MIDFIELD
REAL ESTATE

Baltimore

Q4

Multifamily Market

Report 2024



MIDFIELD
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Market Overview

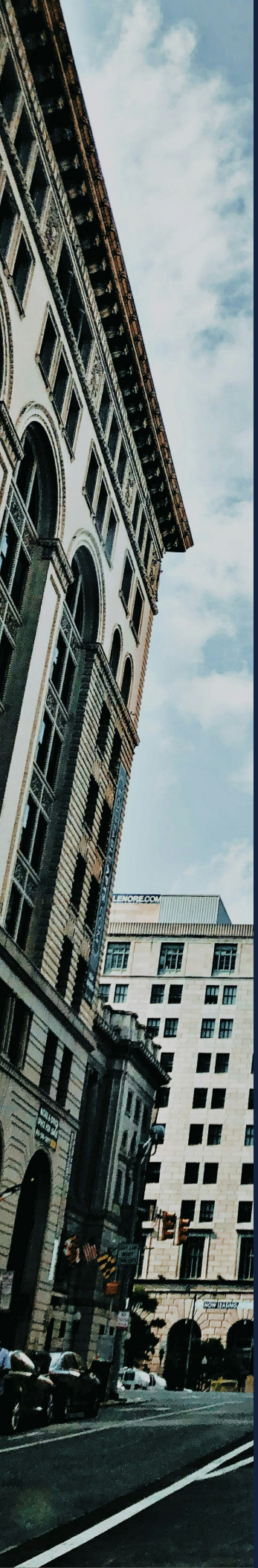
Baltimore's multifamily market continues to show resilience and strong fundamentals. Despite the addition of over **8,900 new units in the past three years**, the vacancy rate has stabilized at 7.5%, demonstrating the market's ability to balance supply and demand effectively. Rent growth has remained positive at 2.7%, surpassing the national average of 1.0%, with notable increases in submarkets such as Southeast Baltimore County (7.4%), Canton (6.9%), and South Baltimore (5.9%).

4,211
12-Month
Delivered Units

3,056
12-Month
Absorption Units

7.5%
Vacancy
Rate

2.7%
12-Month
Asking Rent Growth



Baltimore Economic Overview

Baltimore's economy continues to recover, driven by a strong labor market and ongoing infrastructure investments. The city's unemployment rate remains low at 3.1%, reflecting a resilient job market with growth in key sectors such as healthcare, education, and logistics. The Port of Baltimore has seen a steady increase in activity, further strengthening the local economy and contributing to demand for multifamily housing.

Continued investment in infrastructure projects and economic development initiatives are expected to support job creation and drive further housing demand in the Baltimore market.

3.1%
Unemployment Rate

$78,000
Median Household Income

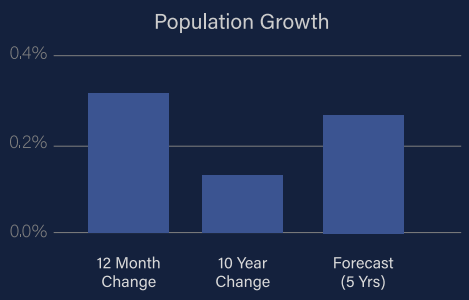
5.2% YoY
Port Activity Growth

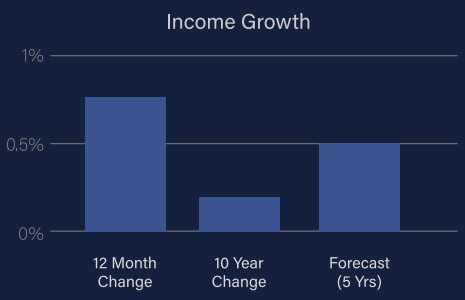
Top Employment Sectors

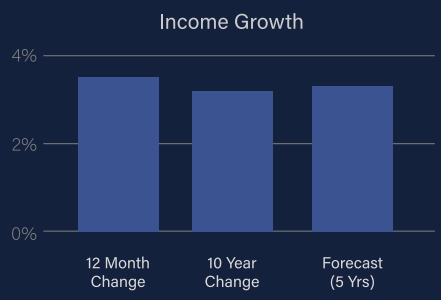
- Healthcare
- Education
- Trade

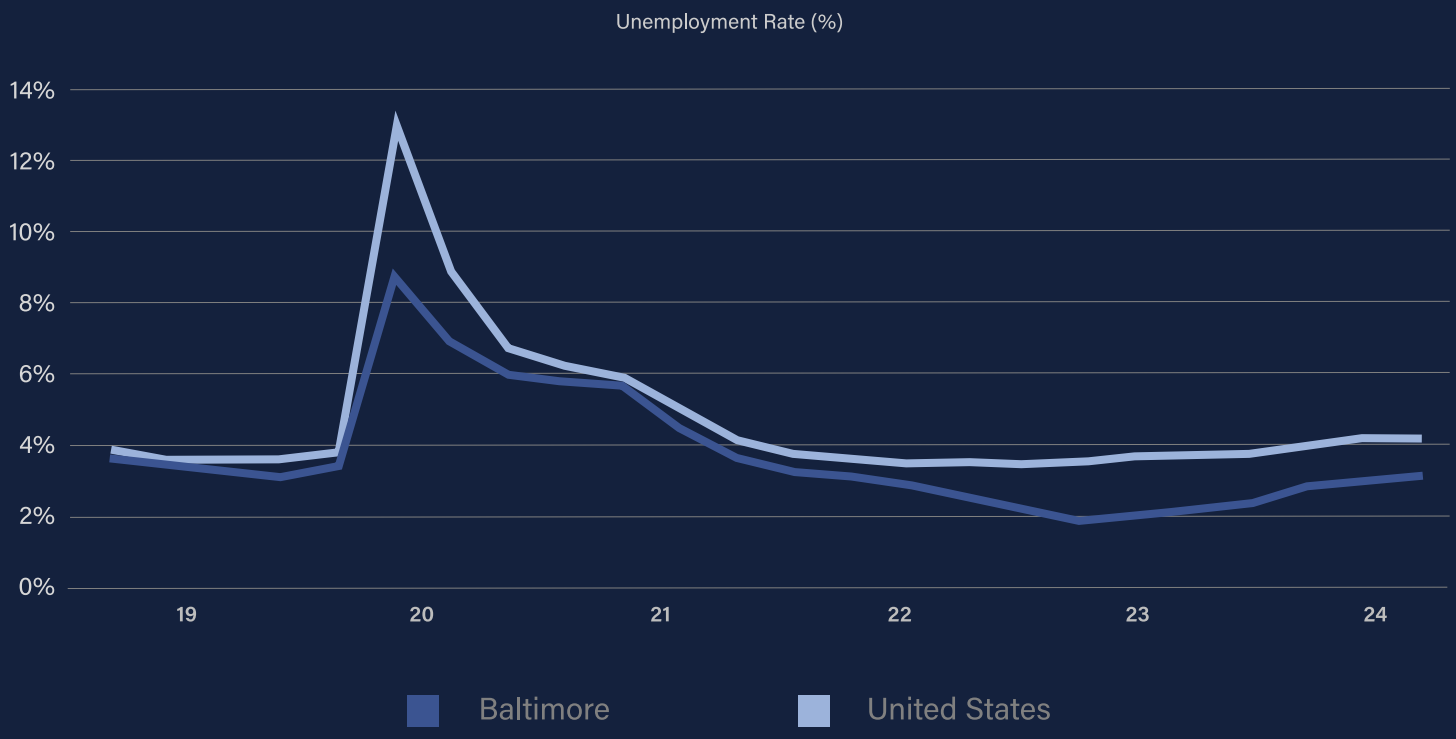
	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
Demographic Category	Metro	US	Metro	US	Metro	US	Metro	US
Population	2,845,984	33,7,443,750	0.3%	0.6%	0.1%	0.5%	0.3%	0.4%
Households	1,134,234	132,581,422	0.5%	0.7%	0.7%	0.9%	0.4%	0.5%
Median Household Income	$98,411	$80,184	3.5%	3.4%	3.2%	3.9%	3.3%	3.8%
Labor Force	1,507,664	168,639,266	0.8%	0.6%	0.2%	0.8%	0.5%	0.4%
Unemployment	3.1%	4.2%	0.8%	0.5%	-0.2%	-0.2%	-	-

Source: Oxford Economics









2024 CoStar Group - Licensed to Midfield Properties



Vacancy Rates & Rent Growth

With 3,200 units currently under development, new supply in Baltimore has slowed significantly from its 2023 peak of 6,000 units. This pullback is creating a more balanced market, helping rents hold steady and keeping demand strong.

Despite the added inventory in recent years, **vacancy remains stable at 7.5%**, thanks to **above-average absorption of 3,100 units in 2024**, well above the **10-year norm of 2,400 units**. Rents are still on the rise, **up 2.7% year-over-year**, outpacing the **national average of 1.0%**.

Some of the biggest rent jumps are in **Southeast Baltimore County (+7.4%)** and **Canton (+6.9%)**, proving renters continue to chase quality housing. With top rents in **Canton ($2,260) and Federal Hill ($2,215)**, demand remains clear.

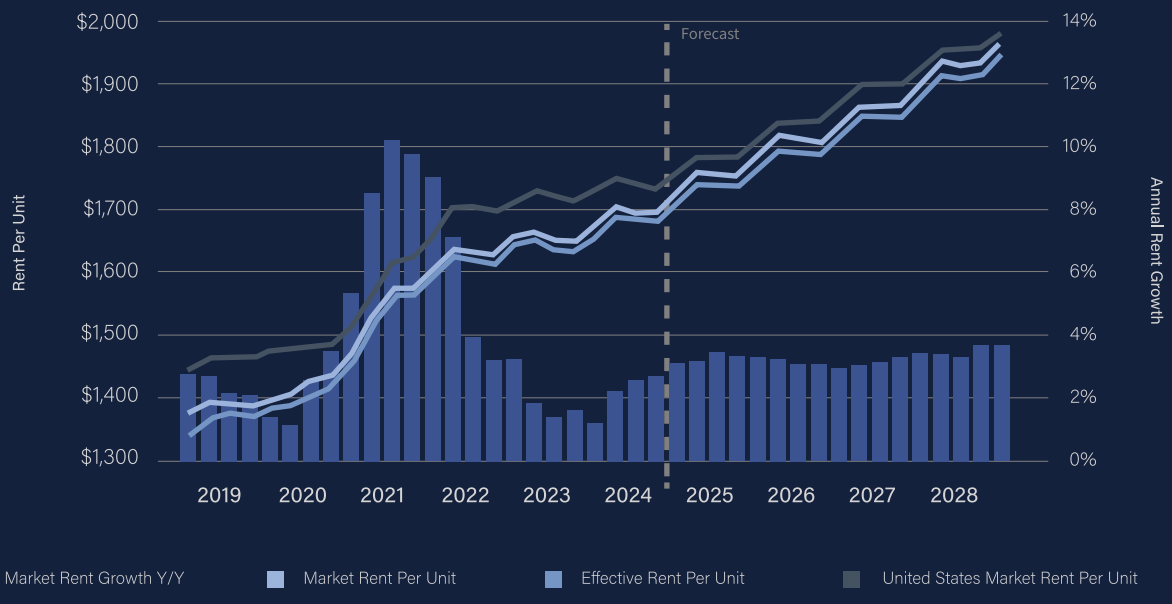
Less new construction means **landlords face fewer oversupply concerns**, and rent appreciation is likely to continue. Baltimore's multifamily market remains **resilient and well-positioned for future growth** despite broader economic shifts.

(Source: CoStar, Baltimore Multifamily Market Report, Q1 2025)

Vacancy Rate



Market Rent Per Unit & Rent Growth



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Construction & Sales Activity

Key Construction and Sales Figures

Units Under Development

3,200

Total Sales Volume (Past 12 Months)

$1.1 billion

Deals Under Contract Compared to Listing

47% under negotiation/under contract from our brokerage, with the overall market at 31.46%, showcasing recent buyer uptick in demand.

While overall construction activity in Baltimore has decelerated, key developments underscore ongoing investment in strategic areas:

Harbor Point Development: This 27-acre mixed-use waterfront project is transforming a former industrial site into a vibrant neighborhood, blending office spaces, retail outlets, residences, hotels, and extensive green spaces.

210 N. Charles Street Conversion: The historic Fidelity & Deposit Building is undergoing a significant transformation from a 15-story office tower into a 231-unit apartment complex, with additional retail and restaurant spaces.

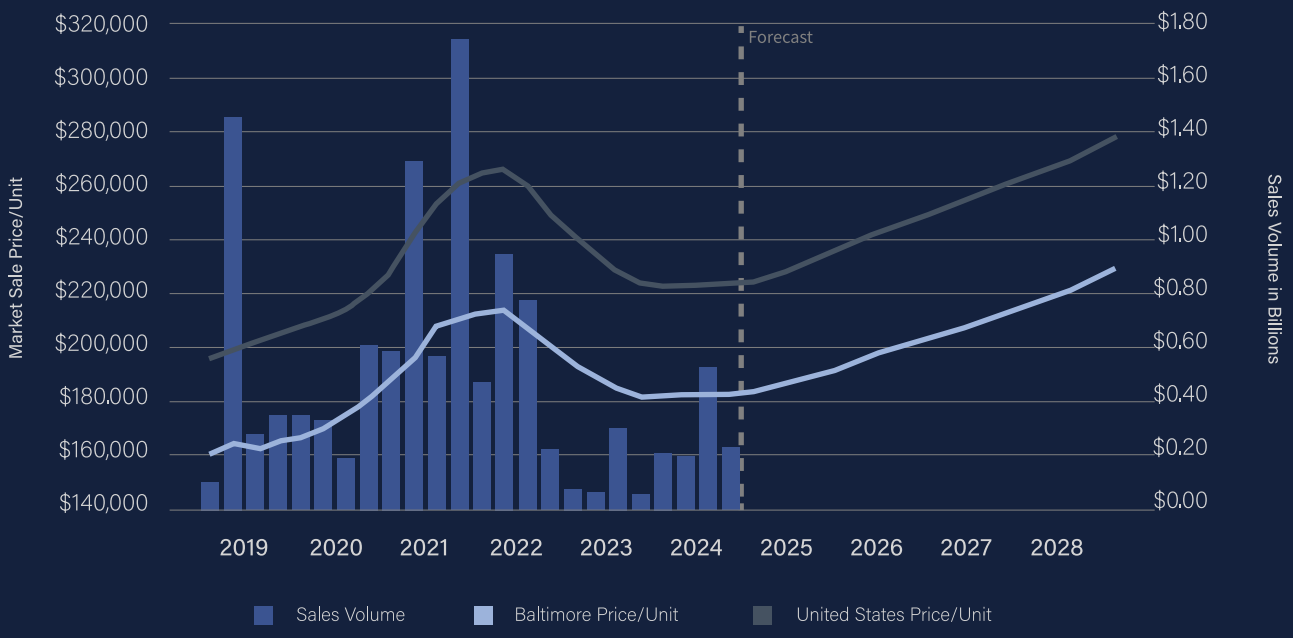
Investor confidence remains robust, as evidenced by our recent 100 Unit SFR Portfolio sale and our 244-unit property currently under contract. Furthermore, the introduction of our new 330-unit listing in Baltimore County reflects sustained demand and attractive investment opportunities.

Since November, there has been a notable uptick in buyer activity, highlighting confidence in Baltimore's multifamily market despite broader economic fluctuations.

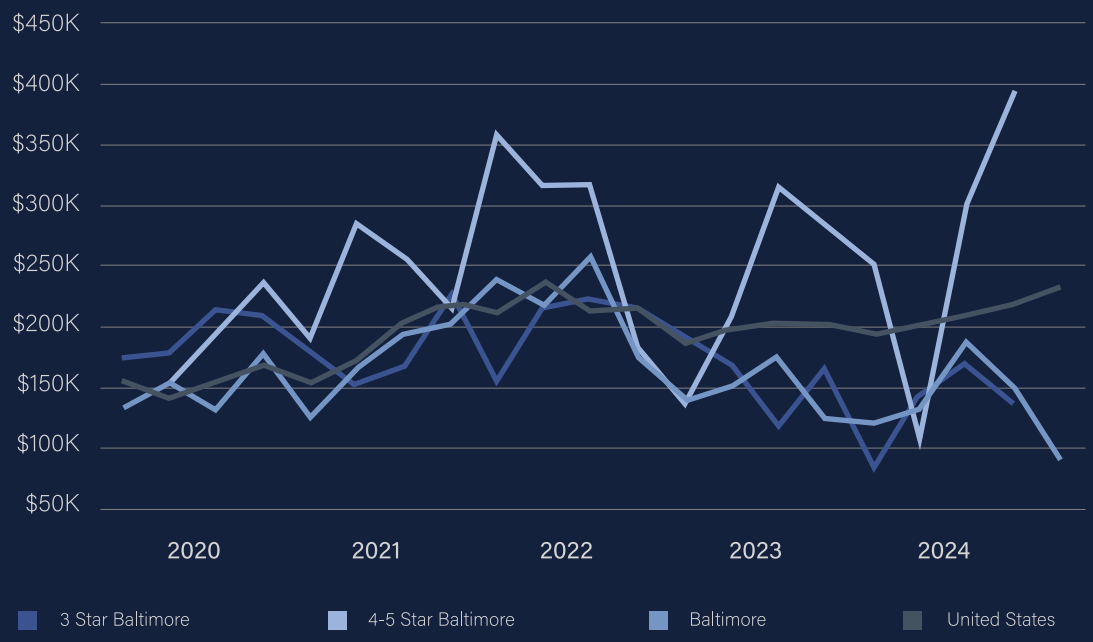
Our brokerage currently has 47% of listings under negotiation or under contract, surpassing the overall market's 31.46%. This indicates a significant uptick in buyer demand and underscores the strength of our market position.

These developments, coupled with a 40-basis-point increase in occupancy rates to 94.9% as of October 2024, demonstrate the city's resilience and the continued appeal of its real estate market.

Sales Volume & Market Sale Price Per Unit



Vacancy Rate



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Debt Market Overview

Rates typically range from
5.87% to 8.88%

Loan Amounts
(Over $6 Million)

Rates generally fall within the same range of
5.87% to 8.88%

Loan Amounts
(Under $6 Million)

Interest rates vary between
4.98% and 7.20%
depending on specific loan terms and borrower qualifications

Agency Loans
(Fannie Mae & Freddie Mac)

Current rates are approx. between
7.50% and 10.50%
influenced by factors such as property location and loan specifics

Bridge Loans

Interest rates typically range from
7.23% to 9.87%
reflecting the subordinated nature of this financing

Mezzanine Financing

Please note that these rates are subject to change and can vary based on lender policies, borrower qualifications, and prevailing market conditions. It's advisable to consult directly with lenders or financial advisors for the most accurate and personalized information.

Debt Outlook

As of February 11, 2025, the Federal Reserve's target range for the federal funds rate is 4.25% to 4.50%, with officials signaling a cautious approach to future adjustments. Meanwhile, the 10-year Treasury yield sits at approximately 4.51% and may trend higher due to inflation concerns, potential tariffs, and sustained economic growth.

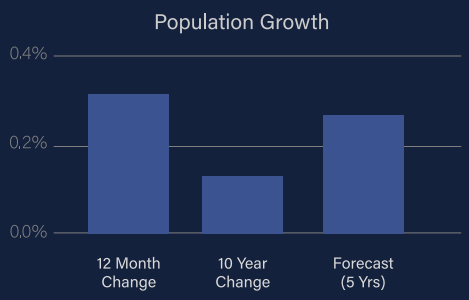
The potential for new tariffs could drive inflation and borrowing costs higher. While these tariffs may encourage job growth in the U.S., their long-term economic impact remains uncertain. Investors should closely monitor economic conditions and plan accordingly.

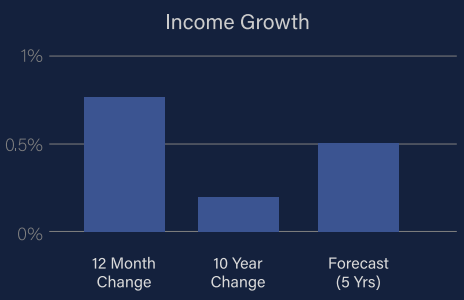


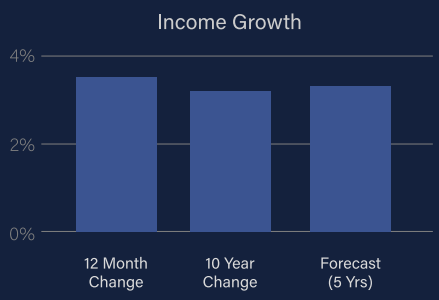
Debt Market Overview

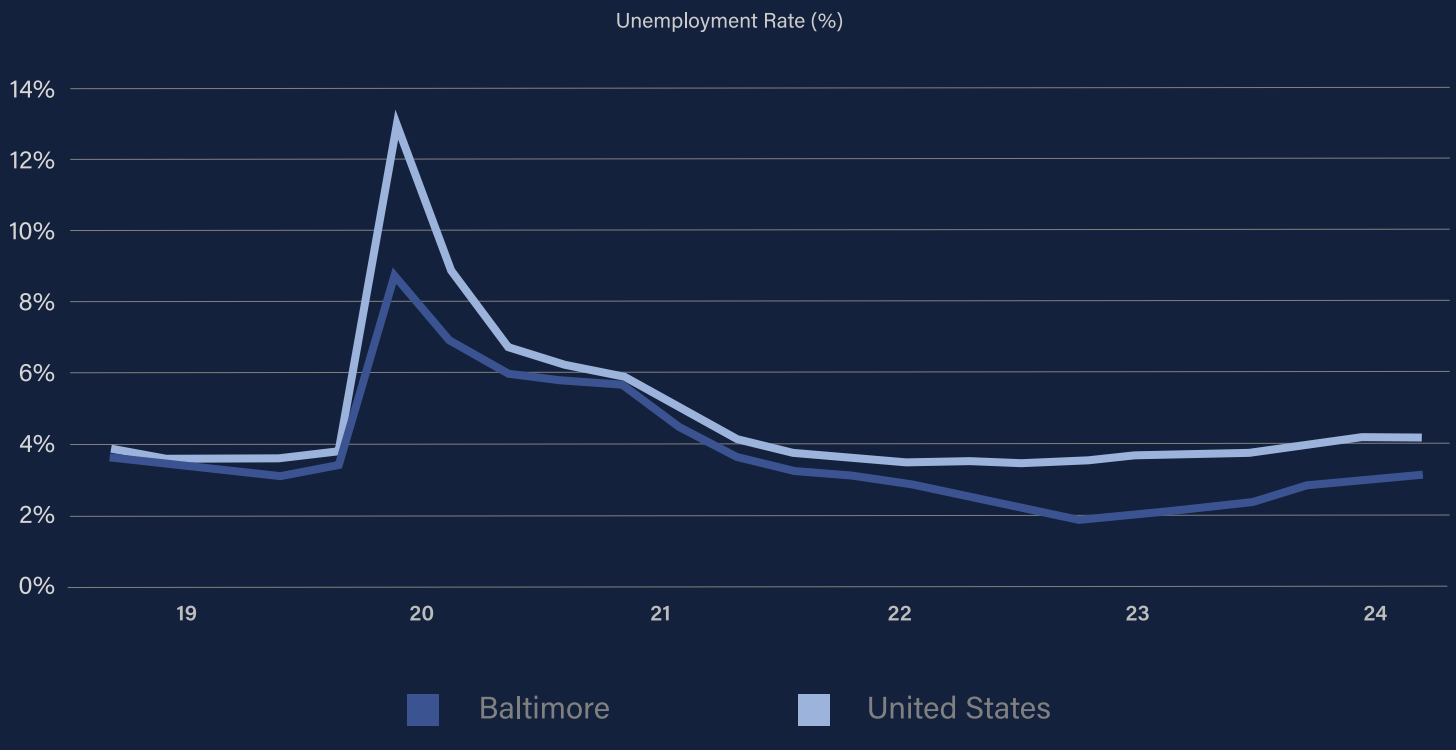
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Source: Oxford Economics



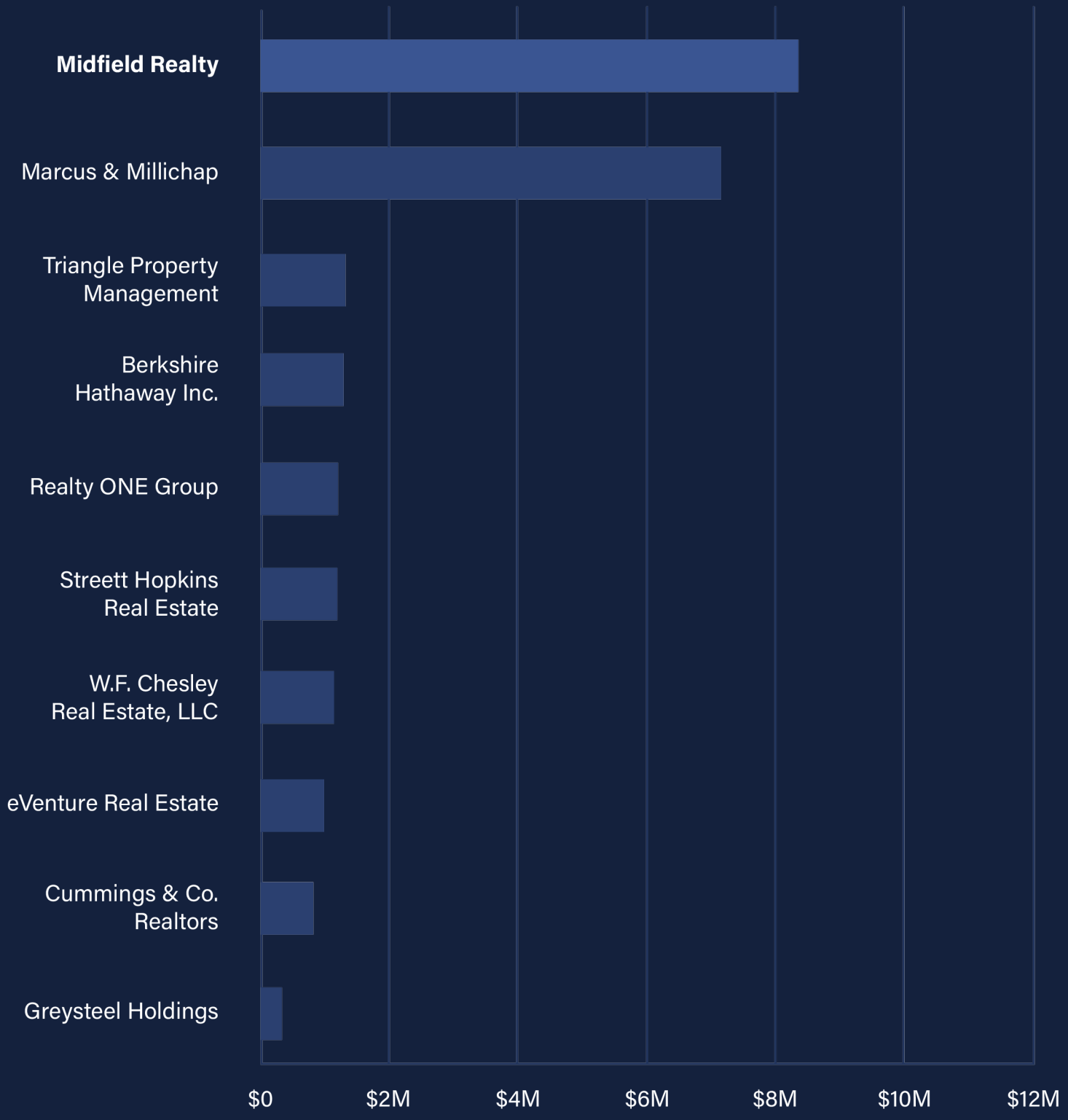






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Top Buyer Brokers



2024 CoStar Group - Licensed to Midfield Properties

Our Recent Achievements



Hillside Manor & Forest Glen Apartments

Under Contract

244 Units | Multifamily



Actively Listed

Apartments	330



Baltimore SFR Portfolio

Sale Price	$8,000,000 +
Properties	100



3602 Monterey Rd

Sale Price	$3,000,000
Price Per Unit	$83,333
Units	36



E Madison St

Sale Price	$2,597,000
Price Per Unit	$129,850
Units	20



Near Charles Village

Sale Price	$3,250,000
Price Per Unit	$180,555
Units	18



Station North

Sale Price	$1,980,000
Price Per Unit	$165,000
Units	12



201 E North Ave

Sold

12 Units | Multifamily



MIDFIELD
REAL ESTATE

YAAKOV KANEVSKY
Managing Director
410-498-5408
yaakov@midfieldre.com

MENDEL DALFIN
Director
410-916-9256
mendel@midfieldre.com

3635 Old Court Rd Suite 403 Pikesville, MD 21208
www.midfieldre.com | info@midfieldre.com | (410)-324-6939

Disclaimer: This report is for informational purposes only and is based on data from CoStar Group, Yardi, and other verified sources. Investors are advised to conduct independent due diligence before making investment decisions.