



MARKET AT A GLANCE



OCCUPANCY RATE 97.3%

Up 90 bps since 1Q20



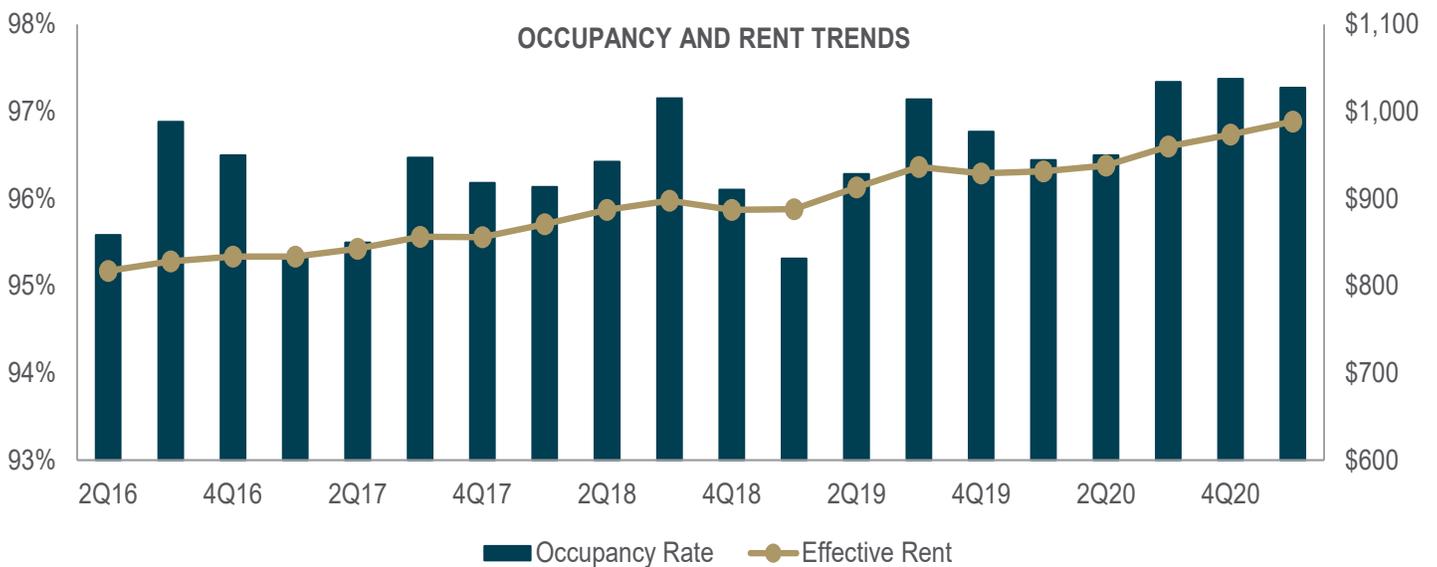
EFFECTIVE RENT \$989

Up 6.2% since 1Q20



TOTAL INVENTORY 51,485

OCCUPANCY AND RENT TRENDS



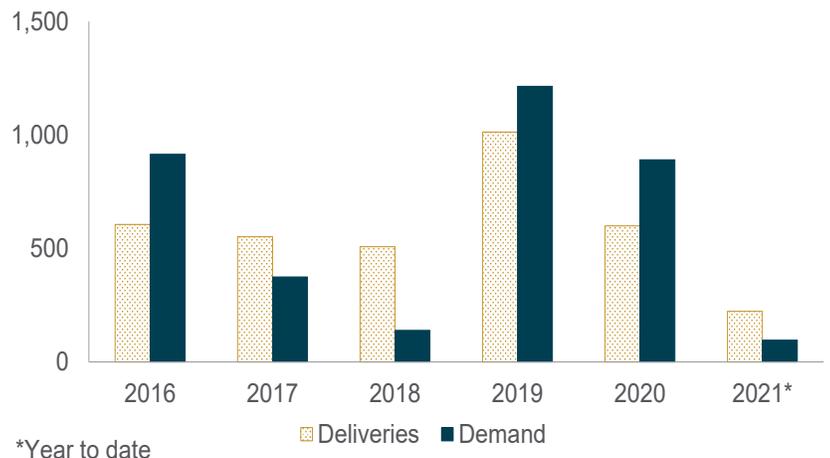
DELIVERIES AND DEMAND



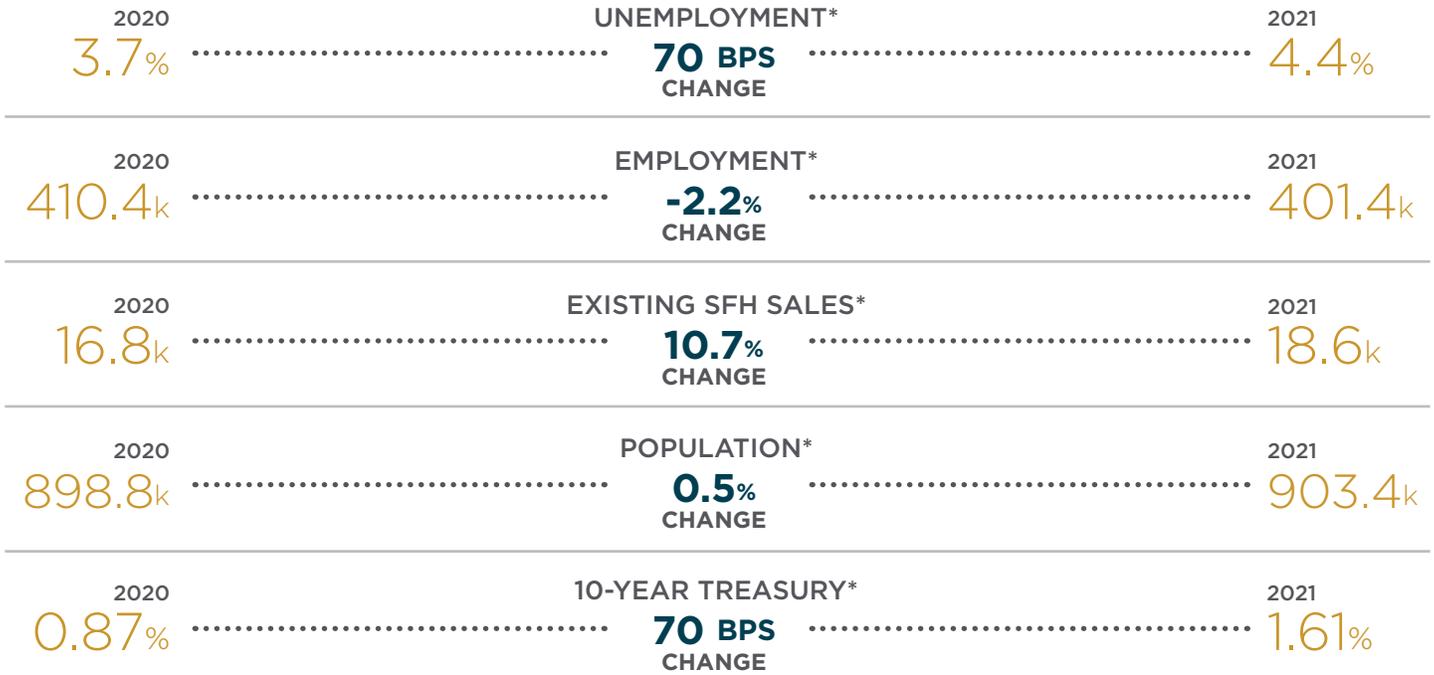
DELIVERIES 223
Units YTD



NET ABSORPTION 96
Units YTD



ECONOMIC TRENDS



*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
Downtown/University/South Knoxville	96.2%	-30	-110	\$1,074	2.7%	6.6%	-33	-101	59	59
North Knoxville	97.8%	30	140	\$864	0.4%	3.9%	45	214	0	0
Southwest Knoxville	97.3%	20	110	\$1,045	1.9%	7.1%	95	341	75	200
West Knoxville	97.3%	-60	100	\$1,018	1.4%	6.9%	-11	645	89	507
TOTALS	97.3%	-10	90	\$989	1.5%	6.2%	96	1,099	223	766

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