

Management Company Activity

All information as of: October 31, 2023

Jacksonville, FL

Largest Portfolios in this market (by number of properties)

Rank	Company	# Props	# Units	Avg Occupancy
1	Highmark Residential	22	5,570	89.3 %
2	WRH Realty Services, Inc.	21	3,438	85.3 %
3	ZOM Living	21	5,496	84.0 %
4	Cushman & Wakefield	12	2,299	86.5 %
5	Greystar	12	3,921	57.3 %
6	RangeWater Real Estate	11	2,187	67.8 %
7	Bell Partners, Inc.	10	2,924	93.0 %
8	MAA	10	3,495	94.7 %
9	Pegasus Residential, LLC	10	3,086	64.1 %
10	Fort Family Investments	9	2,816	0.0 %

Jacksonville, FL

Management Gains & Losses (over last 90 days)

Company	# Properties Gained	Lost
Cushman & Wakefield	2	0
Greystar	2	0
PeakMade Real Estate	2	0
InvestRes	0	2
Pegasus Residential, LLC	1	0
RPM Living	1	0
MMG Management LLC	0	1
Olympus Property Management	0	1
Carroll Management Group	0	1
Island Hospitality	1	0

Top 10 most active management companies from the "90-Day Management Company Changes" report.

Jacksonville, FL

Market Stats

Total Properties	523
Total Units	118,383
Total Mgmt Co.	184
Average Occupancy	83.8 %
Average Rent	\$1,508
Average Rent per SF	\$1.54
Average Effective Rent	\$1,471
Average Effective Rent per SF	\$1.51

Research Stats

Changes	30 Days	60 Days	90 Days
On-Site Managers	47	71	109
Area Supervisors	39	53	89
Management Companies	5	7	10
Property Names	1	3	7

Say "Goodbye" to...

no longer manage any properties in this market over the last 90 days

Bella Management Group
Fortis Property Management, LLC
MMG Management LLC
Vesteco Management
Wood Partners

New to the Game

new or returning to this market over the last 90 days

Allure Lifestyle Communities
BJB Properties, Inc.
Gallery Residential
Sureste Property Management