



Little Rock 3Q23 Multifamily Market Report



\$1,047
AVERAGE RENT



94.8%
AVERAGE OCCUPANCY RATE



527 UNITS
QUARTERLY DEMAND (YTD: 501)



3.0%
YOY RENT CHANGE



-0.6 POINTS
YOY OCCUPANCY CHANGE



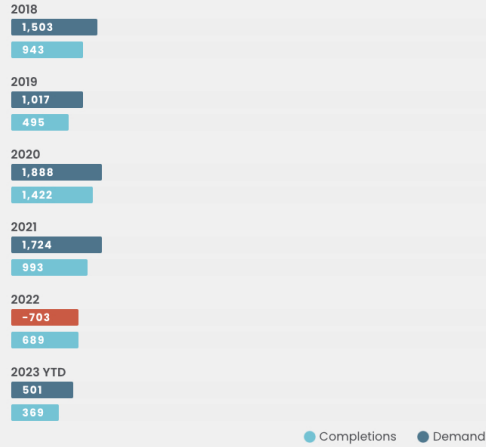
264 UNITS
QUARTERLY COMPLETIONS (YTD: 369)

Market Summary

The Little Rock apartment market saw measured growth recently. With 507 new units delivered through Q3 2023, the inventory expanded by a modest 0.9%. Occupancy dipped slightly by 0.6 percentage points year-over-year to 94.8%, ranking 12th among key South region markets. Class A units led with a 95.3% occupancy, followed by Class B at 94.8% and Class C at 94.3%. West Little Rock/Saline County boasted the highest occupancy, while Central Little Rock/Southeast Pulaski County lagged.

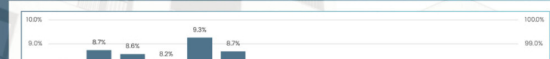
On the rent front, new lease rents increased by 3.0% year-over-year, falling above the market's ten-year average growth of 2.6%. Class C units surprisingly led the way with a 4.0% annual rent change, followed by Class B at 3.3% and Class A at 2.2%. Notably, Central Little Rock/Southeast Pulaski County experienced the strongest annual rent growth among submarkets. Overall, the market's performance suggests steady, albeit moderate, vitality.

Annual Demand Vs Completions



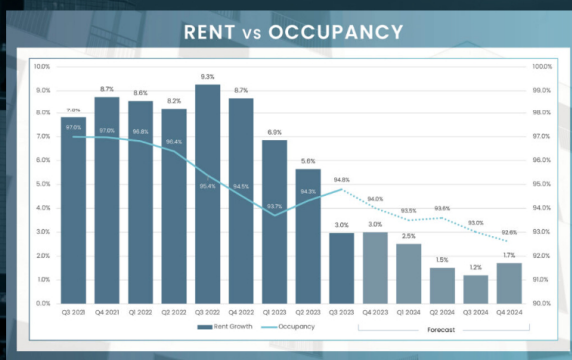
Occupancy & Rent Trends

RENT vs OCCUPANCY



RENT VS OWN MONTHLY PAYMENT





RENT VS OWN MONTHLY PAYMENT

\$1,780
Average Monthly Mortgage Payment

\$1,047
Average Monthly Rent

* The Average mortgage payment is based off a median home sales price of \$212,500 as reported by the National Association of Realtors as of Aug 2023.

Submarket Rent & Occupancy

Show entries Search:

Submarket	Average Occupancy	Annual Occupancy Change	Average Monthly Rent	Annual Rent Change
Downtown Little Rock	94.5%	-0.3%	\$1,155	2.4%
Central Little Rock/Southeast Pulaski County	93.9%	0.5%	\$870	6.5%
West Little Rock/Saline County	95.2%	-0.7%	\$1,099	0.7%
North Little Rock/Jacksonville/Conway	94.9%	-1.0%	\$1,060	3.9%
Little Rock-North Little Rock-Conway, AR	94.8%	-0.6%	\$1,047	3.0%

Showing 1 to 5 of 5 entries [Previous](#) [Next](#)

Units by Submarket Delivering in 2023



1,341

Units Under Construction



1,289

Units UC Delivering In the Next 4 Quarters

Number of Units Under Construction

Downtown Little Rock - 293
Central Little Rock/Southeast Pulaski County - 144
West Little Rock/Saline County - 266
North Little Rock/Jacksonville/Conway - 638

Number of Units Delivering Next 4Q

Downtown Little Rock - 293
Central Little Rock/Southeast Pulaski County - 144
West Little Rock/Saline County - 266
North Little Rock/Jacksonville/Conway - 586

Sales Activity

Most Active Buyers (Previous 24 Months)

- Canyon View Capital
- Forge Partners
- Quarry Capital

Most Active Sellers (Previous 24 Months)

- Maxus Realty Trust
- Covenant Capital Group
- Burkhalter Com'l Group

*Most Active Buyers and Sellers are based on the sale volume of apartment units.

TRANSACTION VOLUME

\$277.4M

YTD Transaction Volume

6.6%

Y-O-Y Change

12

Individual Transaction Count

\$121.0k*

Price Per Unit

* Trailing 4Q average PPU

* Preliminary Data from RCA - Individual transaction \$2.5M +

Economy



8.1K

AUGUST ANNUAL JOBS CREATED



2.2%

AUGUST 2023 EMPLOYMENT GROWTH



3.0%

AUGUST 2023 UNEMPLOYMENT RATE
3.8% US RATE

Sources: RealPage; BLS; MSCI

Top 5 Employment Sector Annual Change



LEISURE & HOSPITALITY



EDUCATION & HEALTH
SERVICES



MINING, LOGGING, &
CONSTRUCTION



OTHER SERVICES



GOVERNMENT

Hover over icons to view data

Search:

Sector	Change from Aug 2022 to Aug 2023	Percent Change
Leisure and hospitality	4,100	12.0%
Education and health services	1,900	3.1%
Mining, logging & Construction	1,500	7.8%
Other services	900	4.8%
Government	300	0.5%
Manufacturing	0	0.0%
Professional and business services	0	0.0%
Trade, transportation, and utilities	-100	-0.1%
Information	-200	-3.5%
Financial activities	-300	-1.2%

Showing 1 to 10 of 10 entries

TO GAIN FURTHER INSIGHTS INTO THE LITTLE ROCK MARKET PLEASE REACH OUT TO OUR LOCAL TEAM



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