

# Philadelphia Metro Multifamily Report

▼ 96.0%	▼ (356)	▲ 2,030	▼ \$1,948
Occupancy Rate*	Net Absorption (Units)	Completed Units	Avg. Rent Per Unit Per Month

\* Stabilized Properties

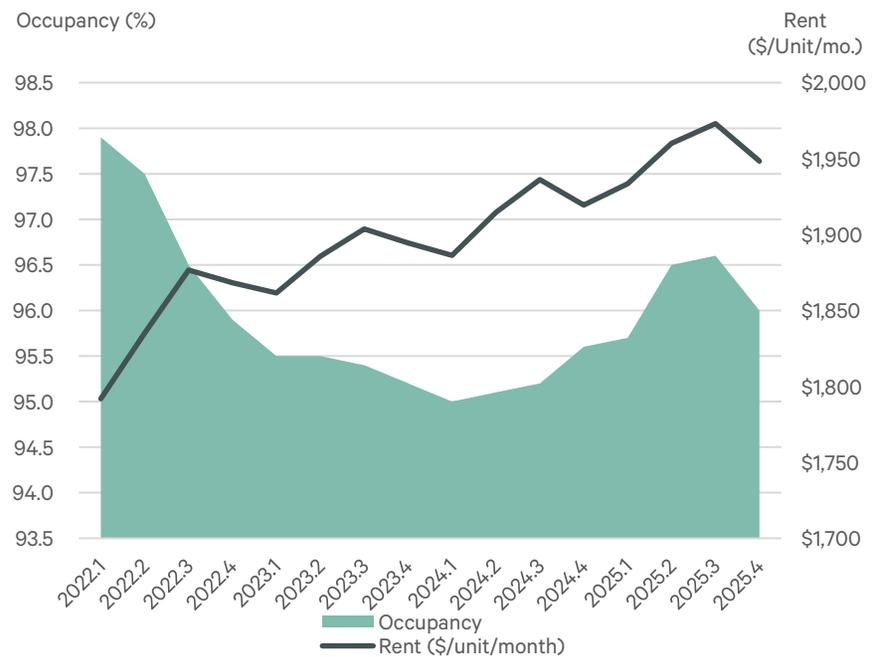
Note: Arrows indicate change from previous quarter.

Source: CBRE Econometric Advisors, Q4 2025.

## MARKET HIGHLIGHTS

Greater Philadelphia’s multifamily market posted a strong performance in 2025, with 8,599 units absorbed across the region. Demand was especially concentrated in the city, which captured more than half of all units absorbed and helped restore balance to a market that had been under pressure from elevated new supply. After several years of heavy apartment deliveries, largely driven by developers accelerating projects to secure Philadelphia’s original, and more favorable ten-year tax abatement, the development pipeline thinned meaningfully in the fourth quarter. With fewer projects delivering, renter demand steadily absorbed existing inventory, supported by persistent barriers to homeownership that are keeping households in the rental market longer. Downtown leasing activity slowed seasonally during the fourth quarter, and concessions remained common in supply-heavy neighborhoods as owners prioritized occupancy. Suburban submarkets once again outperformed the urban core, maintaining high occupancy, steady rent growth, and limited new supply, as elevated construction costs and financing challenges continue to constrain development and preserve favorable supply-and-demand dynamics. Investment activity reflected these fundamentals, with suburban assets remaining the preferred target for institutional and private buyers seeking stable, risk-adjusted returns. In the city, softer near-term conditions kept many institutional investors on the sidelines, while emerging distress among small and mid-size developers created selective acquisition opportunities for investors with opportunistic capital as the market prepares for its next leasing cycle.

FIGURE 1: Occupancy and Average Rent Per Unit Per Month



Source: CBRE Econometric Advisors, Q4 2025.

## Market Overview

FIGURE 2: Market Statistics by Submarket

Market	Inventory (Units)	Rent Per Unit Per Month	Completions (Units)	Completions Last 12 mos	Net Absorption (Units)	Net Absorption Last 12 mos	Vacancy Rate (%)
Total Market	354,573	\$1,948	2,030	8,002	(356)	8,599	4.0
Bucks County	30,239	\$1,846	0	0	(196)	(9)	2.7
Burlington County	24,238	\$1,911	548	848	437	687	3.2
Camden/Cherry Hill	20,758	\$1,952	12	444	(147)	436	4.0
Center City Philadelphia	47,114	\$2,498	504	2,623	(88)	2,360	6.6
Chester County	30,149	\$2,079	0	24	(219)	423	4.1
Delaware County	26,755	\$1,674	0	208	(68)	458	2.3
Gloucester County	9,790	\$1,805	73	73	26	36	4.0
Lower Camden County	17,590	\$1,640	0	542	1	617	1.9
Norristown/Upper Merion/Lower Merion	24,633	\$2,060	0	131	(132)	242	4.0
North Montgomery County	30,518	\$1,905	0	346	(82)	655	3.7
Northeast Philadelphia	42,131	\$1,526	178	1,705	(187)	1,149	4.6
Northwest Philadelphia	19,643	\$1,646	93	250	(19)	545	4.9
Southwest Philadelphia	31,015	\$1,928	622	808	318	1,000	6.0

\*Stabilized Properties

Source: CBRE Economic Advisors Q4 2025

FIGURE 3: Market Statistics by Building Vintage

Year Built	Avg Rent	% Rent Growth (Y-o-Y)	Occupancy Rate (%)	Occupancy Change (Y-o-Y)
Built 1960s	\$1,763	3.6%	96.6	0.3%
Built 1970s	\$1,760	4.2%	96.6	0.6%
Built 1980s	\$2,007	3.9%	96	0.0%
Built 1990s	\$2,191	7.6%	96.6	-0.2%
Built 2000s	\$2,431	7.5%	95.6	0.2%
Built 2010s	\$2,264	3.0%	95.1	-0.3%
Built 2020-present	\$2,350	1.4%	94.8	1.6%

Source: CBRE Econometric Advisors, Q4 2025.

FIGURE 4: Market Statistics by Unit Type

Unit Type	Avg. Rent	% Rent Growth (Y-o-Y)
Studio	\$1,454	3.0%
1 Bedroom	\$1,734	3.1%
2 Bedroom	\$2,217	4.2%
3 Bedroom	\$2,998	6.6%

Source: CBRE Econometric Advisors, Q4 2025.

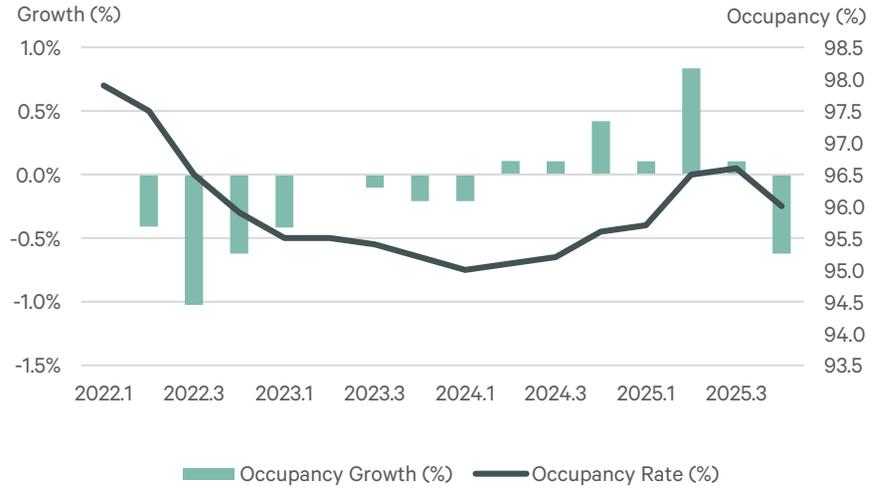
## Average Rents and Occupancy

FIGURE 5: Rent Change Q-o-Q and Average Rent Trend



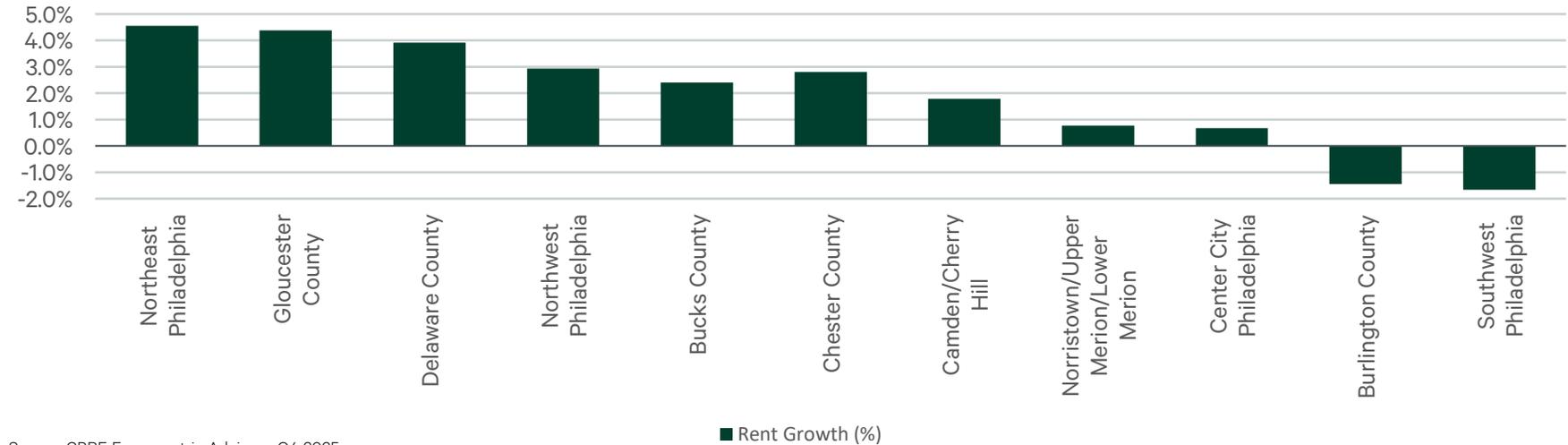
Source: CBRE Econometric Advisors, Q4 2025.

FIGURE 6: Occupancy Change Q-o-Q and Occupancy Rate Trend



Source: CBRE Econometric Advisors, Q4 2025.

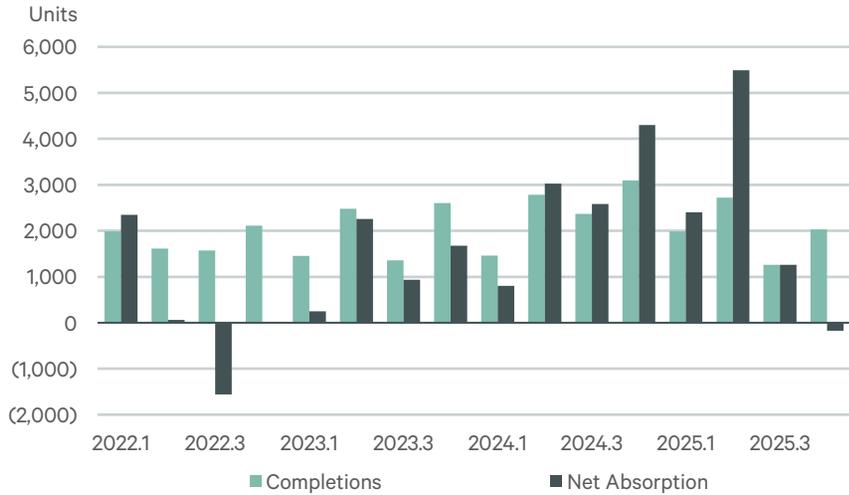
FIGURE 7: Y-o-Y Rent Growth by Submarket



Source: CBRE Econometric Advisors, Q4 2025.

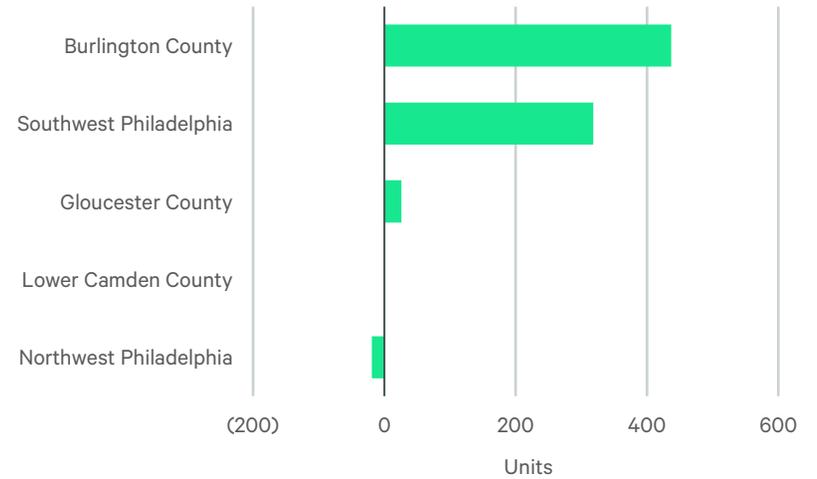
## Construction, Net Absorption, and Detail by Inventory Type

FIGURE 8: Completions and Net Absorption



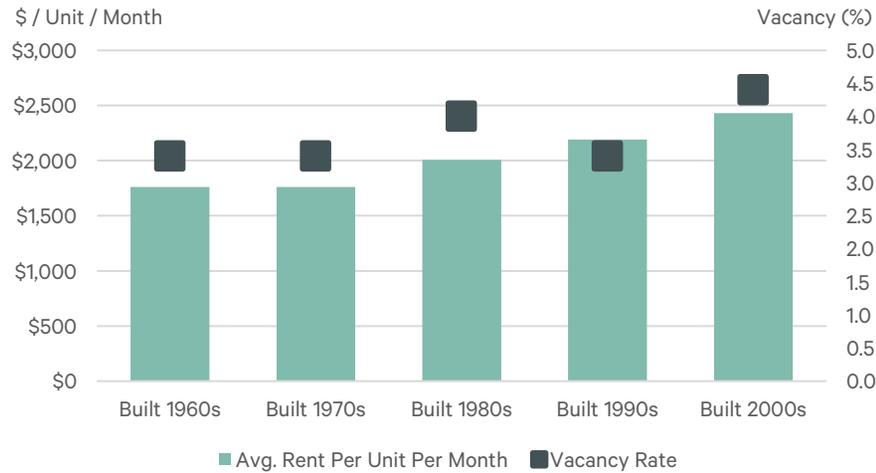
Source: CBRE Econometric Advisors, Q4 2025.

FIGURE 9: Top Submarkets by Net Absorption



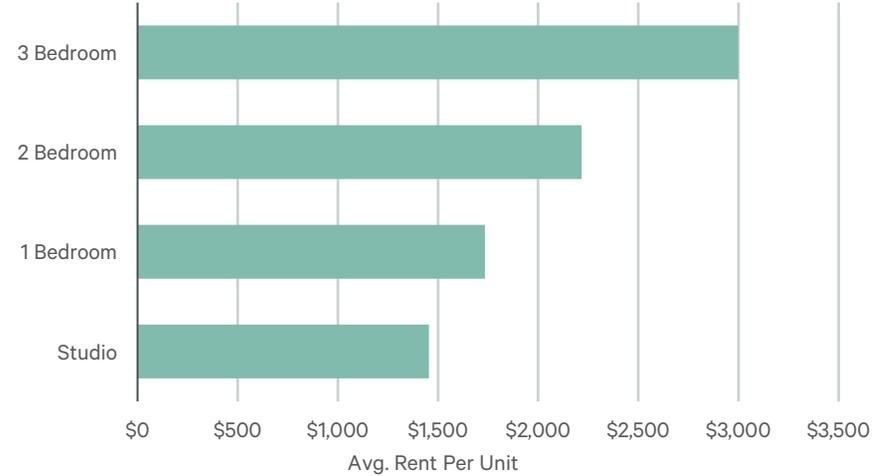
Source: CBRE Econometric Advisors, Q4 2025.

FIGURE 10: Rent and Vacancy by Property Vintage



Source: CBRE Econometric Advisors, Q4 2025.

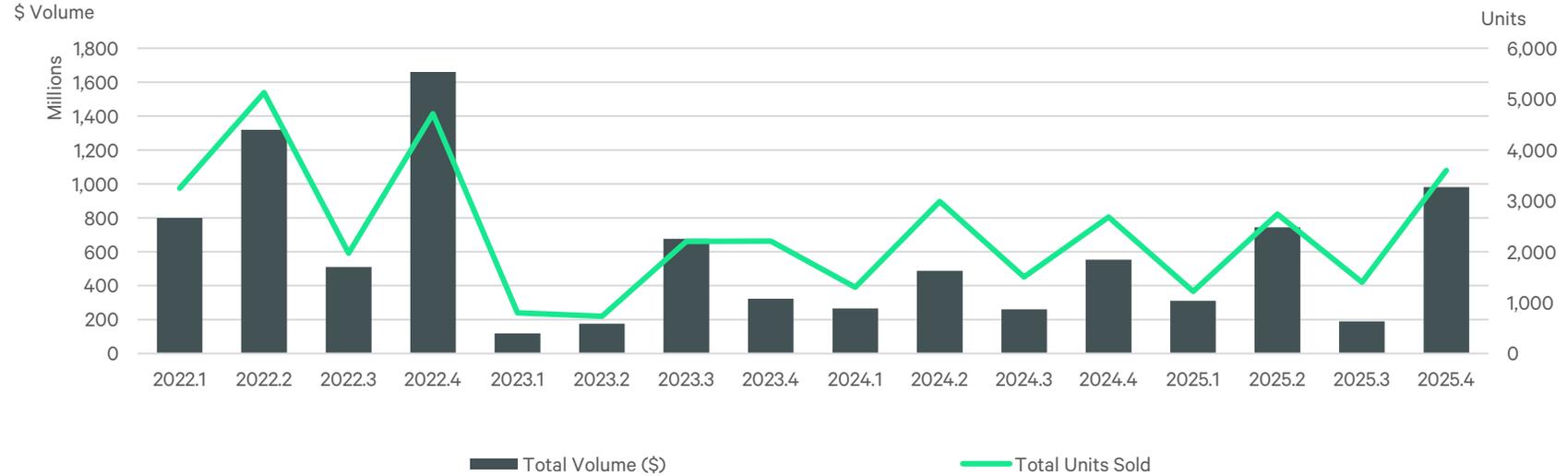
FIGURE 11: Average Rent By Unit Size



Source: CBRE Econometric Advisors, Q4 2025.

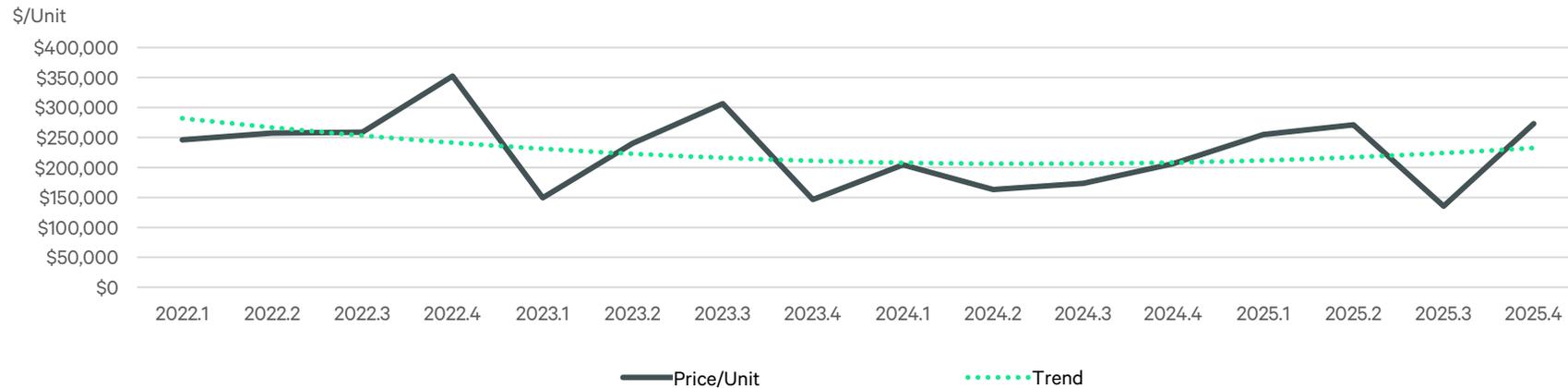
## Investment Sales

FIGURE 12: Multifamily Investment Sale Volume



Source: MSCI Real Capital Analytics, Q4 2025.

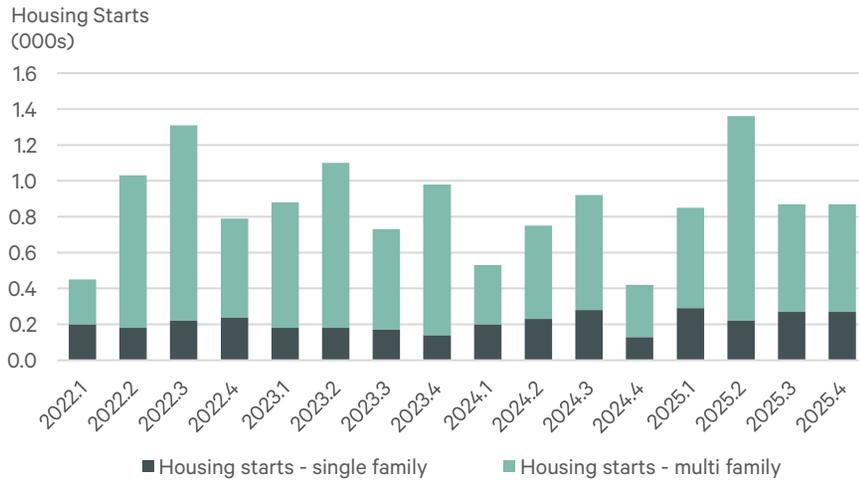
FIGURE 13: Multifamily Investment Sale Price Per Unit



Source: MSCI Real Capital Analytics, Q4 2025.

## Economic Overview

FIGURE 14: Housing Starts



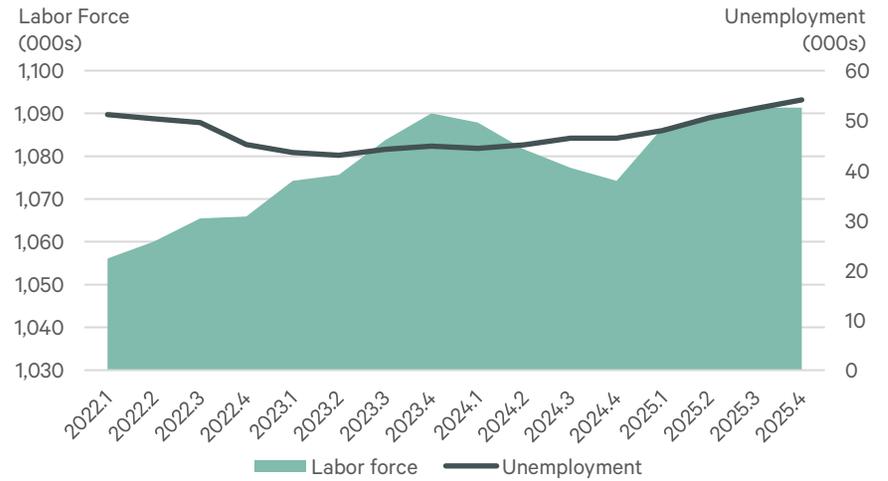
Source: Oxford Economics, Q4 2025.

FIGURE 16: Household Count & Average Size



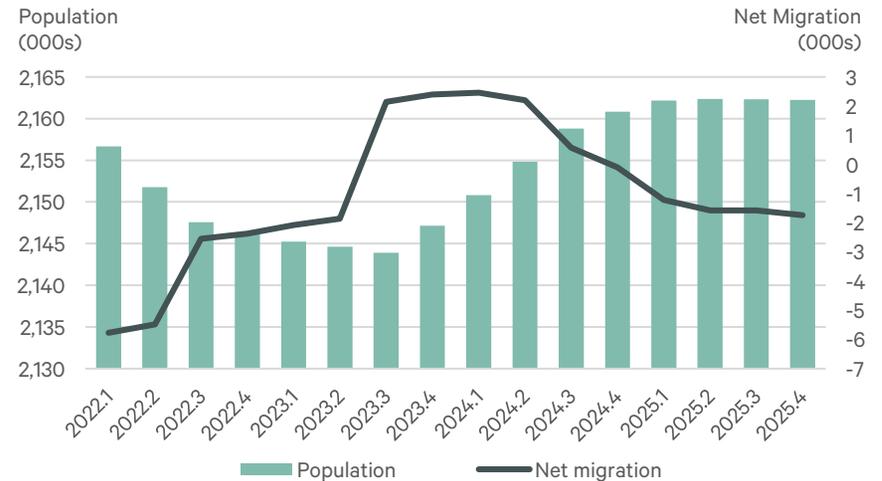
Source: Oxford Economics, Q4 2025.

FIGURE 15: Unemployment



Source: Oxford Economics, Q4 2025.

FIGURE 17: Total Population & Net Migration



Source: Oxford Economics, Q4 2025.

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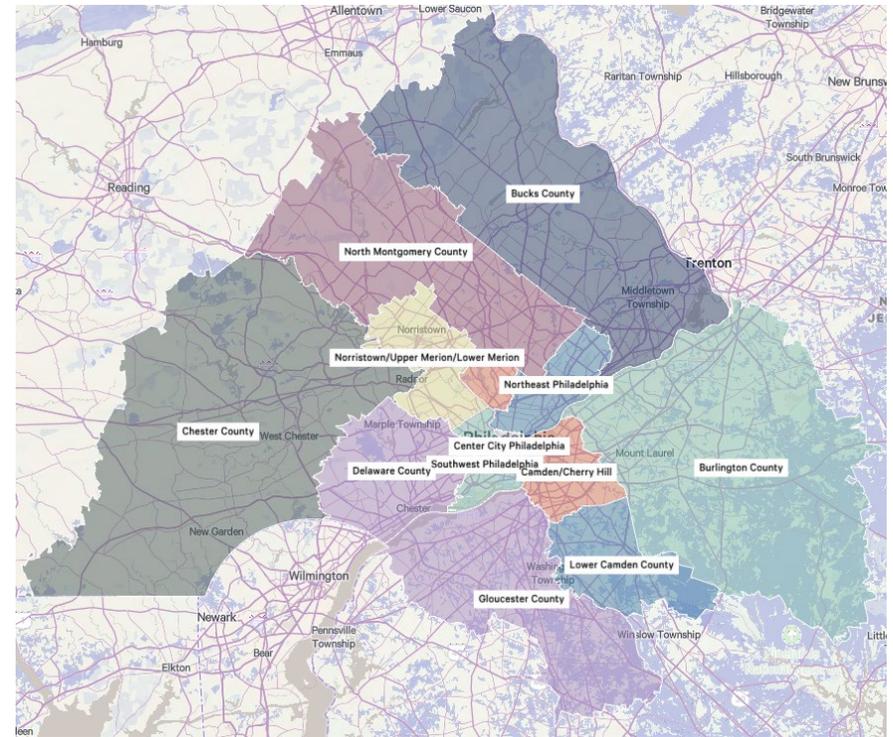
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**Market Definition**  
The Philadelphia market consists of Burlington County, Camden County, Gloucester County, Bucks County, Chester County, Montgomery County, Delaware County, Philadelphia County.

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