



MARKET AT A GLANCE



OCCUPANCY RATE 96.1%
Down **10 bps** since 1Q20



EFFECTIVE RENT \$1,449
Up **1.0%** since 1Q20

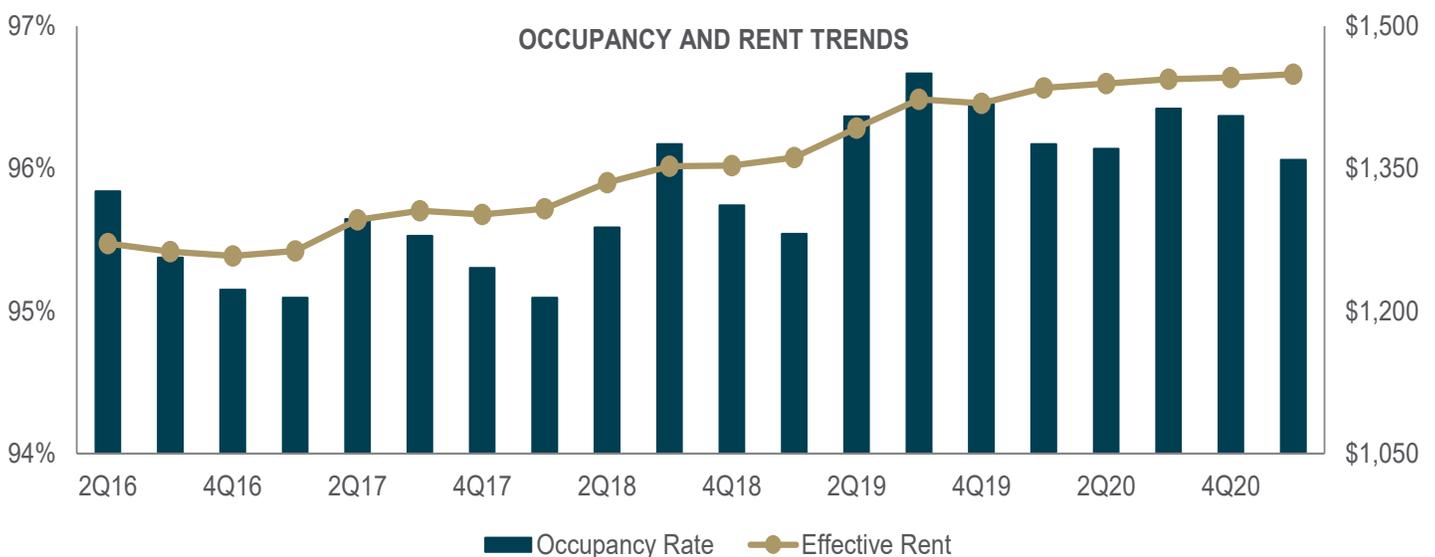


RENT PAYMENT TRACKER (APRIL 1-13) 90.2%
Up **20 bps** YOY

OCCUPANCY AND RENT TRENDS

DEVELOPERS BULLISH ON CENTER CITY AMID PHILLY'S ECONOMIC IMPROVEMENT

Supported by the rollout of COVID-19 vaccines, office and service sectors reopening, and fiscal stimulus being fully absorbed, economic conditions in Greater Philadelphia made steady progress. In February 2021, employment rose by 307,100 jobs since the initial high point of the outbreak. Even during lockdown, life sciences firms such as Century Therapeutics, Spark Therapeutics, and Wistar Institute announced new local expansion plans. While the effects of the health crisis continued to shape the metro's economy, Philadelphia's multifamily sector showed an upward trajectory. Effective rent reached \$1,449, up 1.0% annually. As part of a second phase of rental assistance, the city announced an increase from \$750 to \$1,500 in rent relief payments. This helped increase rental payments, up 20 basis points annually to 90.2% by mid-April 2021. Meanwhile, construction was underway on 13,200 multifamily units, 41% of which were aimed at high-income renters in the Center City submarket. Multifamily developers prioritized their urban projects before the city reduces its tax breaks for new construction starting in 2022. A boom in suburban apartment leasing activity compensated for renter outflow and the supply surge in the downtown area. Metrowide, the average occupancy rate was 96.1%, only 10 basis points lower than one year ago.



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MULTIFAMILY REPORT

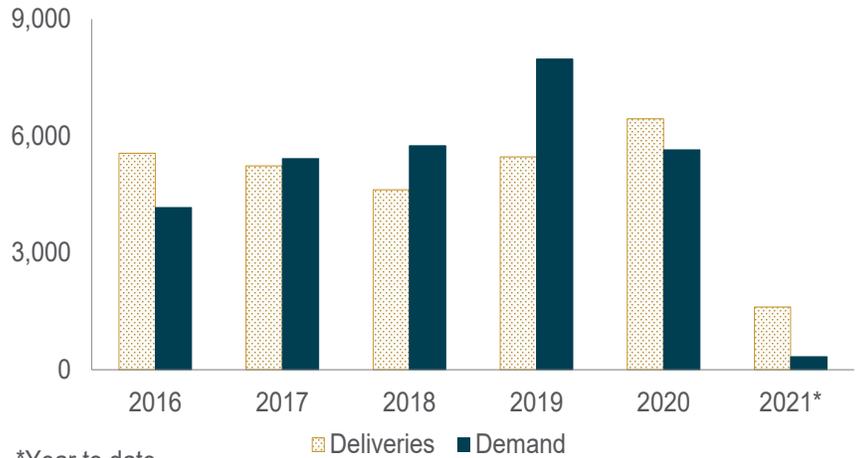
DELIVERIES AND DEMAND



DELIVERIES 1,611
Units YTD



NET ABSORPTION 335
Units YTD



ECONOMIC TRENDS

2020 **4.3%** **UNEMPLOYMENT*** 2021 **7.4%**
310 BPS CHANGE

2020 **3.0m** **EMPLOYMENT*** 2021 **2.8m**
-7.1% CHANGE

2020 **62.2k** **EXISTING SFH SALES**** 2021 **84.8k**
36.3% CHANGE

2020 **6.1m** **POPULATION**** 2021 **6.1m**
0.3% CHANGE

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

*February; **March



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MULTIFAMILY REPORT

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
Bucks County	98.0%	20	90	\$1,355	1.8%	4.9%	66	302	0	0
Burlington County	97.3%	-30	40	\$1,404	1.0%	8.0%	189	733	265	667
Camden/Cherry Hill	96.9%	50	90	\$1,417	0.6%	3.7%	162	294	64	219
Center City Philadelphia	91.8%	-120	-340	\$2,004	-1.8%	-12.8%	-97	-587	424	847
Central Wilmington	96.6%	-50	20	\$1,230	0.1%	2.7%	21	386	117	364
Chester County	95.1%	-20	-10	\$1,569	0.9%	0.8%	220	1,102	289	1,187
Delaware County	97.0%	-60	-50	\$1,250	-0.5%	5.5%	-164	-126	0	0
Gloucester County	98.4%	20	160	\$1,287	0.4%	5.4%	22	171	0	0
Lower Camden County	97.8%	0	100	\$1,231	1.7%	7.3%	0	183	0	0
Newark	98.1%	0	100	\$1,214	0.6%	3.0%	0	183	0	28
Norristown/Upper Merion/Lower Merion	95.5%	20	-20	\$1,578	-0.6%	-0.1%	216	764	173	847
North Montgomery County	96.1%	0	50	\$1,489	0.9%	4.8%	98	928	102	787
Northeast Philadelphia	97.1%	-20	-10	\$1,170	0.4%	4.1%	99	333	177	546
Northwest Philadelphia	95.8%	-160	60	\$1,504	0.5%	4.7%	-297	115	0	0
Outer Wilmington	97.2%	30	120	\$1,261	1.8%	7.0%	43	389	0	227
Southwest Philadelphia	93.8%	-80	-110	\$1,613	-0.6%	-0.9%	-241	414	0	798
TOTALS	96.1%	-30	-10	\$1,449	0.2%	1.0%	335	5,585	1,611	6,517

BERKADIA[®]

CORPORATE HEADQUARTERS

521 Fifth Avenue
20th Floor
New York, NY 10175
(646) 600-7800 | Fax: (646) 600-7838
www.Berkadia.com

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