

MARKET AT A GLANCE



OCCUPANCY RATE

96.0%

Up 40 bps since 1Q19



EFFECTIVE RENT

\$1,682

Up 2.1% since 1Q19



DELIVERIES

2,062

Units YTD

MULTIFAMILY TRENDS

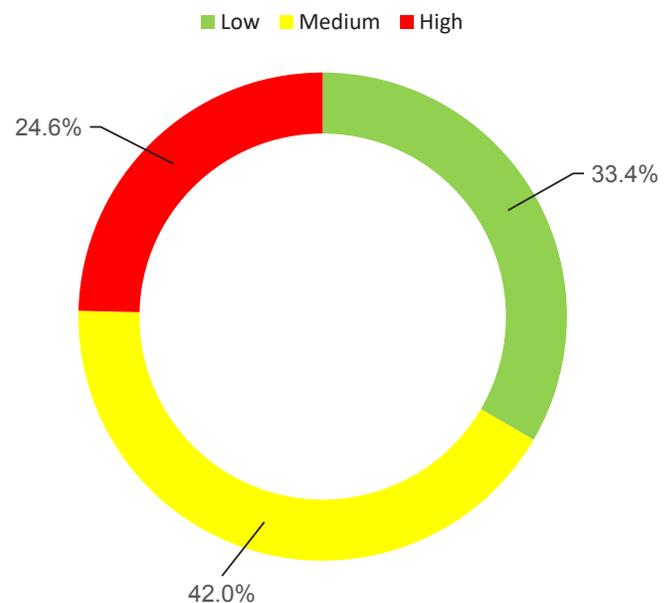
PANDEMIC PAUSING PORT PASSENGERS, ECONOMY IN SOUTH FLORIDA

With the COVID-19 pandemic ramping up during peak tourist season, the outbreak has significantly disrupted the South Florida economy. The metro's retail and leisure and hospitality sectors were immediately impacted by social distancing and other containment measures. Cruises have stopped through PortMiami and Port Everglades, the two largest cruise passenger ports in the world. The slowdown in visitors is also reflected in passenger traffic at Miami International Airport and Fort Lauderdale-Hollywood International Airport. These airports, along with the Palm Beach International Airport, received a combined \$378 million in emergency assistance grants from the Federal Aviation Administration to pay salaries and bills. These measures, as well as individual stimulus payments through the CARES Act, will be needed during this pandemic as nearly one out of every four jobs in the metro are in high-risk industries. About 13% of South Florida's economy is driven by retail trade, leisure, and hospitality. The coronavirus outbreak is also hindering the apartment market, specifically construction. Work on current projects have slowed down and many groundbreaking have been delayed. Coming into the pandemic, developers were facing high construction costs due to tariffs on the global supply chain. Areas with high levels of construction and higher rents are expected to be more negatively impacted and experience steeper rent declines when compared to the metro average.

INDUSTRY COMPOSITION

Risk Level	% of Market	National Avg
LOW		
Agriculture, forestry, fishing and hunting	0.6%	1.1%
Finance and insurance	4.8%	4.7%
Health care and social assistance	14.6%	16.0%
Information	2.0%	2.2%
Transportation and warehousing	5.3%	4.4%
Utilities	0.2%	0.4%
Wholesale trade	5.8%	4.7%
Total	33.4%	33.4%
MEDIUM		
Administrative and waste services	8.9%	7.4%
Educational services	2.9%	2.3%
Manufacturing	4.0%	10.1%
Mining, quarrying, and oil and gas extraction	0.0%	0.5%
Other services, except public administration	4.1%	3.6%
Professional and technical services	7.9%	7.5%
Retail trade	14.2%	12.2%
Total	42.0%	43.6%
HIGH		
Accommodation and food services	12.1%	11.1%
Arts, entertainment, and recreation	2.0%	1.9%
Construction	6.1%	6.1%
Management of companies and enterprises	1.3%	1.9%
Real estate and rental and leasing	3.0%	1.8%
Unclassified	0.1%	0.1%
Total	24.6%	23.0%

JOBS EXPOSURE



Analysis based on RealPage Market Analytics' first quarter 2020 data, which sources more than 3 million units across more than 400 U.S. markets in real time. Data may be revised in future publications as additional information becomes available after the initial release. Risk level based on the percentage of essential vs. nonessential jobs for that sector, along with work-from-home opportunity and impacted revenue.



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Document sources: Axiometrics; Berkadia Research; Federal Reserve Bank of St. Louis; Moody's

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