

Gainesville Market Rate Year to Year Sale Data

100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	6	100%	\$73,194	-33%	7.46	29%
2019	4	-33%	\$106,248	45%	9.01	21%
2020	4	0%	\$69,745	-34%	7.65	-15%
2021	10	150%	\$137,845	98%	9.85	29%
2022	4	-60%	\$163,871	19%	13.21	34%
Through Aug 23	0	n/a	n/a	n/a	n/a	n/a

Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	12	71%	\$70,373	44%	8.11	21%
2019	11	-8%	\$47,875	-33%	6.07	-25%
2020	6	-45%	\$62,613	34%	7.27	20%
2021	7	17%	\$83,333	33%	8.85	22%
2022	11	57%	\$78,000	-6%	9.01	2%
Through Aug 23	2	-82%	\$98,750	27%	8.59	-5%



BeauBeery.com
Multifamily Advisors

*Data is pulled from the Alachua county property appraiser's website.

Ocala Market Rate

Year to Year Sale Data

100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	3	200%	\$133,080	31%	9.78	5%
2019	1	-67%	\$97,000	-27%	9.11	-7%
2020	0	-100%	n/a	n/a	n/a	n/a
2021	1	100%	\$164,792	n/a	9.07	n/a
2022	3	200%	\$106,592	-35%	10.53	16%
Through Aug 23	0	n/a	n/a	n/a	n/a	n/a

Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	6	50%	\$60,662	70%	7.39	25%
2019	3	-50%	\$83,158	37%	10.62	44%
2020	3	0%	\$49,000	-41%	n/a	n/a
2021	13	333%	\$105,208	115%	11.00	n/a
2022	7	-46%	\$89,063	-15%	11.45	4%
Through Aug 23	2	-71%	\$136,109	53%	15.72	37%



BeauBeery.com
Multifamily Advisors

*Data is pulled from the Marion county property appraiser's website.

Tallahassee Market Rate Year to Year Sale Data

100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	6	-50%	\$78,624	33%	7.46	20%
2019	10	67%	\$86,104	10%	7.85	5%
2020	4	-60%	\$101,255	18%	8.28	5%
2021	8	100%	\$121,879	20%	9.06	9%
2022	7	-13%	\$149,020	22%	9.45	4%
Through Aug 23	4	-43%	\$120,616	-19%	8.17	-13%

Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	13	-19%	\$60,486	17%	7.10	9%
2019	16	23%	\$59,764	-1%	7.72	9%
2020	8	-50%	\$72,500	21%	8.29	7%
2021	9	13%	\$74,107	2%	9.55	15%
2022	14	56%	\$96,964	31%	9.34	-2%
Through Aug 23	3	-79%	\$69,583	-28%	8.92	-4%



BeauBeery[®].com
Multifamily Advisors

*Data is pulled from the Leon, Wakulla, Jefferson and Gadsden county property appraiser's websites.

Jacksonville Market Rate Year to Year Sale Data

100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	40	-5%	\$94,871	23%	8.58	20%
2019	40	0%	\$87,189	-8%	8.16	-5%
2020	29	-28%	\$142,469	63%	10.81	32%
2021	53	83%	\$134,180	-6%	10.38	-3%
2022	32	-40%	\$162,814	21%	10.11	-3%
Through Aug 23	4	-88%	\$112,188	-31%	8.03	-21%

Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	34	55%	\$42,406	5%	5.97	17%
2019	26	-24%	\$56,000	32%	7.42	24%
2020	21	-19%	\$73,000	30%	7.51	1%
2021	26	24%	\$82,217	13%	9.40	25%
2022	26	0%	\$108,974	33%	10.51	12%
Through Aug 23	4	-85%	\$127,150	17%	8.89	-15%



BeauBeery.com
Multifamily Advisors

*Data is pulled from the Duval, Clay, Nassau, Baker & St. John's county property appraiser's websites.

Volusia County Market Rate Year to Year Sale Data

100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	8	100%	\$95,764	16%	8.40	24%
2019	1	-88%	\$75,630	-21%	6.85	-18%
2020	9	800%	\$91,273	21%	8.71	27%
2021	8	-11%	\$178,970	96%	10.75	23%
2022	8	0%	\$147,135	-18%	9.37	-13%
Through Aug 23	1	-88%	\$167,411	14%	9.67	3%

Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	10	-17%	\$59,506	13%	6.86	21%
2019	13	30%	\$70,238	18%	9.20	34%
2020	17	31%	\$79,500	13%	9.05	-2%
2021	18	6%	\$100,017	26%	9.02	0%
2022	12	-33%	\$107,083	7%	8.76	-3%
Through Aug 23	6	-50%	\$160,000	49%	9.44	8%



BeauBeery.com
Multifamily Advisors

*Data is pulled from the Volusia county property appraiser's website.

Polk County Market Rate Year to Year Sale Data

100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	6	n/a	\$112,837	n/a	8.39	n/a
2019	6	0%	\$151,806	35%	10.83	29%
2020	4	-33%	\$117,045	-23%	10.03	-7%
2021	5	25%	\$212,818	82%	9.81	-2%
2022	4	-20%	\$221,943	4%	11.56	18%
Through Aug 23	0	n/a	n/a	n/a	n/a	n/a

Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2018	2	n/a	\$84,053	n/a	6.10	n/a
2019	5	150%	\$49,278	-41%	6.03	-1%
2020	4	-20%	\$75,000	52%	8.88	47%
2021	5	25%	\$125,000	67%	12.04	36%
2022	3	-40%	\$95,914	-23%	9.33	-23%
Through Aug 23	0	n/a	n/a	n/a	n/a	n/a



BeauBeery.com
Multifamily Advisors

*Data is pulled from the Polk county property appraiser's website.