



MARKET AT A GLANCE



OCCUPANCY RATE **95.1%**
Down **20 bps** since 1Q20



EFFECTIVE RENT **\$1,439**
Down **0.3%** since 1Q20

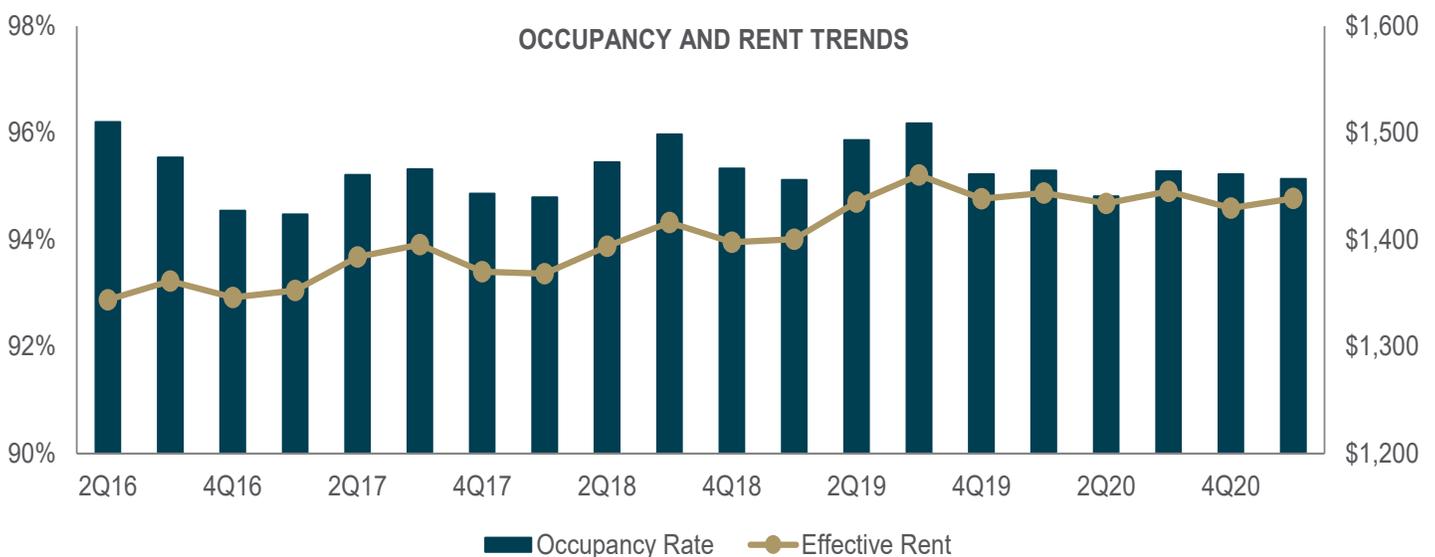


RENT PAYMENT TRACKER (APRIL 1-20) **90.9%**
Down **410 bps** YOY

OCCUPANCY AND RENT TRENDS

LEASING VELOCITY STARTED REBOUNDED LATE-2020, AMID ECONOMIC VOLATILITY

Some newly remote workers are leaving pricey coastal cities for less dense, less expensive options, and the Portland metro area seems to be reaping the benefits of that trend. Rental demand was on solid footing as leasing activity surged in late-2020 with pent-up demand in suburban submarkets like Vancouver. To meet the need for more housing, builders delivered nearly 6,000 units in the Portland region in 2020 and that total has increased each of the past five years. The wave of mostly high-end supply spurred legislative changes to address affordability: inclusionary housing in 2017 and statewide rent control in 2019. While construction persists—though tapering—in urban submarkets, builders are pivoting to submarkets like Vancouver, where projects are not subject to Oregon’s housing regulations. Oversupply of about 300 units metrowide resulted in occupancy dropping to 95.1% in first quarter, down 20 basis points year over year. After years of steady growth, average apartment effective rent in the metro slid 0.3% since March 2020 to \$1,439 in the first quarter of 2021. Even with the decline, some renters struggled to pay rent. Between April 1 to 20, 2021, 90.9% of renter households made a full or partial rental payment, down from 95.0% one year ago.



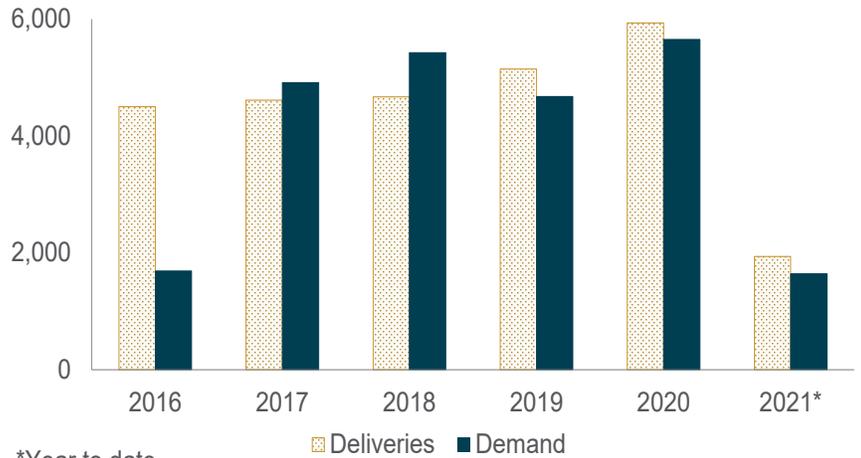
DELIVERIES AND DEMAND



DELIVERIES 1,938
Units YTD



NET ABSORPTION 1,641
Units YTD



ECONOMIC TRENDS

2020 3.5% UNEMPLOYMENT* 2021 5.8%
230 BPS CHANGE

2020 1.2m EMPLOYMENT* 2021 1.1m
-6.6% CHANGE

2020 30.8k EXISTING SFH SALES* 2021 38.8k
26.0% CHANGE

2020 2.5m POPULATION* 2021 2.5m
0.9% CHANGE

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

*March



PORTLAND

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 |
| Aloha/West Beaverton | 95.9% | -10 | -30 | \$1,424 | 1.4% | 0.6% | -10 | -40 | 0 | 0 |
| Central Portland | 91.8% | 0 | -130 | \$1,613 | -0.5% | -8.5% | -3 | 417 | 0 | 861 |
| East Beaverton | 96.4% | -40 | 0 | \$1,349 | 1.3% | 2.4% | 135 | 164 | 172 | 172 |
| East Portland | 93.4% | -40 | -140 | \$1,389 | 0.4% | -3.4% | 371 | 1,464 | 574 | 2,118 |
| Gresham/Far East Portland | 96.4% | -40 | 50 | \$1,329 | 0.4% | 3.2% | -1 | 336 | 72 | 256 |
| Hillsboro | 95.7% | 40 | 30 | \$1,523 | 1.1% | 0.4% | 147 | 346 | 108 | 324 |
| Lake Oswego/Tualatin/Wilsonville | 96.0% | 20 | 30 | \$1,543 | 1.6% | 3.5% | 27 | 58 | 0 | 0 |
| Northwest Portland | 95.1% | 40 | -60 | \$1,447 | 1.5% | -0.1% | 285 | 1,038 | 210 | 1,212 |
| Southeast Portland | 96.1% | -10 | 60 | \$1,398 | 0.4% | 2.7% | -17 | 235 | 0 | 132 |
| Southwest Portland/Tigard | 96.1% | -30 | 50 | \$1,385 | 0.9% | 1.3% | 135 | 255 | 172 | 211 |
| Vancouver | 97.5% | -10 | 130 | \$1,388 | 0.7% | 5.2% | 571 | 1,882 | 630 | 1,539 |
| TOTALS | 95.1% | -10 | -20 | \$1,439 | 0.7% | -0.3% | 1,641 | 6,154 | 1,938 | 6,825 |

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