



MARKET AT A GLANCE



OCCUPANCY RATE 95.5%

Down **10 bps** since 1Q20



EFFECTIVE RENT \$1,421

Down **0.8%** since 1Q20



RENT PAYMENT TRACKER (APRIL 1-6) 79.8%

Up **180 bps** YOY

OCCUPANCY AND RENT TRENDS

STRONG APARTMENT INVENTORY GROWTH CONTINUES IN 2021

After apartment deliveries hit a cycle high last year, nearly 84,800 additional market-rate units came online during the first three months of 2021. It was the highest first quarter deliveries in more than 20 years. The greatest additions during the first quarter of 2021 were in the Southeast and Texas regions. Nationally, leasing activity remained positive as hiring has rebounded since the pandemic. The U.S. workforce expanded 1.1% in the first three months of 2021 as employers added approximately 1.6 million seasonally adjusted net jobs. While hiring underpinned housing demand, limited available single-family stock for sale benefited the apartment market. Even so, absorption trailed deliveries to led to a 10-basis-point dip in occupancy quarter over quarter to 95.5%. The occupancy rate was still 10 basis points higher than the preceding five-year average. With many renters returning to work and financial assistance coming from the federal government, 79.8% of renters at professionally managed apartments made a full or a partial rent payment through the first week of April. This comes as effective rent for new and renewed leases increased 0.8% from the close of 2020 to an average of \$1,421 per month in the first quarter of this year.



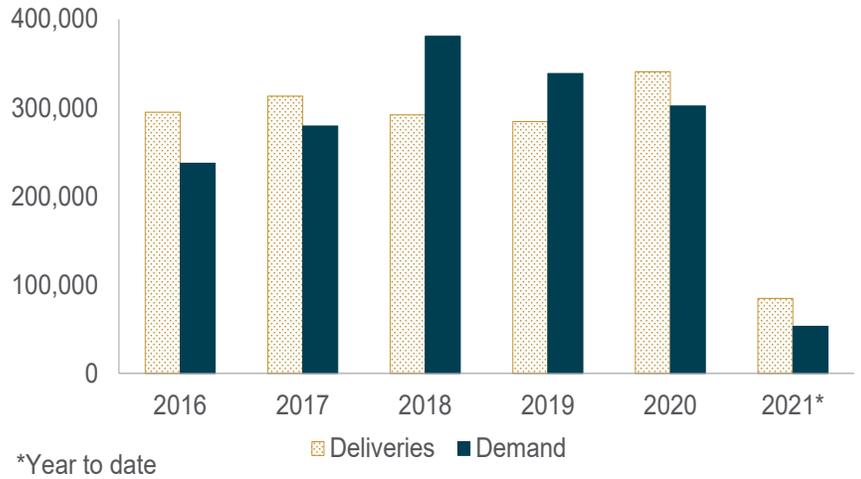
DELIVERIES AND DEMAND



DELIVERIES 84,794
Units YTD



NET ABSORPTION 53,129
Units YTD



ECONOMIC TRENDS

2020 **3.5%** **UNEMPLOYMENT**** 2021 **6.0%**
250 BPS
CHANGE

2020 **150.8m** **EMPLOYMENT**** 2021 **144.1m**
-4.5%
CHANGE

2020 **5.4m** **EXISTING SFH SALES**** 2021 **6.0m**
12.3%
CHANGE

2020 **329.5m** **POPULATION*** 2021 **331.0m**
0.4%
CHANGE

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

*February; **March



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