



## MARKET AT A GLANCE



**OCCUPANCY RATE** **96.4%**  
Up **90 bps** since 1Q20



**EFFECTIVE RENT** **\$827**  
Up **2.3%** since 1Q20

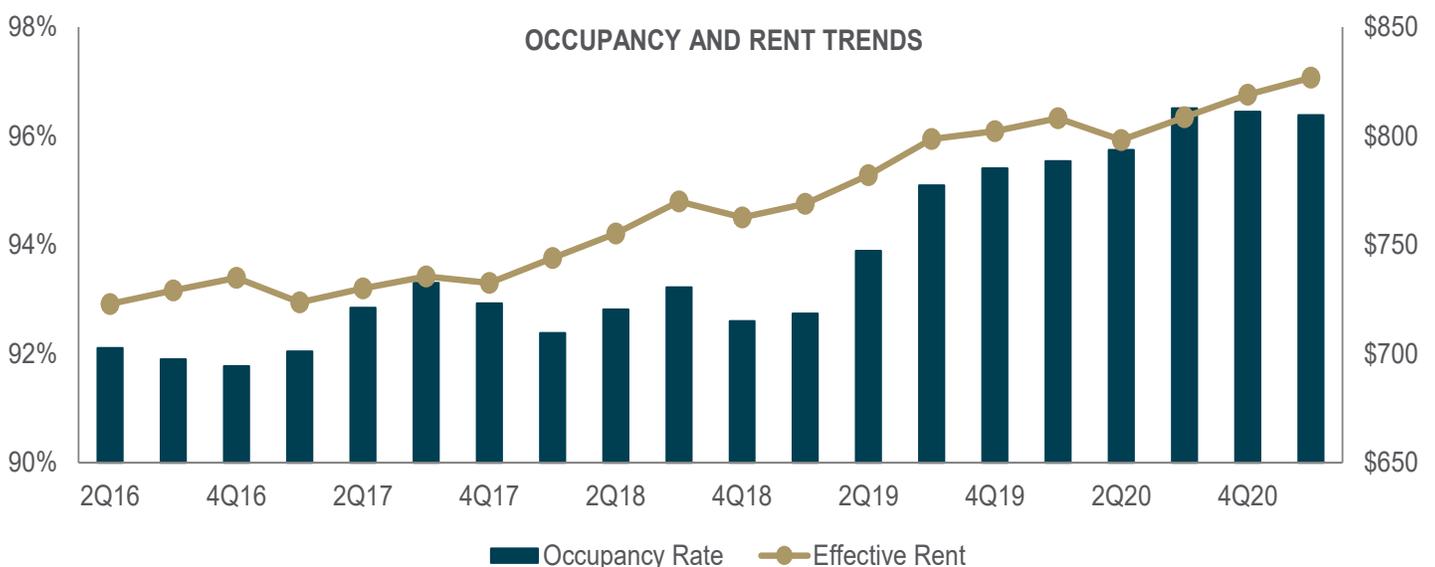


**TOTAL INVENTORY** **55,116**

## OCCUPANCY AND RENT TRENDS

### APARTMENT OCCUPANCY REACHES 96.4% AMID BRISK JOBS RECOVERY

Rebounding employment in the El Paso metro area supported apartment demand in the last four quarters. During that time, renters occupied 470 additional apartment units, significantly greater than the 115 units that were delivered. The four-quarter net absorption was about 29% lower than the five-year average but was noteworthy, considering the economic disruption caused by the pandemic. Metro employment fell 11.5% from February to April 2020 with the loss of 37,500 jobs. Since that time, however, 25,600 positions were created or restored through March 2021, an 8.8% increase. Payrolls in the professional and business services, the education and health services, and the trade, transportation, and utilities sectors reached at least 97% of their pre-pandemic levels. This recovery contributed to apartment leasing activity which exceeded inventory growth, resulting in a 90-basis-point annual increase in occupancy to 96.4% in the first quarter of this year. Meanwhile, average effective rent reached \$827 per month, a 2.3% year-over-year gain. No new apartments are anticipated in the metro area through 2023, which bodes well for near-term apartment fundamentals, providing economic recovery continues.



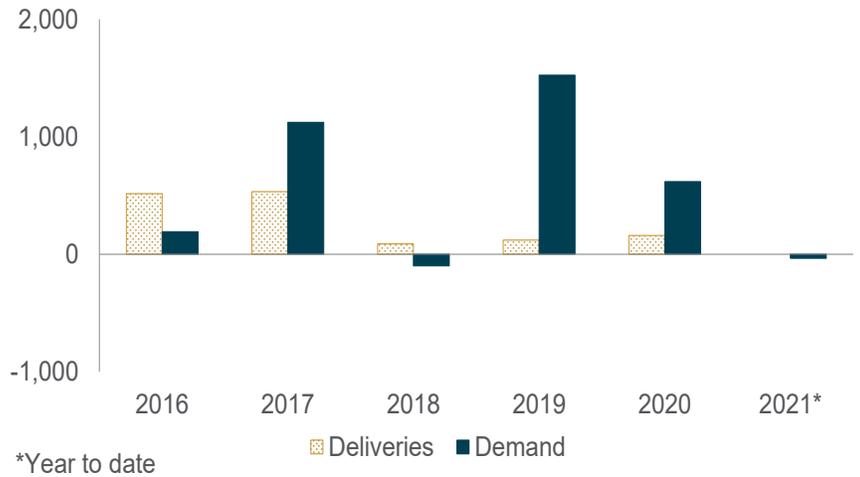
**DELIVERIES AND DEMAND**



**DELIVERIES** 0  
Units YTD



**NET ABSORPTION** -35  
Units YTD



**ECONOMIC TRENDS**

2020 **3.6%** ..... **UNEMPLOYMENT\*** ..... 2021 **7.4%**  
**380 BPS CHANGE**

2020 **327.0k** ..... **EMPLOYMENT\*** ..... 2021 **315.3k**  
**-3.6% CHANGE**

2020 **8.9k** ..... **EXISTING SFH SALES\*** ..... 2021 **10.5k**  
**18.0% CHANGE**

2020 **847.9k** ..... **POPULATION\*** ..... 2021 **851.2k**  
**0.4% CHANGE**

2020 **0.87%** ..... **10-YEAR TREASURY\*** ..... 2021 **1.61%**  
**70 BPS CHANGE**

\*March



**SUBMARKET BREAKDOWN**

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	1Q21	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	1Q21	Q-o-Q Change	Y-o-Y Change	1Q21	Annual	1Q21	Annual
Central El Paso	96.3%	40	60	\$816	1.7%	0.6%	43	62	0	0
East El Paso	97.3%	60	110	\$827	1.2%	2.4%	99	190	0	0
Mission Valley/Socorro	96.1%	-50	-10	\$699	1.5%	1.9%	-29	-80	0	0
Northeast El Paso	95.4%	-130	100	\$848	-1.2%	-0.1%	-104	82	0	0
Northwest El Paso	96.0%	-30	110	\$883	1.1%	5.4%	-43	216	0	115
<b>TOTALS</b>	<b>96.4%</b>	<b>0</b>	<b>90</b>	<b>\$827</b>	<b>1.0%</b>	<b>2.3%</b>	<b>-35</b>	<b>470</b>	<b>0</b>	<b>115</b>

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