FEBRUARY 2026

DECATUR

ATLANTA MULTIFAMILY

Submarket metrics and benchmarks: rent, inventory, new supply and sales

Yardi Matrix | SubmarketPoint

OVERVIEW

The Decatur submarket encompasses 15 properties totaling 2,556 units serving value-oriented renters with average rents of $1,944. The suburban location features mixed vintage inventory with approximately 60% of units built within the past 35 years.

MARKET SNAPSHOT

The submarket is characterized by B average improvements and B+ average location ratings. Occupancy stood at 95.3% in February 2026, ranking sixth among 76 submarkets within the Atlanta metropolitan area. Average rents reached $1,944, ranking seventh among 73 submarkets.

The inventory consists of mixed vintage, with approximately 60% of units built within the past 35 years. The development pipeline totals six properties representing 1,230 units across all phases. The submarket primarily serves workforce renters with proximity to employment centers and transportation infrastructure.

SUPPLY & DEVELOPMENT

The submarket shows 0.0% inventory growth in 2026, with no units scheduled for completion. Over the past five years, the submarket added 194 units for 8.21% growth, ranking 52nd among 68 submarkets. The submarket experienced 14.48% growth projected for 2027, ranking second among 32 submarkets with development activity.

The development pipeline includes Halo East Decatur with 370 units under construction by Northwood Ravin, scheduled for January 2027 completion. One planned property, 750 Commerce Drive with 358 units by Pope & Land Enterprises, awaits approval following submission in September 2024. Four prospective properties totaling 502 units remain in early planning stages, with 58 designated as affordable housing.

RENTAL PERFORMANCE DATA

Average rental rates in Decatur reached $1,944 in February 2026, ranking seventh among 73 submarkets within the Atlanta metropolitan area. The submarket demonstrated modest year-over-year rent growth of 2.1%, in line with market trends and ranking seventh in growth metrics. Rental rates are expected to show modest gains through year-end 2026.

One-bedroom units, representing 1,623 units of inventory, posted 1.4% annual growth to reach $1,716 in the first quarter of 2026. Two-bedroom apartments showed stronger momentum with 3.2% year-over-year increases to $2,347, while three-bedroom units demonstrated the strongest growth at 6.3%, climbing to $2,777. Occupancy stood at 95.3%, ranking sixth among 76 submarkets.

Current trajectory indicates continued occupancy gains through year-end 2026.

TRANSACTION ACTIVITY

Sales activity has been moderate, averaging 0.6 properties sold annually over the past five years, ranking 63rd among 76 submarkets for transaction volume. The average sale price reached $186,000 per unit, placing the submarket 41st in valuation. Pricing has shown appreciation during the period despite limited transaction frequency.

Recent transactions include Arlo's $56.50 million sale at $269,000 per unit in December 2022 to Magnolia Capital and Park Trace's $14.25 million sale at $84,000 per unit in March 2019 to Investment Property Group. Additional activity included Avery Glen's $30.00 million sale at $254,000 per unit in June 2022 to Agnes Scott College, demonstrating the submarket's appeal to institutional buyers.

MARKET POSITION

Unit distribution consists of 1,623 one-bedroom units averaging 718 square feet, 767 two-bedroom units averaging 903 square feet, and 127 three-bedroom units averaging 888 square feet. Building heights range from low-rise to mid-rise configurations. The inventory consists primarily of market-rate standard properties with conventional amenity packages.

Over the past five years, Lifestyle properties grew 18.32%, ranking 37th among 62 submarkets, while overall inventory grew 8.21%, ranking 52nd metro-wide. The submarket's proximity to downtown Atlanta and Emory University provides employment-based rental demand stability, while the substantial development pipeline scheduled for 2027 completion will significantly expand inventory capacity and modernize the housing stock.

DECATUR

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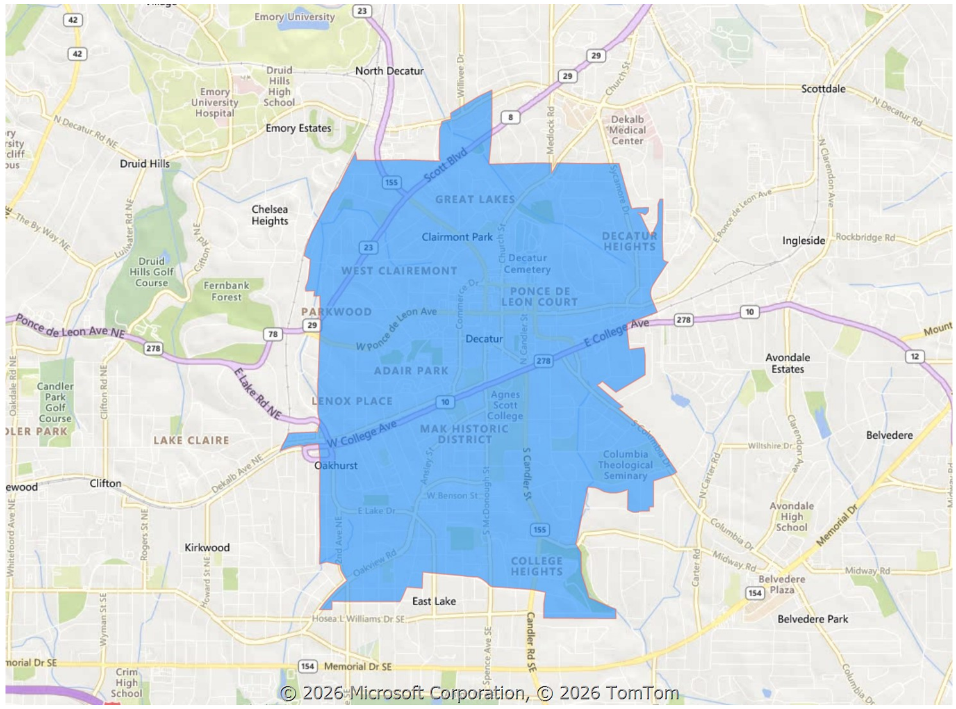


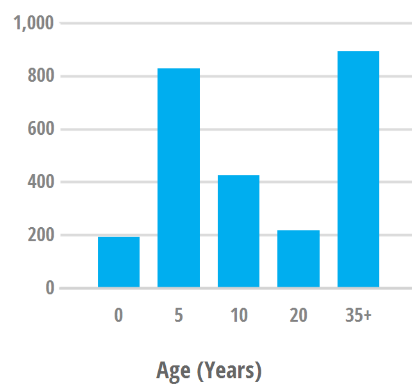
15 Properties

2,556 Units

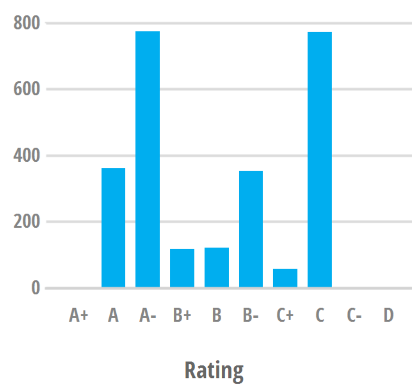
B+ Average Location Rating

B Average Improvements Rating

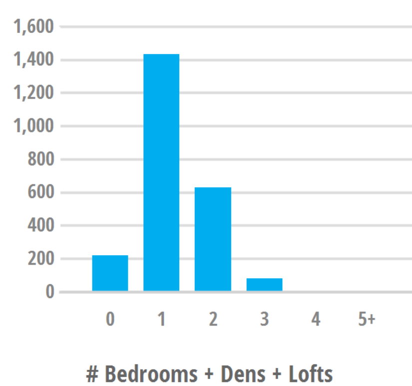
PROPERTY AGE BY UNITS



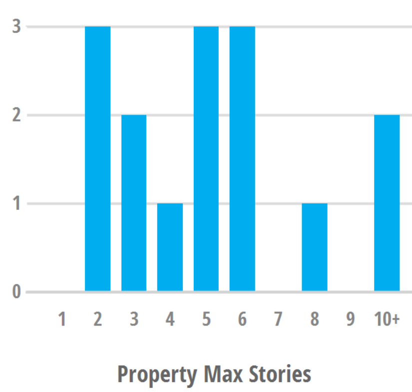
IMPROVEMENTS RATING BY UNITS



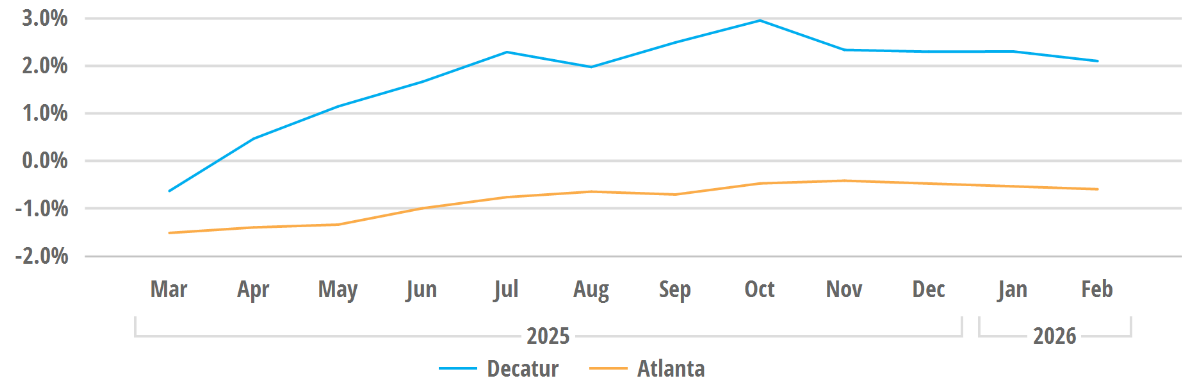
EFFECTIVE BEDROOMS BY UNITS



BUILDING STORIES BY PROPERTIES



RENTAL RATES YEAR-OVER-YEAR ROLLING CHANGE VS MARKET



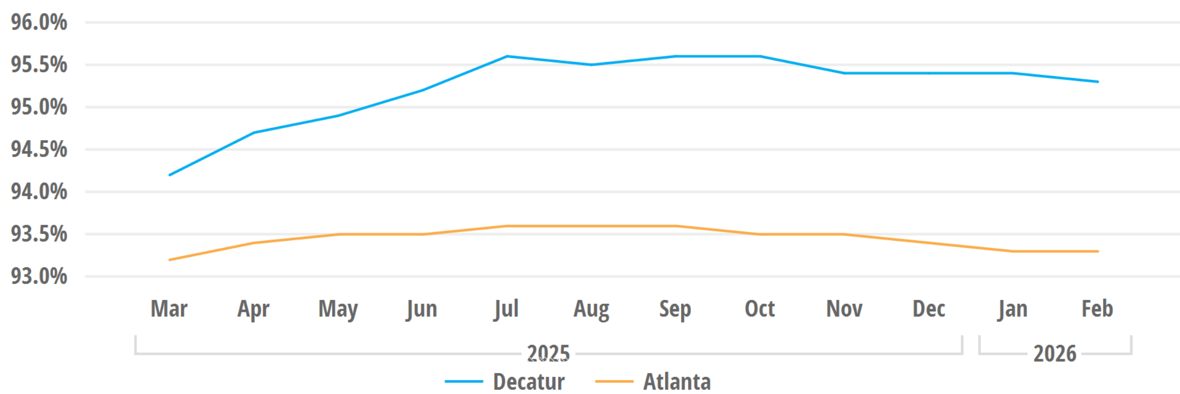
7th
Rank out of
73 Submarkets

2.1%
Y-o-Y Change

$1,944
Average Rental Rate

February 2026

OCCUPANCY RATE VS MARKET

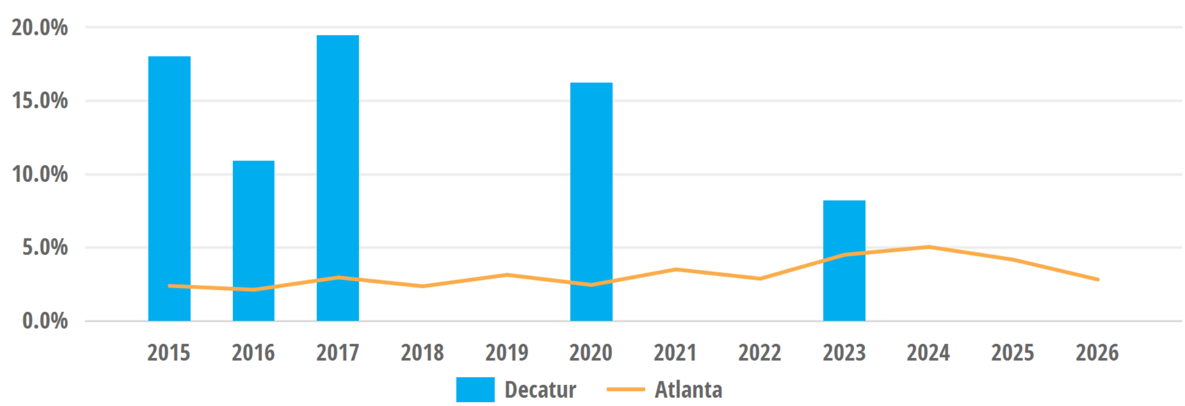


6th
Rank out of
76 Submarkets

95.3%
Occupancy Rate

February 2026

INVENTORY GROWTH COMPLETIONS AS % PRIOR INVENTORY



N/A
Rank out of
81 Submarkets

0.0%
Growth in 2026 -
Projected Year End

N/A
Units built in 2026 -
Projected Year End

RENTAL ACTIVITY BY UNIT TYPE

QUARTERLY YEAR-OVER-YEAR ROLLING CHANGE BY UNIT TYPE

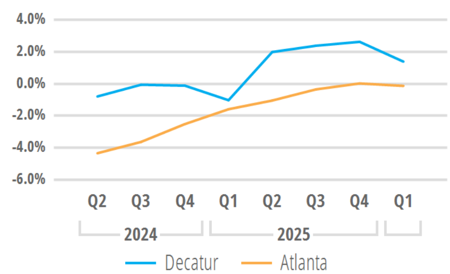
			2024			2025				2026
Unit Type	**# Units**	**SqFt/Unit**	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1*
One Bedroom	1,623	718	-0.8%	-0.1%	-0.1%	-1.0%	2.0%	2.4%	2.6%	1.4%
Two Bedrooms	767	903	2.2%	1.4%	2.1%	0.7%	-0.1%	2.4%	2.8%	3.2%
Three Bedrooms	127	888	0.5%	5.3%	9.6%	3.4%	0.7%	-1.5%	-0.8%	6.3%
Other	428	585	-9.5%	-8.1%	-2.2%	3.6%	2.1%	1.6%	0.0%	-0.4%
Overall	**2,945**	**774**	**0.1%**	**0.3%**	**0.9%**	**0.0%**	**1.1%**	**2.3%**	**2.5%**	**2.2%**

*partial quarter average

ONE BEDROOM

Rental Rate Change

Year-over-Year

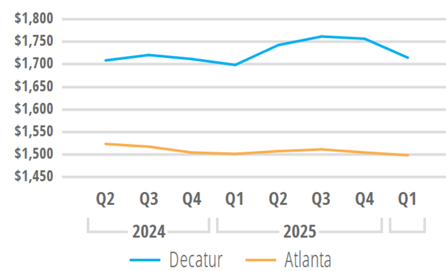


16th
Rank out of
75 Submarkets

1.4%
Y-o-Y Change

Q1 2026

Average Rental Rate



8th
Rank out of
75 Submarkets

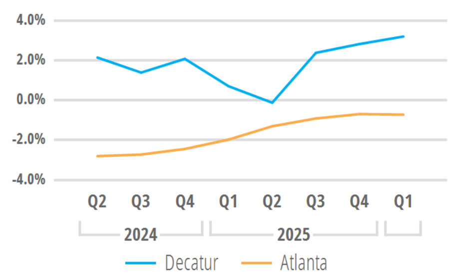
$1,716
Average Rental Rate

Q1 2026

TWO BEDROOM

Rental Rate Change

Year-over-Year

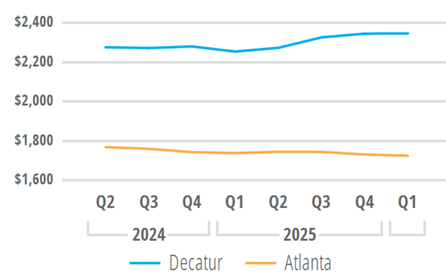


4th
Rank out of
76 Submarkets

3.2%
Y-o-Y Change

Q1 2026

Average Rental Rate



6th
Rank out of
76 Submarkets

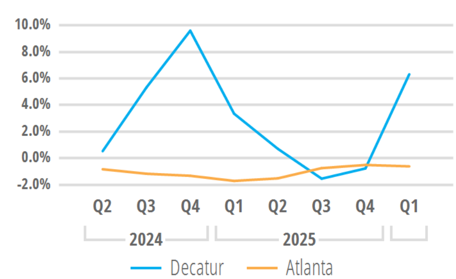
$2,347
Average Rental Rate

Q1 2026

THREE BEDROOM

Rental Rate Change

Year-over-Year

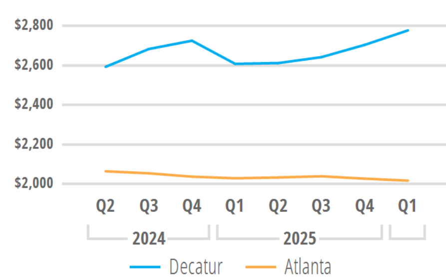


4th
Rank out of
74 Submarkets

6.3%
Y-o-Y Change

Q1 2026

Average Rental Rate



10th
Rank out of
74 Submarkets

$2,777
Average Rental Rate

Q1 2026

DEVELOPMENT ACTIVITY

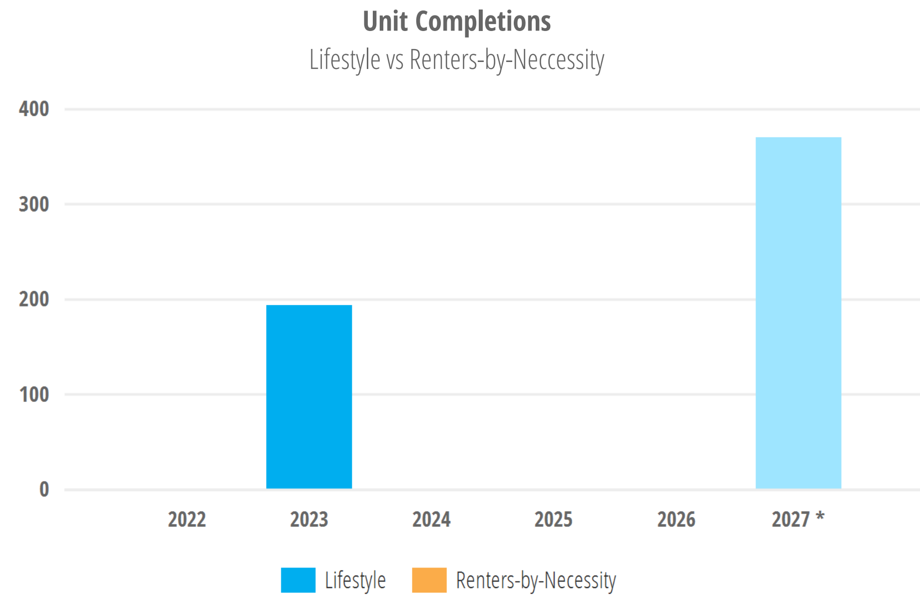
Overall Inventory Growth

	Ranked *	Growth	# Units
Last 5 Years	**52nd**/68	8.21%	194
2026	N/A	N/A	N/A
2027	**2nd**/32	14.48%	370

Lifestyle Inventory Growth

	Ranked *	Growth	# Units
Last 5 Years	**37th**/62	18.32%	194
2026	N/A	N/A	N/A
2027	**2nd**/28	29.53%	370

* among submarkets with completions in this period



* Projected year-end completions

UNDER CONSTRUCTION PROPERTIES

Property	Address	# Units	Developer	Construction Start	Completion Date	Rent-Up Start
Halo East Decatur	111 New Street, Decatur, GA 30030	370	Northwood Ravin	08/2024	01/2027	

1 Property

370 Units

PLANNED PROPERTIES

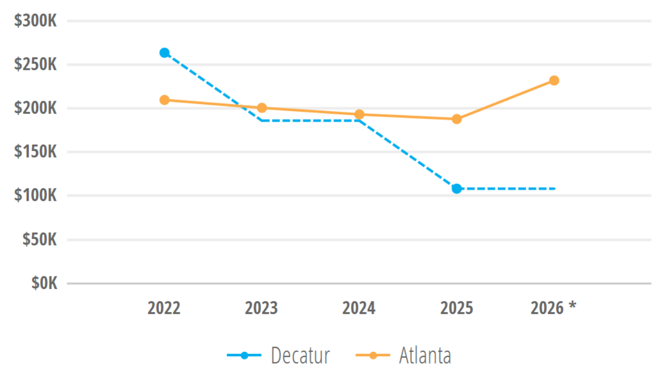
Property	Address	# Units	Developer	Submitted Date
750 Commerce Drive	750 Commerce Drive, Decatur, GA 30030	358	Pope & Land Enterprises	09/2024

1 Property

358 Units

PROSPECTIVE PROPERTIES | **4** Properties **502** Units **58** Fully Affordable Units

SALE PRICE (AVERAGE PER UNIT) - LAST 5 YEARS

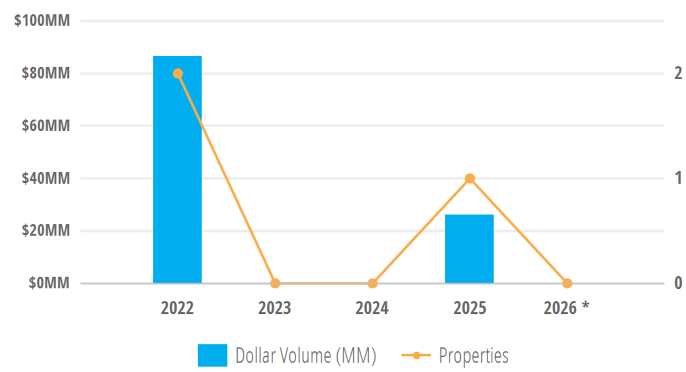


*partial year, ending February 2026

41st Rank out of 76 Submarkets

$186K Sale Price per Unit

SALES VOLUME - LAST 5 YEARS



*partial year, ending February 2026

63rd Rank out of 76 Submarkets

0.6 Avg Properties Sold per Year

MOST RECENT SALES

Property	# Units	Built	Rating: Impr.	Rating: Loc.	Buyer	Seller	Sale Date	Sale Price: Total (MM)	Sale Price: Per SqFt	Sale Price: Per Unit	Loan: Maturity	Loan: Amount (MM)
Arlo 245 East Trinity Place Decatur, GA 30030	210	2017	A-	B+	Penler	Magnolia Capital	12/2022	$56.50	$349.61	$269K	2030	$29.75
Park Trace 700 Atlanta Avenue Decatur, GA 30030	170	1984	C	B+	DeSola Capital Group	Investment Property Group	03/2019	$14.25	$164.47	$84K	2036	$13.90
Avery Glen 339 East College Avenue Decatur, GA 30030	118	1993	B+	B+	Inwood Holdings	Agnes Scott College	06/2022	$30.00	$257.03	$254K	2027	$22.28
1133 on the Square 1133 Commerce Drive Decatur, GA 30030	167	2016	A	B	CBRE Investment Management	Trammell Crow Residential	09/2018	$39.50	$278.93	$237K		
Camellia 212 Adair Street Decatur, GA 30030	64	1969	B-	B+	Kartiko, Paulus W.	Braden Fellman Group	09/2021	$15.75	$246.09	$246K	2031	$9.24
Arlo 245 East Trinity Place Decatur, GA 30030	210	2017	A-	B+	Magnolia Capital	Cypress Real Estate Advisors	03/2018	$50.50	$312.48	$240K	2028	$32.83
Philips Tower 218 East Trinity Place Decatur, GA 30030	240	1971	C	B+	Hallmark Company	Presbyterian Homes of Georgia	02/2025	$25.99	$142.45	$108K	2028	$79.73
Camellia 212 Adair Street Decatur, GA 30030	64	1969	B-	B+	Braden Fellman Group	Cohen, Bruce	06/2019	$10.93	$170.83	$171K	2024	$9.80
Park Trace 700 Atlanta Avenue Decatur, GA 30030	170	1984	C	B+	Investment Property Group	RISE Real Estate	01/2011	$10.60	$122.35	$62K		

METHODOLOGIES

COVERAGE

Yardi® Matrix reports on multifamily properties of 50+ units in size.
Rental rate coverage is for Market Rate properties only. Fully Affordable properties are not included in our rental surveys and are not reported in rental rate averages.

GENERAL DEFINITIONS

Improvements Rating – a standardized rating of property improvements, based on functional and structural characteristics. More information available at: https://www.yardimatrix.com/About-Us/Our-Methods.

Location Rating – a standardized rating of location desirability, based on area amenities, income and other factors. More information available at: https://www.yardimatrix.com/About-Us/Our-Methods.

Asset Class – refers to a generalized category of properties grouped by their Yardi® Matrix Improvements rating.

Lifestyle Asset Class – a grouping of all of the highest rated market rate properties A+, A, A- and B+.

Renters-by-Necessity (RBN) Asset Class – a grouping of all of the lowest rated properties B, B-, C+, C, C- and D.

Fully Affordable – properties where all units offer subsidized rent as part of a government program, such as Section 42 (LIHTC).

RENT

Rental rates are collected by Yardi® Matrix phone surveyors three times annually for 95%+ of property and unit configurations. Additionally, a representative sample of the market (between 10% and 20%) is surveyed monthly.

Rent Growth Rankings – are based on rent growth over the past year, current month (Pg2) or current quarter (Pg3). Submarkets with less than 3 surveyed properties or less than 100 surveyed units are not included in rankings.

OCCUPANCY

Occupancy rates are derived from U.S. Postal Service data and Yardi® Matrix phone surveys.

DEVELOPMENT ACTIVITY

New construction is tracked by Yardi® Matrix researchers. Construction projects are discovered through various publications and local government sources. Projects are tracked on a monthly basis. Completion dates and lease-up information are confirmed by phone calls to properties under construction.

Prospective Properties – announced construction projects in initial stages of planning, pending approval of formal plan submitted to planning/zoning authority, or temporarily placed on hold by the developer.

Planned Properties – development projects with approval of formal plan submitted to planning/zoning authority; specifically intended to be developed as apartments.

Under Construction Properties – apartment communities currently under construction with foundation poured and going vertical.

Projected Completions – projected completions are included in reported calendar year totals, denoted by a lighter colored series (graphs) or a notation. Projected totals are based on properties currently under construction and their expected completion date.

Rankings – are based on inventory growth (Overall vs Lifestyle); historical and projected for the next year.

Completions as a % of Prior Inventory – submarkets with less than 500 units (Overall, RBN) or less than 300 units (Lifestyle) before growth are assigned an N/A value for this metric, to avoid over-stating their significance in rankings.

Construction and Completion Counts – are reported based on property status as of the start of the month.

TRANSACTION ACTIVITY

Sale and loan information is tracked by Yardi® Matrix researchers. Sales are discovered through various publications and local government sources, and updates are made continuously. Loan information is collected from local government sources, the GSEs and publicly available SEC data.

Unpublished and portfolio sales are not included in sale aggregate totals.