2026

TAMPA

MULTIFAMILY FORECAST REPORT

MARKET SNAPSHOT

AVERAGE RENT **$1,768** Q4 2025	**-1.0%** ANNUAL CHANGE	AVERAGE RENT **$1,750** Q4 2026
OCCUPANCY RATE **91.4%** Q4 2025	**-30 BPS** ANNUAL CHANGE	OCCUPANCY RATE **91.1%** Q4 2026
COMPLETIONS **8,192** 2025	**6,734** 10 YR. AVG. ANNUAL COMPLETIONS	COMPLETIONS **7,559** 2026
NET ABSORPTION **4,962** 2025	**5,166** 10 YR. AVG. ANNUAL NET ABSORPTION	NET ABSORPTION **6,126** 2026

Source: CoStar

KEY MARKET THEMES FOR 2026

1.

The metro has added more than 270,000 residents over the past five years, reaching roughly 3.4 million people, and while net migration has cooled from its 2022 peak, population growth continues to outpace national averages, keeping Tampa among the fastest-growing large U.S. markets.

2.

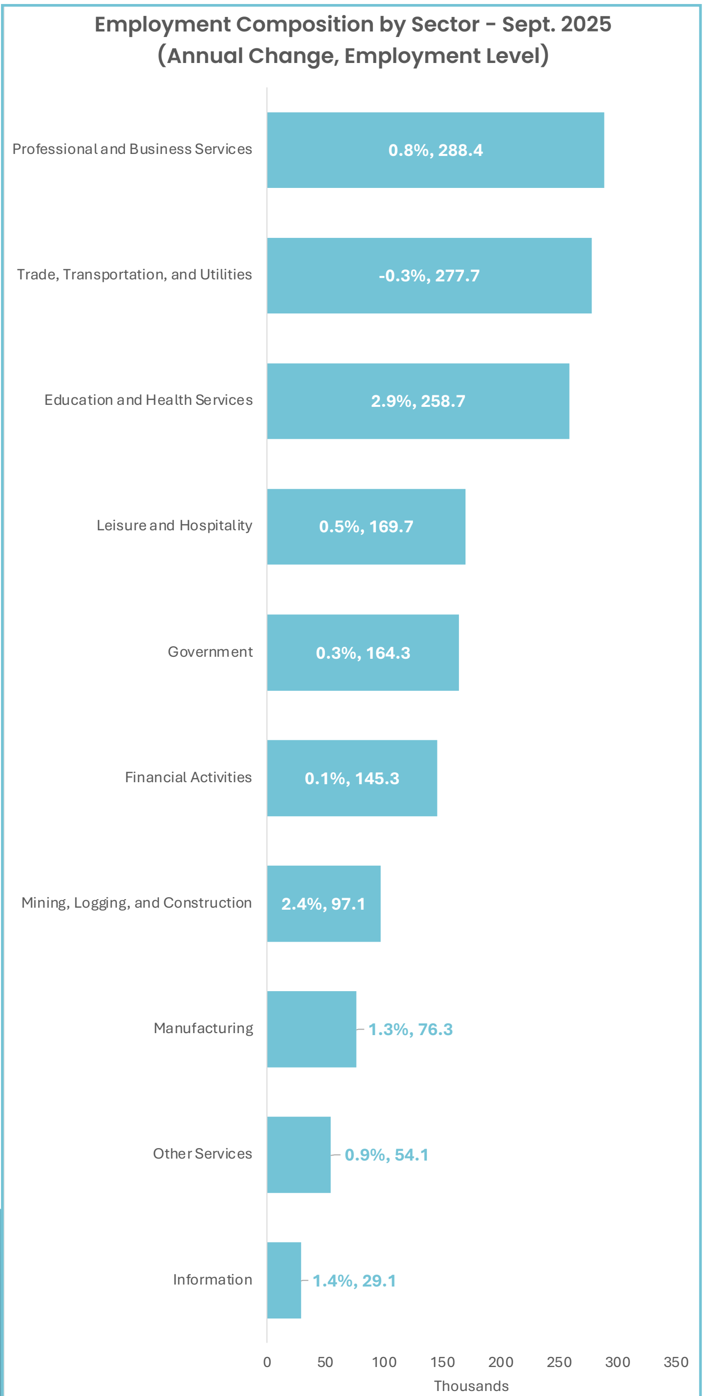
Tampa has roughly 11,000 units under construction, concentrated in Downtown Tampa, Pasco County, Central Pinellas, and Downtown St. Petersburg, which together account for about 4,750 units. Once delivered, the pipeline will expand metro inventory by approximately 4.5%, above the national average of 2.6% but well below higher-supply Florida peers such as Miami-Dade County.

3.

Rent growth in Tampa has returned to negative territory after three consecutive quarters of gains, as rental demand slowed meaningfully in the back half of 2025. Net absorption fell to just 1,060 units in the second half of the year, while nearly 3,800 units were delivered—allowing new supply to outpace demand by nearly a four-to-one margin and placing renewed pressure on rents.

ECONOMIC & WORKFORCE TRENDS

// EMPLOYMENT COMPOSITION BY SECTOR - SEPT. 2025



Source: Bureau of Labor Statistics

Tampa's economy enters 2026 from a position of relative strength, supported by sustained population growth, a diversified employment base, and continued in-migration of both retirees and prime working-age households. The metro has added more than 270,000 residents over the past five years, reaching roughly 3.4 million people, and while net migration has cooled from its 2022 peak, growth continues to outpace national averages and keeps Tampa among the fastest-growing large U.S. markets. Labor market conditions remain healthy but moderating, reflecting a normalization phase rather than broad-based weakness. Education and health services continue to anchor job growth, expanding nearly 3% year over year in September 2025 and reinforcing the region's stability through major employers such as USF, BayCare, AdventHealth, and Tampa General Hospital. Construction employment is also outperforming, up 2.4% annually during the same time frame, supported by ongoing residential, infrastructure, and industrial activity. Professional and business services, manufacturing, and information sectors are posting modest but positive gains, while leisure and hospitality growth has slowed to a more sustainable pace following the post-pandemic rebound. Trade, transportation, and utilities employment has softened slightly, though Tampa remains a key logistics and distribution hub as population growth continues to drive long-term demand.

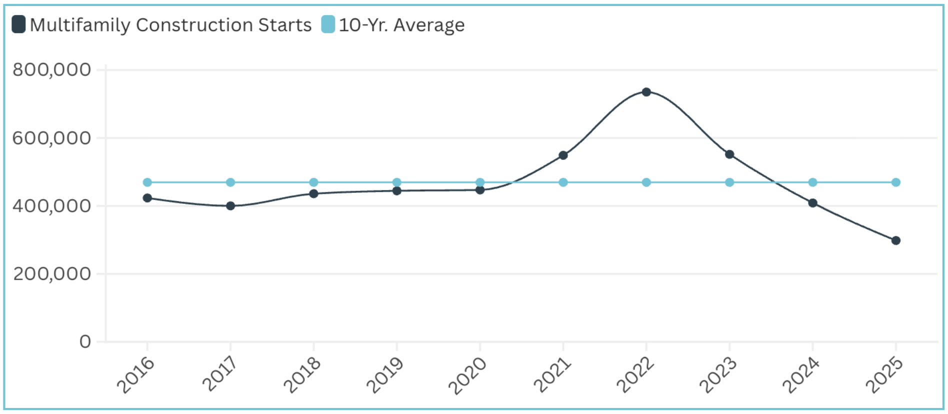
2026 SUPPLY TRENDS

MULTIFAMILY STARTS DECREASED SLIGHTLY STEADY IN 2025

2024: 7,795 units > 2025: 7,707 units

Annual Decrease of 68 units or -1.1%

10-Yr. Historical Annual Average: 7,469 units

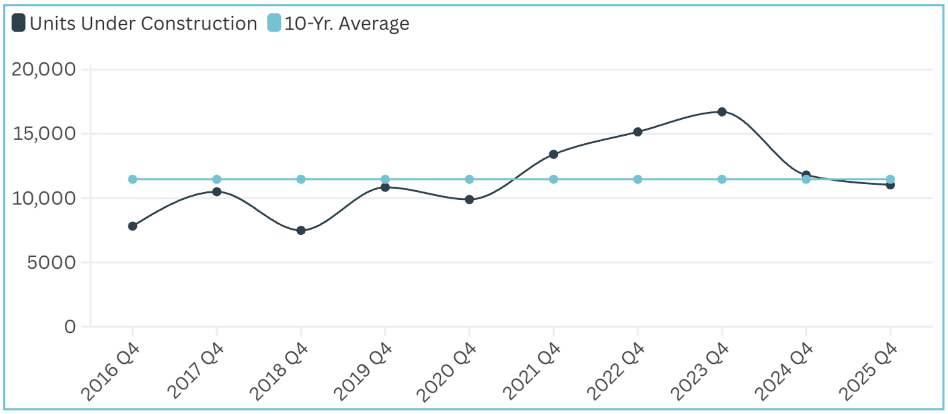


UNITS UNDER CONSTRUCTION TRENDING BELOW THE 10 YEAR AVERAGE

11,039 units under construction as of December, 31st 2025

10-Yr. Historical Annual Average Units UC: 11,468

-3.7% Lower than historical average

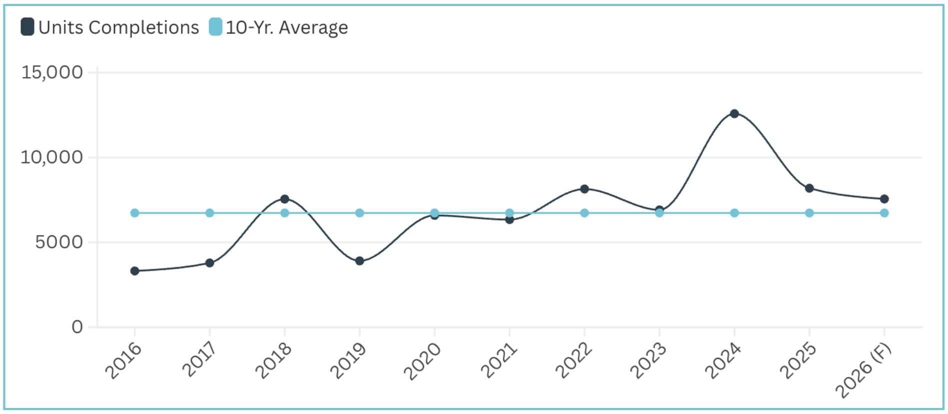


UNIT COMPLETIONS PROJECTED TO DECREASE IN 2026

2025: 8,192 units > 2026: 7,559 units

Annual Decrease of 633 units or -7.7%

10-Yr. Avg. Annual Completions: 6,734



Roughly 8,200 multifamily units were delivered across the Tampa market over the past year, with development activity heavily concentrated in Pasco County and Southeast Tampa, where land availability has supported sustained construction over the cycle. Together, these two submarkets accounted for approximately half of all trailing 12-month completions, reinforcing their role as the primary outlets for new supply in the metro. While delivery volumes remain elevated, the current construction footprint reflects a relatively focused geography rather than broad-based overbuilding, with Downtown Tampa also emerging as a meaningful contributor to recent and ongoing development activity.

Looking ahead, Tampa has roughly 11,000 units under construction, led by Downtown Tampa, Pasco County, Central Pinellas and Downtown St. Petersburg which collectively represent about 4,750 units in the active pipeline. Upon completion, the pipeline is expected to expand metro inventory by approximately 4.5%, exceeding the national average of 2.6% but remaining well below higher-supply Florida peers such as Miami-Dade County, where construction will lift inventory by roughly 8%. Importantly, Tampa's supply cycle has already crested, with deliveries projected to taper to approximately 7,500 units in 2026 and just 4,600 units in 2027. This deceleration reflects a moderate pullback in construction starts, with 2025 marking the third consecutive year of annual declines and fewer than 400 units breaking ground in the fourth quarter alone, signaling a more favorable supply-demand backdrop beyond the near term.

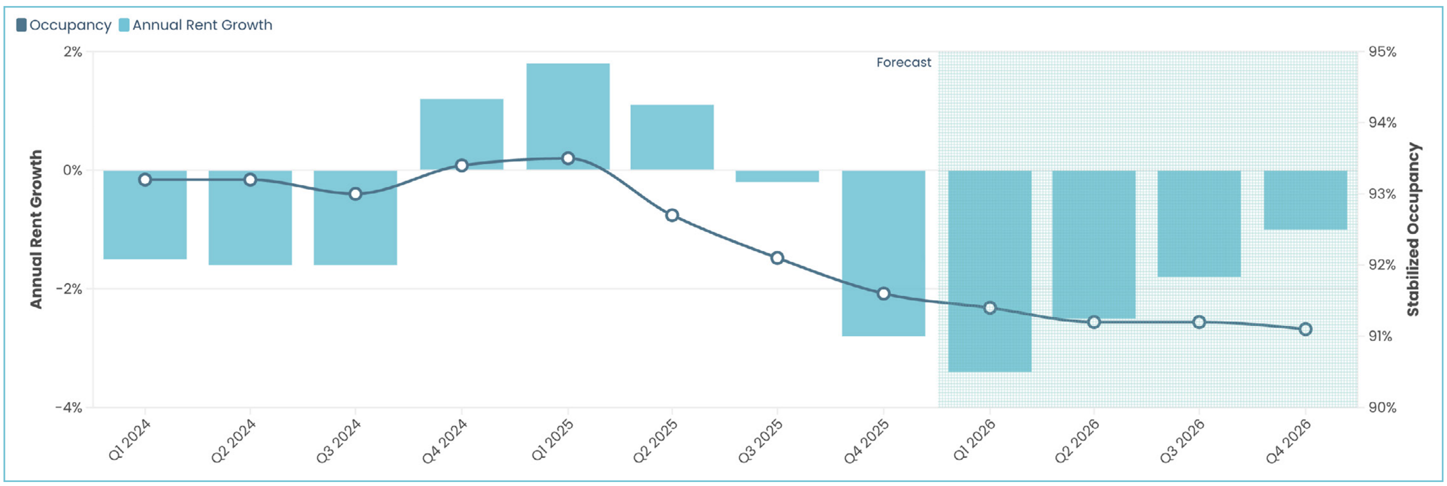
RENT & OCCUPANCY

RENT TRENDS

Rent growth in Tampa has slipped back into negative territory after three consecutive quarters of increases, reflecting a clear deceleration in rental demand during the back half of 2025. Net absorption totaled just 1,060 units in the third and fourth quarters combined, a sharp pullback from the roughly 4,000 units absorbed in the first half of the year. At the same time, nearly 3,800 units were delivered in the second half of 2025, meaning new supply outpaced net absorption by nearly a four to one margin, intensifying near-term pricing pressure. This imbalance was further compounded by the fading of a temporary demand boost in late 2024, when hurricane-related displacement lifted occupancy in select submarkets; many of those renters, particularly in Pinellas County, have since returned to their homes.

Looking ahead, these dynamics underpin a soft rent growth outlook for 2026. While annual completions are expected to moderate modestly from 2025 levels, the reduction is not sufficient to fully offset the late-2025 supply overhang, which will continue to constrain landlords' ability to push rents. Concessions are therefore likely to remain prevalent across much of the market as operators compete fiercely for renters. As a result, rents are forecast to decline on a year-over-year basis in each quarter of 2026, especially in submarkets with a large inventory of units scheduled to come online during the year. However, the rate of decline should ease progressively as deliveries taper, setting the stage for a return to positive rent growth in early 2027.

// ANNUAL RENT GROWTH & OCCUPANCY



DEMAND & OCCUPANCY TRENDS

After trending upward through the first half of 2025, Tampa's multifamily occupancy rate has slipped downward and is now hovering around 91.5% as the market closed out the year. New supply once again outpaced absorption in the latter months of 2025, weighing on overall occupancy. For the full year, Tampa-area renters absorbed approximately 4,960 units, while nearly 8,200 units were delivered. Demand has remained skewed toward newer, higher-quality properties, which captured most of absorption over the past year, underscoring continued renter preference for recently delivered product offering competitive pricing and concessions.

By contrast, occupancy in mid- and lower-tier properties has weakened notably in submarkets affected by the 2024 hurricane season, as temporary displacement-driven demand has unwound. Submarkets in Pinellas County, which saw an influx of renters following Hurricanes Helene and Milton, are now experiencing elevated move-outs as displaced residents return to their homes. As a result, properties in Pinellas County recorded roughly 500 units of negative absorption over the course of 2025. On the whole, operators note that while overall renter demand remains steady, a meaningful share of leasing activity reflects migration from stabilized assets into new construction as renters pursue more competitive rents and concessions. Consequently, Tampa's stabilized occupancy rate is expected to remain compressed below 92% over the next 18 to 24 months. With deliveries projected to taper meaningfully in the back half of 2026 and quarterly absorption holding near 1,550 units, occupancy should begin to stabilize, though a return to the long-term average near 93% is likely to take more than a year.

2025 INCOME & EXPENSE ANALYSIS

12-month period ending November 2025

INCOME

Income Assumptions	Value / Unit	Year Change (%)
Rental Income / Occupied Unit	$20,965.08	1.0%
Recoverable Expenses / Occupied Unit	$1,234.57	8.6%
Other Income / Occupied Unit	$1,223.40	1.0%
Total Income / Occupied Unit	**$23,423.05**	**1.4%**
Operating Income		
Rental Income	$19,157.53	0.9%
Recoverable Expenses	$1,128.11	8.5%
Other Income	$1,126.82	0.8%
Total Income	**$21,412.46**	**1.3%**

EXPENSES

Operating Expenses	Value / Unit	Year Change (%)
Payroll	$1,764.50	0.9%
Repairs & Maintenance	$582.38	4.0%
Leasing	$660.53	-1.5%
General	$521.59	0.5%
Marketing & Advertising	$303.07	5.7%
Repairs & Maintenance	$1,549.45	10.8%
Cleaning	$272.83	0.3%
Roads & Grounds	$263.62	6.0%
General	$1,013.00	15.4%
Administrative	$569.09	1.6%
Security	$79.61	-3.3%
General	$489.48	2.5%
Management Fees	$605.88	-1.1%
Utilities	$1,316.92	6.1%
Electric	$264.30	9.6%
Gas	$12.22	2.6%
Water/Sewer	$1,040.40	5.3%
Real Estate & Other Taxes	$2,776.91	1.9%
Insurance	$1,200.90	-10.6%
Other Operating Expenses	$109.43	
Total Operating Expense	**$10,196.15**	**1.5%**
Net Operating Income	**$11,216.32**	**1.0%**

Note: Income and Expense data is sourced from a variety of third-party providers, including CoStar, Yardi Matrix, and our internal databases, and reflect professionally managed multifamily properties with 50 or more units for the 12-month period ending November 2025.

MARKET OUTLOOK

Tampa's multifamily outlook for 2026 is best characterized as transitional, with near-term softness giving way to improving fundamentals as the supply cycle matures. Elevated deliveries from late 2025 and early 2026, particularly in Pasco County, Southeast Tampa, and Downtown Tampa,... will continue to pressure occupancy and rents in the near term, with stabilized occupancy expected to remain below 92% and rent growth negative on a year-over-year basis across much of the year—especially in submarkets with a heavy pipeline of new units. Renter demand remains intact but increasingly selective, favoring newer product offering competitive pricing and concessions, while mid- and lower-tier assets face greater friction as temporary hurricane-related demand has fully unwound in parts of Pinellas County. Importantly, Tampa's construction pipeline has passed its peak, with sharply lower starts signaling a meaningful slowdown in deliveries beyond 2026. As new supply tapers in the back half of the year and absorption holds near current levels, market conditions should begin to stabilize, setting the stage for occupancy recovery and a return to positive rent growth in early 2027.

To gain further insights into the Tampa market, contact our local team:

Jhamil Moore
Senior Advisor
jhamil.moore@mmgrea.com
407.484.2783

Michael Barrett
Associate
michael.barrett@mmgrea.com
603.809.0997

Gonzalo Rivera
Associate
gonzo.rivera@mmgrea.com
787.671.2677

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// SUBMARKET RENT & OCCUPANCY

#	Submarket	Inventory Units As Of Jan-2026	2026 Forecasted Annual Completions (Units)	Q4 2025 Stabilized Occupancy Rate	Forecasted Occupancy Change (BPS)	Q4 2026 Stabilized Occupancy Rate	Q4 2025 Rent/Unit	Projected Annual Rent Growth	Q4 2026 Rent/Unit
1	East Tampa	1,837	24	91.9%	-20	91.7%	$1,538	0.1%	$1,540
2	Hernando County	3,821	0	88.4%	10	88.5%	$1,579	-0.7%	$1,568
3	Central Pinellas	33,645	990	92.0%	-30	91.7%	$1,764	-0.9%	$1,748
4	Southeast Tampa	31,105	611	92.4%	-40	92.0%	$1,730	-1.1%	$1,712
5	West Tampa	23,171	365	91.7%	-30	91.4%	$1,698	-1.2%	$1,678
6	Northwest Tampa	17,375	322	93.4%	-30	93.1%	$1,644	-1.2%	$1,624
7	South Pinellas	15,505	463	87.8%	-20	87.6%	$1,662	-1.2%	$1,641
8	North Tampa	35,164	316	91.0%	-30	90.6%	$1,507	-1.3%	$1,488
9	Downtown St. Petersburg	10,701	940	91.5%	-20	91.3%	$2,312	-1.3%	$2,283
10	North Pinellas	13,954	0	93.2%	-30	92.9%	$1,674	-1.3%	$1,652
11	Downtown Tampa	15,948	1,560	92.8%	10	92.9%	$2,478	-1.3%	$2,446
12	Pasco County	27,007	1,255	91.2%	-30	90.9%	$1,692	-1.4%	$1,668
13	South Tampa	14,215	594	86.9%	-30	86.6%	$2,076	-1.7%	$2,040