Yardi Matrix

# National Multifamily Report

May 2025

# Steady Gains for Multifamily in May

- Multifamily rents maintained a steady if unspectacular growth pattern in May, as the average U.S. advertised rent increased $6 to $1,761. Year-over-year growth, which has barely budged over the past year, was unchanged at 1.0%.
- While overall rent growth remains concentrated in the Northeast and Midwest, a hopeful sign is that markets with weak recent performance—such as Denver, San Francisco, Dallas and Austin—recorded varying degrees of positive growth in May.
- Single-family build-to-rent advertised rates continued to rebound, up $3 in May to $2,183. BTR rents now have risen four months in a row after a weak winter performance, and are close to the all-time high of $2,185 reached in May 2024.

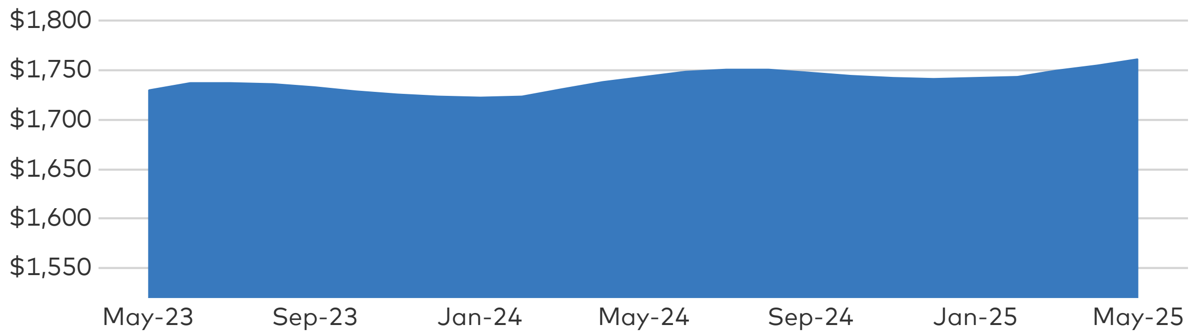
Uncertainty in the economy and financial markets has so far created minimal impact on multifamily fundamentals, which remained healthy in May. The average U.S. multifamily advertised rent rose by $6 in May to $1,761, an increase of 1.0% year-over-year. Occupancy rates are slipping in some metros due to the heavy supply pipeline, but the drop is slow, as demand remains strong in high-supply metros. The national occupancy rate fell slightly in April to 94.4%.

It is still too soon to gauge the impact of higher tariff rates, though early metrics show that the economy and renter financial health are solid. The consumer price index rose only 2.1% year-over-year as of April, while the economy beat expectations to add 177,000 jobs. Meanwhile, wage growth continues to outpace inflation and rent, expanding the pool of prospective renters and supporting demand across the multifamily sector.

Ongoing strong absorption is helping to revive rent growth in some high-supply markets that have struggled. In Austin, which added 9.1% to inventory over the past year, advertised rents increased $3 (0.2%) in May, and $5 over the past two months, after dropping more than $200 over the past two years. Other high-supply metros with 6.0% or more inventory growth over the past year posted positive rent gains over the past three months, including Raleigh (0.5%), Denver (0.4%), Nashville (0.3%) and Charlotte (0.2%). Three-month rent increases were led by Boston and Philadelphia (0.7%), and Chicago, New York and the Twin Cities (0.6%).

While rent growth remains negative year-over-year in most of the high-supply metros, the recent gains point to resilient demand that should lead to a rebound in rents once the supply wave subsides. For now, rent growth is driven more by supply metrics than trade-related inflation.

**National Average Rents**




*National averages include 140 markets tracked by Matrix, which include the 30 metros featured in the report.*
*All data provided by Yardi Matrix.*