottstown (up 7.5% to $1,786) and Exton–Malvern (up 7.1% $2,375) rounded out the top five. Urban submarket Center City–West (up 2.6% to $2,631) was the metro's most expensive area, followed by the suburban Glen Mills (up 0.9% to $2,437).

Philadelphia vs. National Rent Growth (Trailing 3 Months)



Source: Yardi Matrix

Philadelphia Rent Growth by Asset Class (Trailing 3 Months)



Source: Yardi Matrix

ECONOMIC SNAPSHOT

- Philadelphia's unemployment rate was 4.1% as of May, according to preliminary BLS data. The figure was just below Pennsylvania's average of 4.2% and the national average of 4.3%.

- The metro gained 6,300 net jobs during the 12 months ending in April. The education and health services sector led growth with 16,700 jobs added, singlehandedly countering the six sectors that lost a combined 13,200 jobs. The trade, transportation and utilities sector recorded the largest losses, down 5,800 jobs. Overall, Philadelphia's employment growth saw a 0.2% uptick year-over-year through April, while the national figure slid 0.1%.

- TerraPower Isotopes broke ground on a $450 million, 250,000-square-foot radioisotope manufacturing facility at the Bellwether District. The plant will produce actinium-225, a radioisotope used to develop radiopharmaceuticals. Selected over 350 U.S. sites, the project secured state funding through the Pennsylvania Strategic Investments to Enhance Sites and Pennsylvania First programs. In the southern part of the metro, Cooper University Health Care plans to develop a $300 million, 184,000-square-foot outpatient campus in Gloucester Township, N.J. Another project nearing completion is Roche's $575 million Gene Therapy Innovation Center, which will also add to Philadelphia's appeal as a life science hub.

Philadelphia Employment Share by Sector

		Current Employment	
Code	Employment Sector	(000)	% Share
65	Education and Health Services	852.3	23.3%
55	Financial Activities	241.6	6.6%
90	Government	437.5	12.0%
80	Other Services	145.1	4.0%
60	Professional and Business Services	555.6	15.2%
50	Information	52.4	1.4%
15	Mining, Logging and Construction	148.6	4.1%
30	Manufacturing	223.3	6.1%
70	Leisure and Hospitality	366.4	10.0%
40	Trade, Transportation and Utilities	627.7	17.2%

Sources: Yardi Matrix, Bureau of Labor Statistics

Population

- Between 2021 and 2022, the metro gained 17,672 new residents, marking a 0.3% increase. Meanwhile, the U.S. population rose 0.4%. Based on recent Census Bureau estimates, the metro's population was 6,329,118 as of July 2025.

Philadelphia vs. National Population

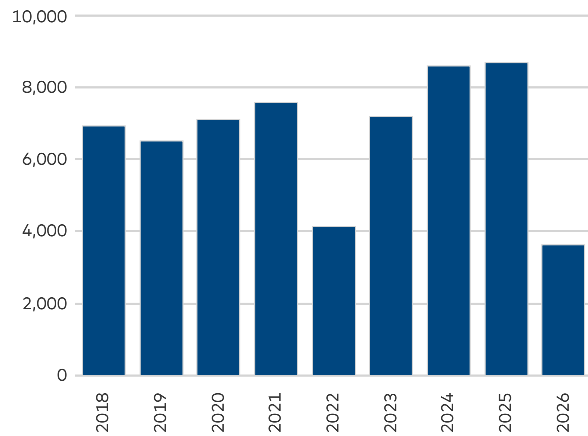
	2019	2020	2021	2022
National	324,697,795	326,569,308	329,725,481	331,097,593
Philadelphia	6,079,130	6,092,403	6,215,222	6,232,894

Source: U.S. Census

SUPPLY

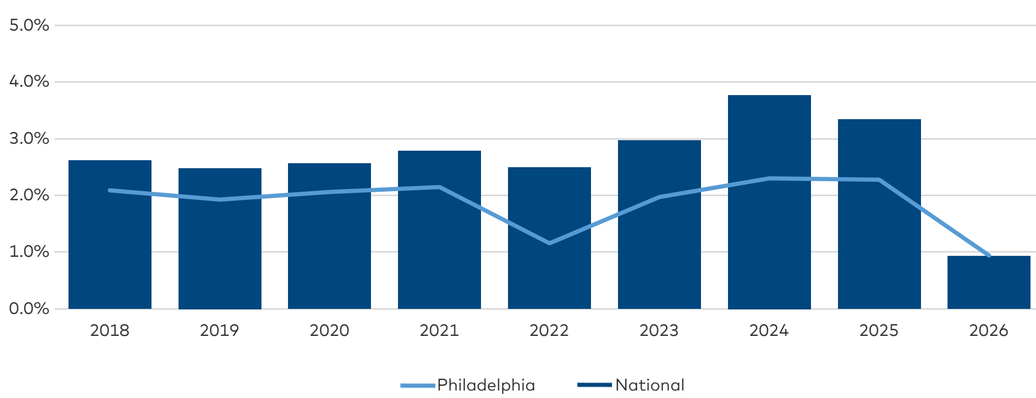
- Philadelphia gained 3,627 units during the first half of the year. Completions accounted for 0.9% of existing inventory, on par with the national average. Lifestyle assets accounted for most of the recent deliveries, 12.5% were Renter-by-Necessity developments and the remaining 8.8% were fully affordable properties. Developers completed roughly 7,200 units per year between 2021 and 2025, peaking at 8,692 units last year. Yardi Matrix expects the metro to gain a total of 8,800 units by the end of 2026.
- Developers had 13,823 units under construction as of June. More than 83% of all units underway were in Lifestyle assets, nearly 9% were in RBN projects and more than 7% were in fully affordable developments. The pipeline included another 81,000 units moving through the planning and permitting stages.
- Year-to-date through June, developers broke ground on 2,489 units across 15 properties. This marked a decline compared to the same period of 2025, when work began on 2,922 units across 17 properties.
- A larger share of projects underway were in suburban submarkets, home to 7,483 units, compared to 6,340 in urban areas. North–East led construction activity with 1,810 units underway, followed by suburban Dover with 1,007 units.
- The Reybold Group's 666-unit St. Andrews Phase II in the Newark–South submarket was the largest development underway. The three-building addition is expected to come online in mid-2027. The property's original phase, completed in 2003, consists of 737 units across 16 buildings.

Philadelphia Completions (as of June 2026)



Source: Yardi Matrix

Philadelphia vs. National Completions as a Percentage of Total Stock (as of June 2026)

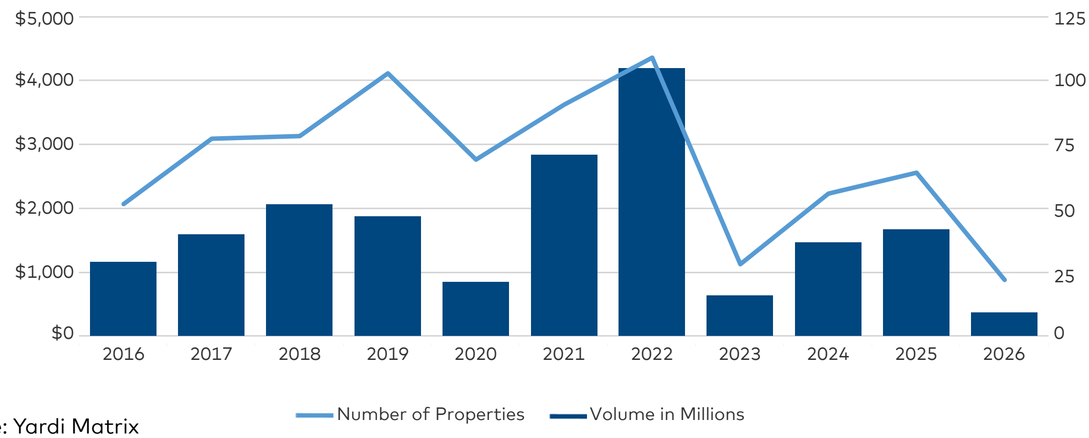


Source: Yardi Matrix

TRANSACTIONS

- Philadelphia's multifamily sales volume reached $276 million during the first half of 2026. This marked a 43.2% decrease compared to the first half of 2025, when transactions totaled $639 million. Overall, investors traded $1.7 billion during the past year, bringing the average of the past five years to $2.2 billion.
- RBN properties dominated investor interest, representing 21 of the 24 transactions completed during the first six months of 2026. RBN assets traded for $105,668 per unit, with Lifestyle properties fetching $285,750 per unit. Overall, the price per unit for the metro settled at $131,824, well below the national average of $184,594.
- Recent transactions include AION Partners' acquisition of the 615-unit Brookbend in the Newark–North submarket. Palladian Management sold the 28-building community for $90.3 million, or $146,748 per unit. CBRE arranged a $58.1 million Freddie Mac loan for the purchase.

Philadelphia Sales Volume and Number of Properties Sold (as of June 2026)



Source: Yardi Matrix

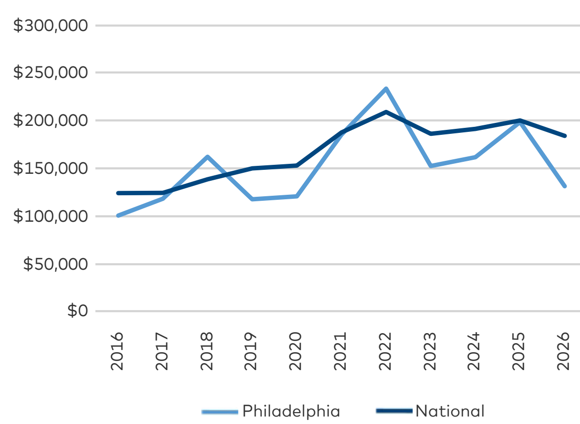
Top Submarkets for Transaction Volume[1]

Submarket	Volume ($MM)
North–West	177
Newark–North	176
Lansdale	172
Center City–West	132
West	92
Conshohocken	76
Moorestown	64

Source: Yardi Matrix

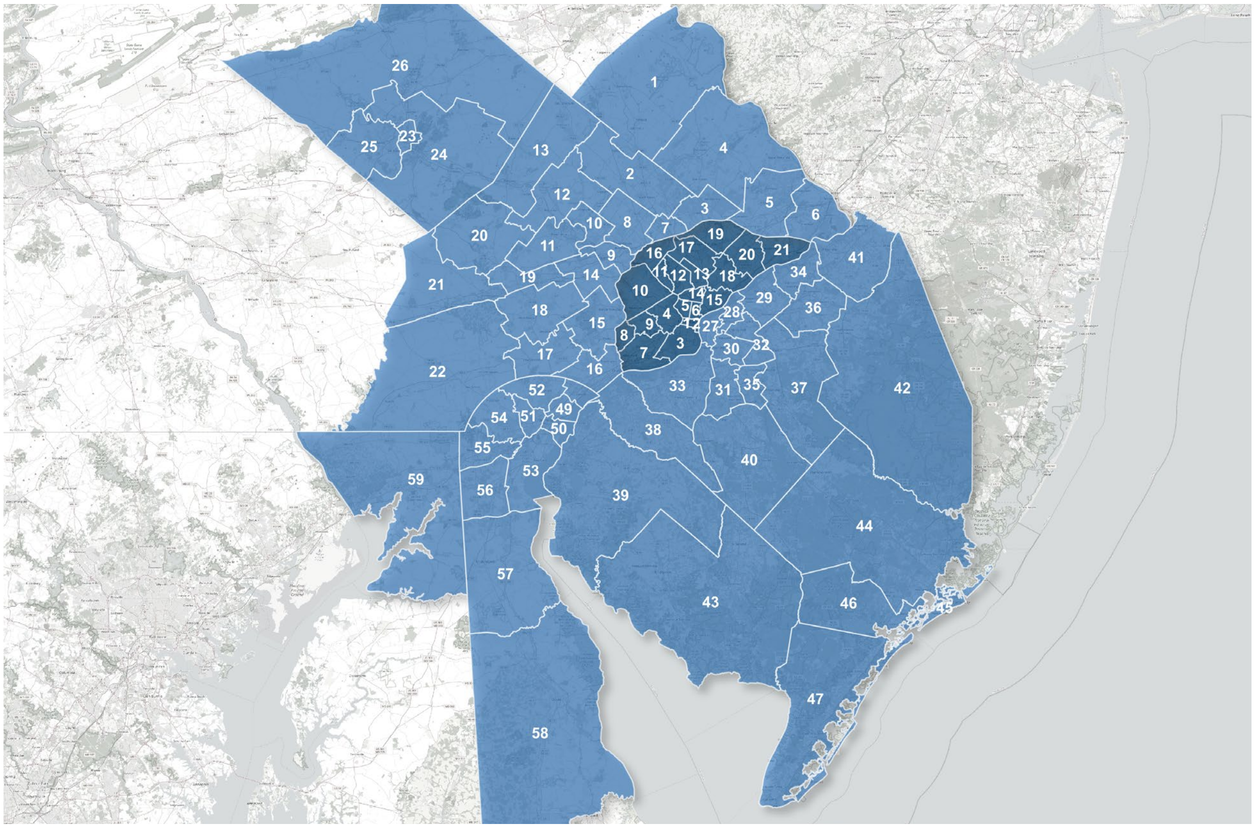
[1] From July 2025 to June 2026

Philadelphia vs. National Sales Price per Unit



Source: Yardi Matrix

PHILADELPHIA SUBMARKETS



Area No.	Submarket
1	Quakertown–Perkasie
2	Lansdale
3	Horsham
4	Doylestown
5	Feasterville–Langhorne
6	Levittown–Morrisville
7	Ambler
8	Norrisville
9	King of Prussia
10	Collegeville–Eagleville
11	Phoenixville
12	Royersford
13	Pottstown
14	Delaware
15	Media–Newtown Square
16	Chester
17	Glen Mills
18	West Chester
19	Exton–Malvern
20	Glenmoore
21	Downingtown–Coatesville
22	Kennett Square–Oxford
23	Reading
24	Reading–Suburban
25	Wyomissing
26	Kutztown–Hamburg
27	Camden
28	Pennsauken
29	Moorestown
30	Collingswood

Area No.	Submarket
31	Blackwood
32	Cherry Hill–Maple Shade
33	Woodbury
34	Burlington
35	Lindenwold
36	Mount Laurel
37	Marlton
38	Mullica Hill
39	Salem County
40	Sicklerville–Williamstown
41	Bordentown
42	Browns Mills
43	Cumberland County
44	Pleasantville–Egg Harbor
45	Atlantic City
46	Somers Point
47	Cape May
48	Claymont
49	Wilmington–Northeast
50	Wilmington–Central
51	Wilmington–West
52	Wilmington–North
53	New Castle
54	Mill Creek
55	Newark–North
56	Newark–South
57	Middletown
58	Dover
59	Cecil County

Area No.	Submarket
1	Center City–West
2	Center City–East
3	South
4	West
5	North–West
6	North–East
7	Southwest
8	Springfield
9	Upper Darby–Drexel Hill
10	Ardmore
11	Northwest–West
12	Northwest–East
13	Oak Lane
14	Upper North
15	Frankford/Kensington
16	Conshohocken
17	Abington
18	Lower Northeast
19	Willow Grove
20	Far Northeast
21	Bensalem

DEFINITIONS

Lifestyle households (renters by choice) have wealth sufficient to own but have chosen to rent. Discretionary households, most typically a retired couple or single professional, have chosen the flexibility associated with renting over the obligations of ownership.

Renter-by-Necessity households span a range. In descending order, household types can be:

- *A young-professional*, double-income-no-kids household with substantial income but without wealth needed to acquire a home or condominium;
- *Students,* who also span a range of income capability, extending from affluent to barely getting by;
- *Lower-middle-income ("gray-collar") households,* composed of office workers, policemen, firemen, technical workers, teachers, etc.;
- *Blue-collar households,* which barely meet rent demands each month and likely pay a disproportionate share of their income toward rent;
- *Subsidized households*, which pay a percentage of household income in rent, with the balance of rent paid through a governmental agency subsidy. Subsidized households, while typically low income, extend to middle-income households in some high-cost markets, such as New York City;
- *Military households*, subject to frequency of relocation.

These differences can weigh heavily in determining a property's ability to attract specific renter market segments. The five-star resort serves a very different market than the down-and-outer motel. Apartments are distinguished similarly, but distinctions are often not clearly definitive without investigation. The Yardi® Matrix Context rating eliminates that requirement, designating property market positions as:

Market Position	Improvements Ratings
Discretionary	A+ / A
High Mid-Range	A- / B+
Low Mid-Range	B / B-
Workforce	C+ / C / C- / D

The value in application of the Yardi® Matrix Context rating is that standardized data provides consistency; information is more meaningful because there is less uncertainty. The user can move faster and more efficiently, with more accurate end results.

The Yardi® Matrix Context rating is not intended as a final word concerning a property's status—either improvements or location. Rather, the result provides reasonable consistency for comparing one property with another through reference to a consistently applied standard.

To learn more about Yardi® Matrix and subscribing, please visit www.yardimatrix.com or call Ron Brock, Jr., at 480-663-1149 x14006.

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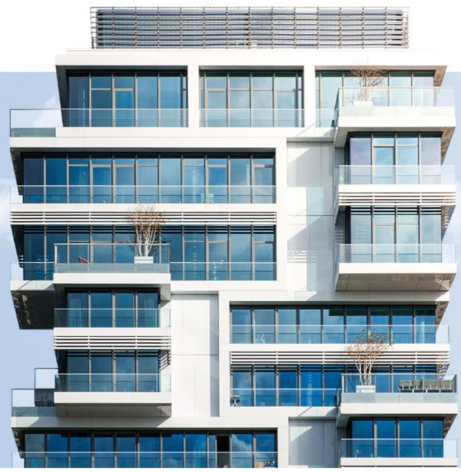
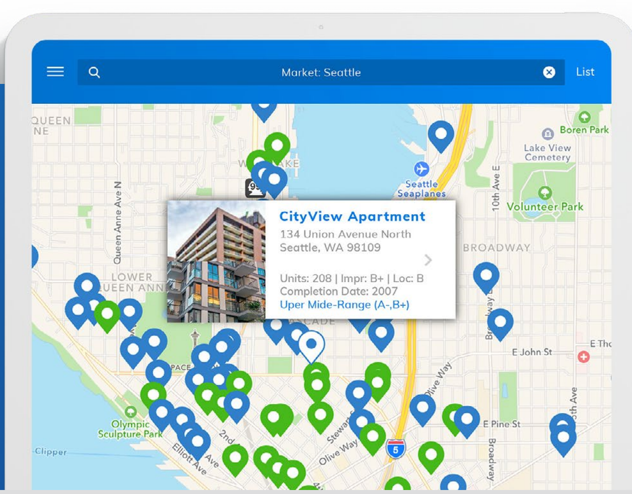


MULTIFAMILY KEY FEATURES

- Pierce the LLC every time with true ownership and contact details
- Leverage improvement and location ratings, unit mix, occupancy and manager info
- Gain complete new supply pipeline information from concept to completion
- Find acquisition prospects based on in-place loans, maturity dates, lenders and originators
- Access aggregated and anonymized residential revenue and expense comps



Yardi Matrix Multifamily provides accurate data on nearly **23.5 million units,** covering over **92% of the U.S. population.**

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