

SEPTEMBER 2026

DECATUR

ATLANTA MULTIFAMILY

Submarket metrics and benchmarks: rent, inventory, new supply and sales

Yardi® Matrix | SubmarketPoint

OVERVIEW

The Decatur submarket encompasses 15 properties totaling 2,556 units with average rents of $1,895 in September 2026, ranking 65th among 73 submarkets within the Atlanta metropolitan area. The downtown-adjacent neighborhood carries B average improvements and B+ average location ratings, with occupancy standing at 95.5%.

MARKET SNAPSHOT

The submarket is characterized by B average improvements and B+ average location ratings. Occupancy stood at 95.5% in September 2026, ranking ninth among 76 submarkets within the Atlanta metropolitan area, well above the Atlanta average. Average rents reached $1,895, ranking 65th among 73 submarkets.

The inventory reflects mixed vintage, with no single age bracket exceeding 60% of units. The development pipeline totals six properties representing 1,230 units across all phases. The submarket primarily serves Lifestyle renters, supported by its downtown-adjacent location and above-average occupancy performance.

SUPPLY & DEVELOPMENT

The submarket shows 0.0% projected inventory growth in 2026 with no units scheduled for completion. Over the past five years, the submarket added 194 units for 8.21% growth, ranking 53rd among 69 submarkets. Looking ahead, 2027 projects 14.48% inventory growth with 370 units, ranking 2nd among 40 submarkets with completions in that period.

Halo East Decatur, with 370 units developed by Northwood Ravin and construction beginning in August 2024, is scheduled for January 2027 completion. One planned property, 750 Commerce Drive with 358 units by AMLI Residential, submitted plans in September 2024 and awaits approval. Four prospective properties totaling 502 units remain in early planning stages, with 58 designated as affordable housing.

RENTAL PERFORMANCE DATA

Average rental rates in Decatur reached $1,895 in September 2026, ranking 65th among 73 submarkets. The submarket experienced a year-over-year rental rate decline of 1.8%, trailing the broader market and ranking 65th in rent growth metrics. Rental rate pressure is expected to persist through year-end 2026.

One-bedroom units, representing 1,623 units of inventory, experienced declines of 2.6% year-over-year to reach $1,665 in the third quarter of 2026, ranking 71st among 75 submarkets. Two-bedroom apartments showed relatively flat performance with a decline of 0.2% to $2,323, ranking seventh among 76 submarkets. Three-bedroom units demonstrated strong momentum with 14.8% year-over-year increases to $3,032, ranking first among 74 submarkets.

Occupancy stood at 95.5%, ranking ninth among 76 submarkets. Occupancy is projected to remain near current levels through year-end 2026.

TRANSACTION ACTIVITY

Sales activity has been limited, averaging less than one property sold annually over the past five years, ranking 65th among 76 submarkets for transaction volume. The average sale price reached $186,000 per unit, placing the submarket 40th among 76 submarkets in valuation. Recent transactions include Philips Tower's $25.99 million sale at $108,000 per unit in February 2025 and Arlo's $56.50 million sale at $269,000 per unit in December 2022.

Avery Glen also traded at $254,000 per unit in a $30.00 million transaction in June 2022.

MARKET POSITION

Unit distribution consists of 1,623 one-bedroom units averaging 719 square feet, 767 two-bedroom units averaging 903 square feet, and 127 three-bedroom units averaging 888 square feet. Building heights range from low-rise to high-rise configurations. The inventory consists primarily of market-rate standard properties with conventional amenity packages.

Over the past five years, Lifestyle properties grew 18.32%, ranking 37th among 62 submarkets, while overall inventory grew 8.21%, ranking 53rd metro-wide. The historic downtown-adjacent neighborhood has undergone significant revitalization supported by substantial new development, with Halo East Decatur's 370-unit delivery in January 2027 representing the submarket's most significant near-term supply addition.

Market data sourced from Yardi Matrix. This report presents market data and metrics for informational purposes only. Readers should conduct independent analysis and consult with qualified professionals before making any business decisions.

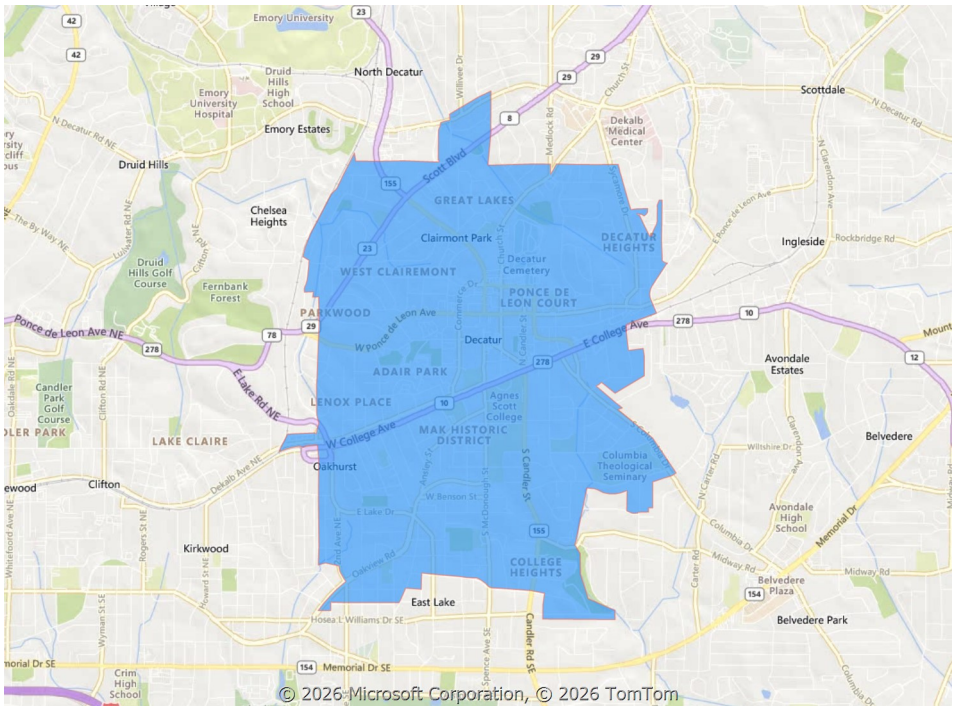
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SEPTEMBER 2026

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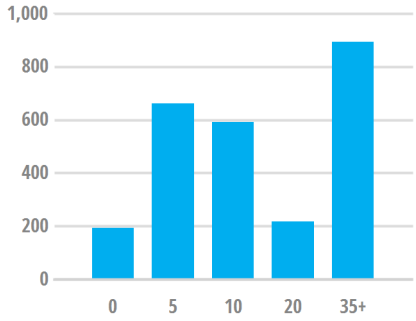
15 Properties

2,556 Units

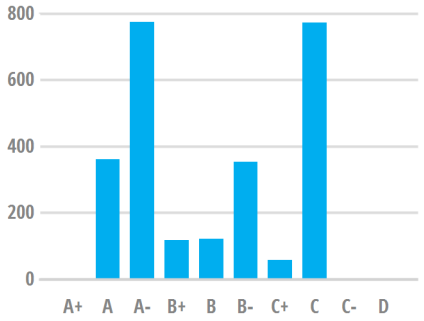
B+ Average Location Rating

B Average Improvements Rating

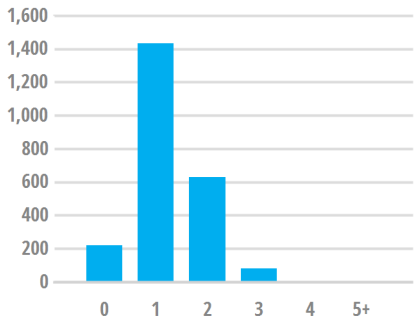
PROPERTY AGE BY UNITS



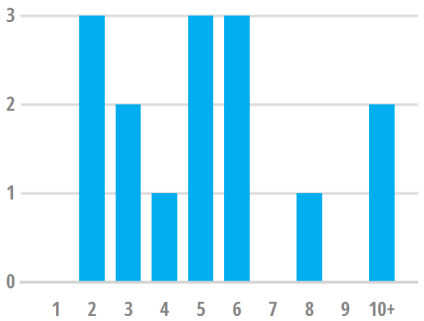
IMPROVEMENTS RATING BY UNITS



EFFECTIVE BEDROOMS BY UNITS



BUILDING STORIES BY PROPERTIES



CONTACT US

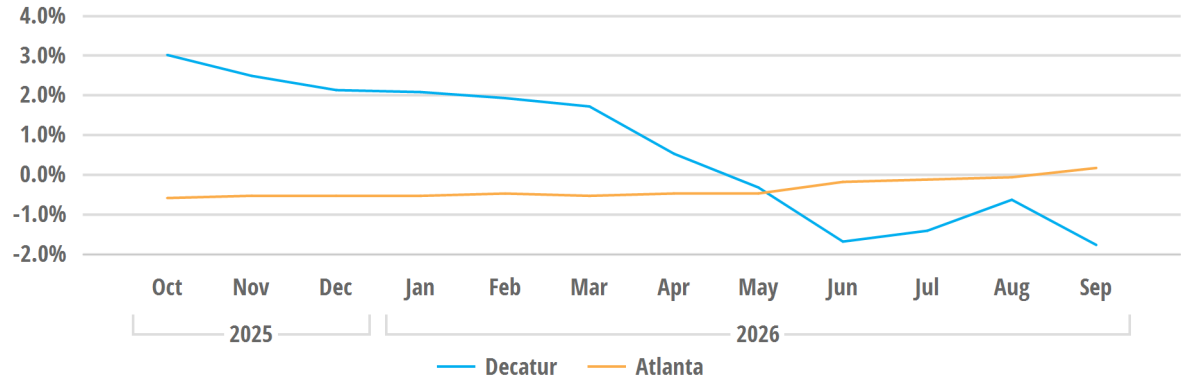
Get in touch with our team for inquiries and feedback

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SUBMARKET FUNDAMENTALS

RENTAL RATES YEAR-OVER-YEAR ROLLING CHANGE VS MARKET



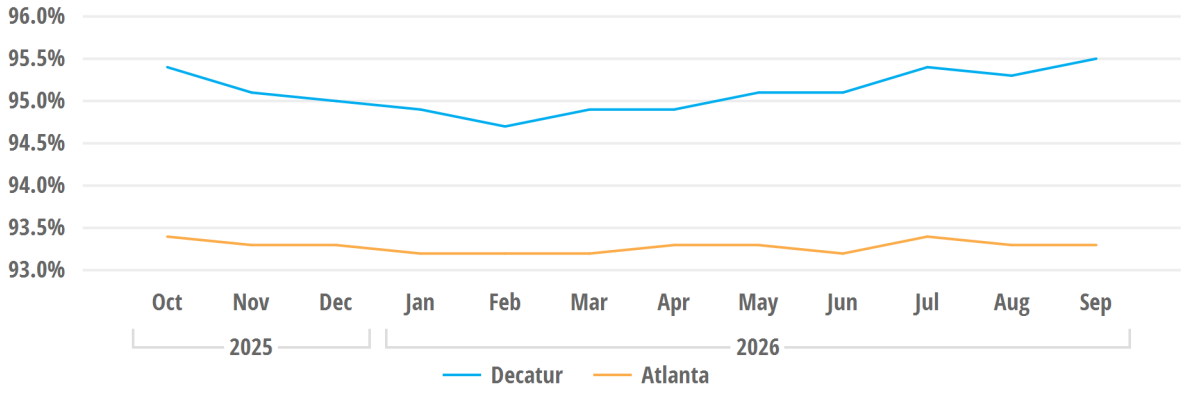
65th
Rank out of
73 Submarkets

-1.8%
Y-o-Y Change

$1,895
Average Rental Rate

September 2026

OCCUPANCY RATE VS MARKET

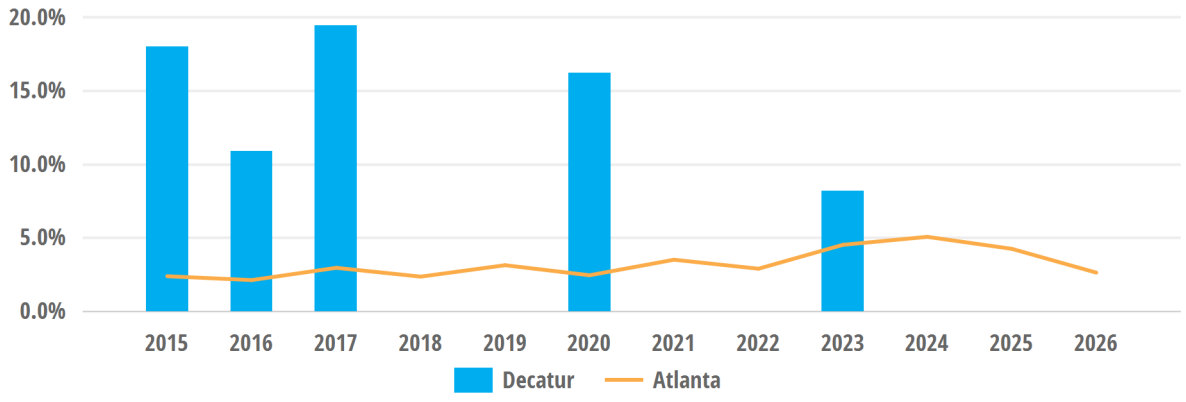


9th
Rank out of
76 Submarkets

95.5%
Occupancy Rate

September 2026

INVENTORY GROWTH COMPLETIONS AS % PRIOR INVENTORY



N/A
Rank out of
81 Submarkets

0.0%
Growth in 2026 -
Projected Year End

N/A
Units built in 2026 -
Projected Year End

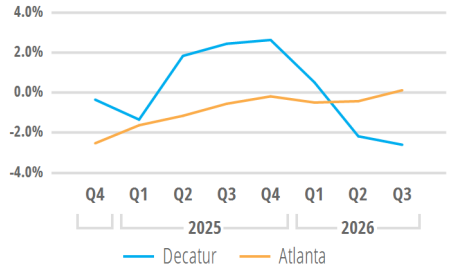
RENTAL ACTIVITY BY UNIT TYPE

QUARTERLY YEAR-OVER-YEAR ROLLING CHANGE BY UNIT TYPE

			2024	2025				2026		
Unit Type	**# Units**	**SqFt/Unit**	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
One Bedroom	1,623	719	-0.3%	-1.3%	1.8%	2.5%	2.6%	0.5%	-2.2%	-2.6%
Two Bedrooms	767	903	2.1%	0.7%	-0.1%	2.4%	2.8%	3.8%	1.4%	-0.2%
Three Bedrooms	127	888	9.6%	3.4%	0.7%	-1.5%	-0.8%	7.3%	13.0%	14.8%
Other	428	590	-2.2%	3.6%	2.3%	1.7%	0.0%	-0.6%	-4.2%	-4.0%
Overall	**2,945**	**775**	**0.8%**	**-0.3%**	**1.0%**	**2.3%**	**2.6%**	**1.9%**	**-0.5%**	**-1.3%**

ONE BEDROOM

Rental Rate Change
Year-over-Year

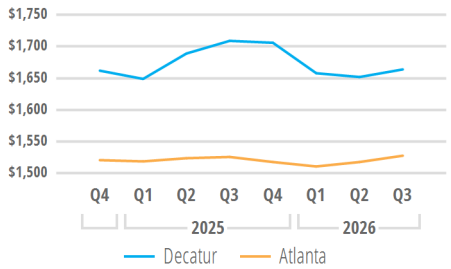


71st
Rank out of
75 Submarkets

-2.6%
Y-o-Y Change

Q3 2026

Average Rental Rate



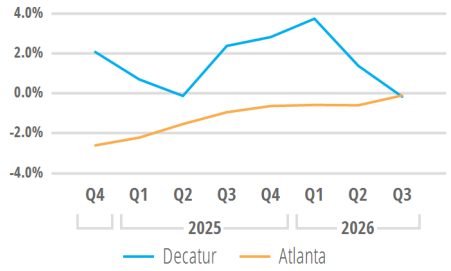
10th
Rank out of
75 Submarkets

$1,665
Average Rental Rate

Q3 2026

TWO BEDROOM

Rental Rate Change
Year-over-Year

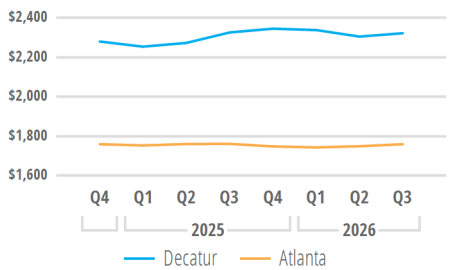


39th
Rank out of
76 Submarkets

-0.2%
Y-o-Y Change

Q3 2026

Average Rental Rate



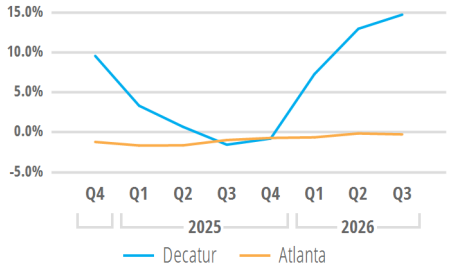
7th
Rank out of
76 Submarkets

$2,323
Average Rental Rate

Q3 2026

THREE BEDROOM

Rental Rate Change
Year-over-Year

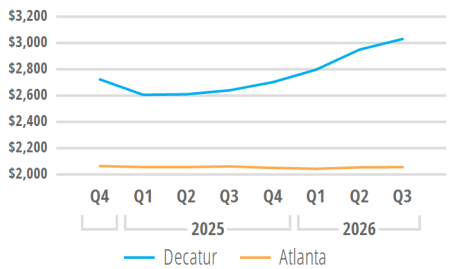


1st
Rank out of
74 Submarkets

14.8%
Y-o-Y Change

Q3 2026

Average Rental Rate



9th
Rank out of
74 Submarkets

$3,032
Average Rental Rate

Q3 2026

DEVELOPMENT ACTIVITY

SEPTEMBER 2026

Overall Inventory Growth

	Ranked *	Growth	# Units
Last 5 Years	**53rd**/69	8.21%	194
2026	N/A	N/A	N/A
2027	**2nd**/40	14.48%	370

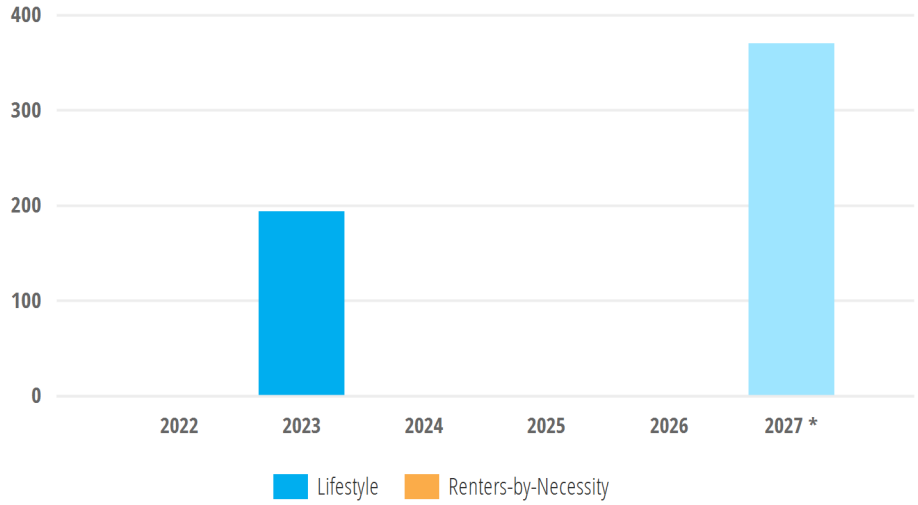
Lifestyle Inventory Growth

	Ranked *	Growth	# Units
Last 5 Years	**37th**/62	18.32%	194
2026	N/A	N/A	N/A
2027	**2nd**/35	29.53%	370

* among submarkets with completions in this period

Unit Completions

Lifestyle vs Renters-by-Neccessity



* Projected year-end completions

UNDER CONSTRUCTION PROPERTIES

Property	Address	# Units	Developer	Construction Start	Completion Date	Rent-Up Start
Halo East Decatur	111 New Street, Decatur, GA 30030	370	Northwood Ravin	08/2024	01/2027	

1 Property

370 Units

PLANNED PROPERTIES

Property	Address	# Units	Developer	Submitted Date
750 Commerce Drive	750 Commerce Drive, Decatur, GA 30030	358	AMLI Residential	09/2024

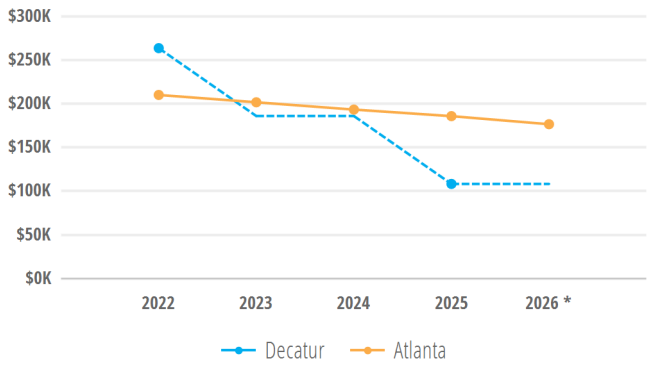
1 Property

358 Units

PROSPECTIVE PROPERTIES | **4** Properties **502** Units **58** Fully Affordable Units

TRANSACTION ACTIVITY

SALE PRICE (AVERAGE PER UNIT) - LAST 5 YEARS

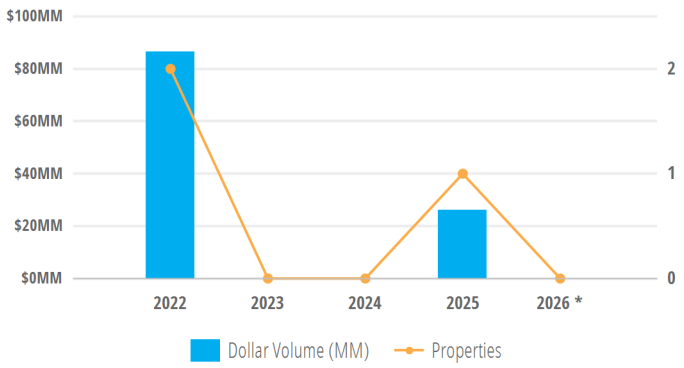


*partial year, ending September 2026

40th Rank out of 76 Submarkets

$186K Sale Price per Unit

SALES VOLUME - LAST 5 YEARS



*partial year, ending September 2026

65th Rank out of 76 Submarkets

0.6 Avg Properties Sold per Year

MOST RECENT SALES

Property	# Units	Built	Rating		Buyer	Seller	Sale Date	Sale Price			Loan	
			Impr.	Loc.				Total (MM)	Per SqFt	Per Unit	Maturity	Amount (MM)
Philips Tower 218 East Trinity Place Decatur, GA 30030	240	1971	C	B+	Hallmark Companies, The	Presbyterian Homes of Georgia	02/2025	$25.99	$142.45	$108K	2028	$79.73
1133 on the Square 1133 Commerce Drive Decatur, GA 30030	167	2016	A	B	CBRE Investment Management	Trammell Crow Residential	09/2018	$39.50	$278.93	$237K		
Camellia 212 Adair Street Decatur, GA 30030	64	1969	B-	B+	Braden Fellman Group	Cohen, Bruce	06/2019	$10.93	$170.83	$171K	2024	$9.80
Arlo 245 East Trinity Place Decatur, GA 30030	210	2017	A-	B+	Penler	Magnolia Capital	12/2022	$56.50	$349.61	$269K	2030	$29.75
Arlo 245 East Trinity Place Decatur, GA 30030	210	2017	A-	B+	Magnolia Capital	Cypress Real Estate Advisors	03/2018	$50.50	$312.48	$240K	2028	$32.83
Camellia 212 Adair Street Decatur, GA 30030	64	1969	B-	B+	Kartiko, Paulus W.	Braden Fellman Group	09/2021	$15.75	$246.09	$246K	2031	$9.24
Avery Glen 339 East College Avenue Decatur, GA 30030	118	1993	B+	B+	Inwood Holdings	Agnes Scott College	06/2022	$30.00	$257.03	$254K	2027	$22.28
Park Trace 700 Atlanta Avenue Decatur, GA 30030	170	1984	C	B+	Investment Property Group	RISE Real Estate	01/2011	$10.60	$122.35	$62K		
Park Trace 700 Atlanta Avenue Decatur, GA 30030	170	1984	C	B+	DeSola Capital Group	Investment Property Group	03/2019	$14.25	$164.47	$84K	2036	$13.90

METHODOLOGIES

COVERAGE

Yardi® Matrix reports on multifamily properties of 50+ units in size.
Rental rate coverage is for Market Rate properties only. Fully Affordable properties are not included in our rental surveys and are not reported in rental rate averages.

GENERAL DEFINITIONS

Improvements Rating – a standardized rating of property improvements, based on functional and structural characteristics. More information available at: https://www.yardimatrix.com/About-Us/Our-Methods.

Location Rating – a standardized rating of location desirability, based on area amenities, income and other factors. More information available at: https://www.yardimatrix.com/About-Us/Our-Methods.

Asset Class – refers to a generalized category of properties grouped by their Yardi® Matrix Improvements rating.

Lifestyle Asset Class – a grouping of all of the highest rated market rate properties A+, A, A- and B+.

Renters-by-Necessity (RBN) Asset Class – a grouping of all of the lowest rated properties B, B-, C+, C, C- and D.

Fully Affordable – properties where all units offer subsidized rent as part of a government program, such as Section 42 (LIHTC).

RENT

Rental rates are collected by Yardi® Matrix phone surveyors three times annually for 95%+ of property and unit configurations. Additionally, a representative sample of the market (between 10% and 20%) is surveyed monthly.

Rent Growth Rankings – are based on rent growth over the past year, current month (Pg2) or current quarter (Pg3). Submarkets with less than 3 surveyed properties or less than 100 surveyed units are not included in rankings.

OCCUPANCY

Occupancy rates are derived from U.S. Postal Service data and Yardi® Matrix phone surveys.

DEVELOPMENT ACTIVITY

New construction is tracked by Yardi® Matrix researchers. Construction projects are discovered through various publications and local government sources. Projects are tracked on a monthly basis. Completion dates and lease-up information are confirmed by phone calls to properties under construction.

Prospective Properties – announced construction projects in initial stages of planning, pending approval of formal plan submitted to planning/zoning authority, or temporarily placed on hold by the developer.

Planned Properties – development projects with approval of formal plan submitted to planning/zoning authority; specifically intended to be developed as apartments.

Under Construction Properties – apartment communities currently under construction with foundation poured and going vertical.

Projected Completions – projected completions are included in reported calendar year totals, denoted by a lighter colored series (graphs) or a notation. Projected totals are based on properties currently under construction and their expected completion date.

Rankings – are based on inventory growth (Overall vs Lifestyle); historical and projected for the next year.

Completions as a % of Prior Inventory – submarkets with less than 500 units (Overall, RBN) or less than 300 units (Lifestyle) before growth are assigned an N/A value for this metric, to avoid over-stating their significance in rankings.

Construction and Completion Counts – are reported based on property status as of the start of the month.

TRANSACTION ACTIVITY

Sale and loan information is tracked by Yardi® Matrix researchers. Sales are discovered through various publications and local government sources, and updates are made continuously. Loan information is collected from local government sources, the GSEs and publicly available SEC data.

Unpublished and portfolio sales are not included in sale aggregate totals.