

**U.S. apartment demand came in above average Q1 2025**, moving fundamentals closer to normal readings. The nation's once-in-a-generation apartment supply ebbed slightly, indicating that the impact of high supply will recede throughout the rest of the year.

**The U.S. absorbed over 138,000 market rate apartments**, marking the highest Q1 demand on record in the RealPage data set reaching back over 30 years. This was coupled with the preceding three strong quarters to make a record annual rate of nearly 708,000 units absorbed nationwide. This echoed the absorption of early 2022.

1Q25 annual units  
**supply**

**576,720**

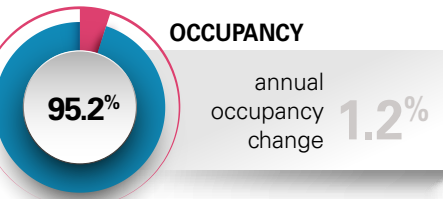
1Q25 annual units  
**demand**

**707,871**

Annual inventory  
**change**

**2.9%**

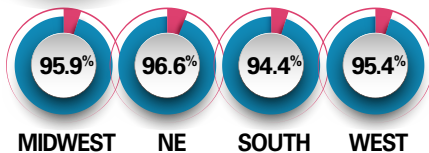
Q1 QUARTERLY SUPPLY/UNITS: **116,092** Q125 QUARTERLY DEMAND/UNITS **138,302**



monthly effective  
rent change **0.8%**

average  
effective rent **\$1,848**

annual rent  
growth **1.1%**



SOURCE: REALPAGE MARKET ANALYTICS

**YIELDPRO.COM**