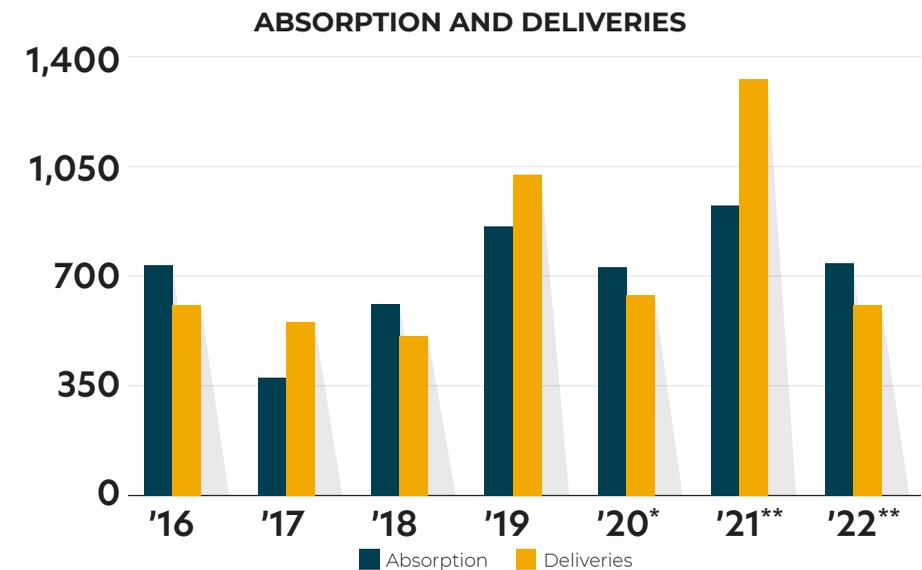
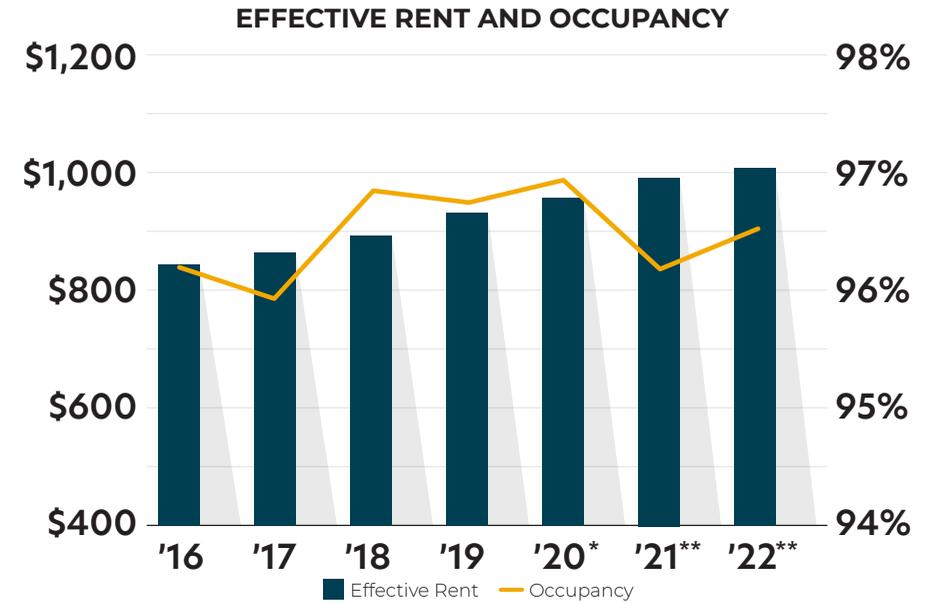


KNOXVILLE, TENNESSEE



MARKET TRENDS



2021 MARKET AT A GLANCE

OCCUPANCY RATE
96.2%
 Down 70 bps YOY

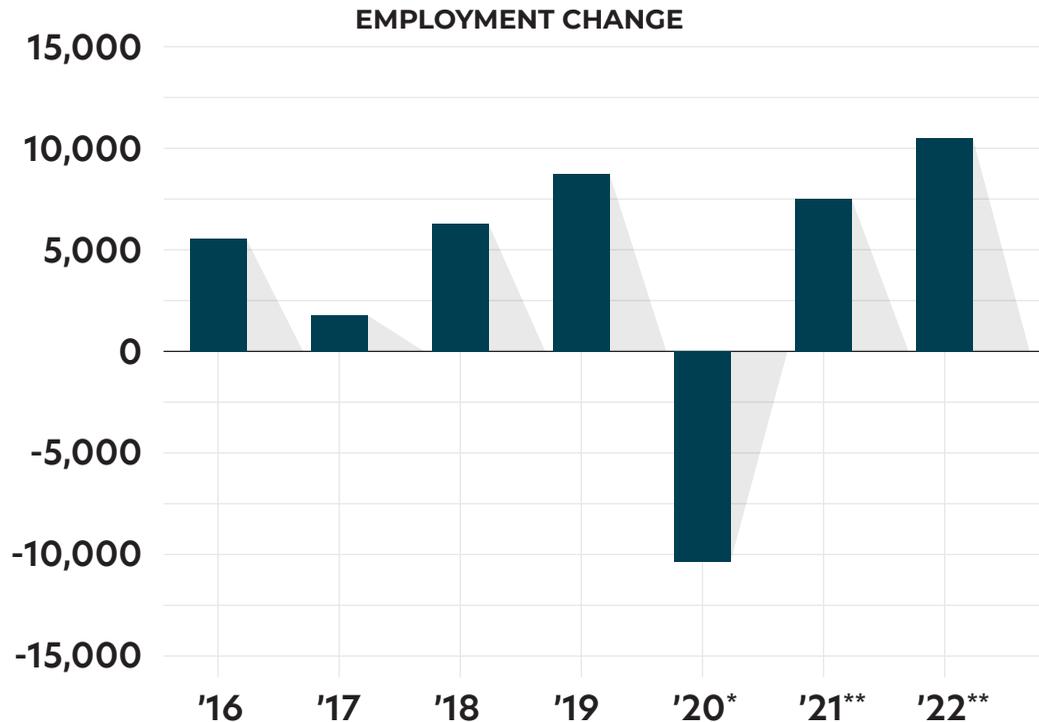
EFFECTIVE RENT
\$986
 Up 3.1% YOY

RENT SHARE OF WALLET
19.7%
 Up 70 bps YOY

Data and images pertaining to employment, income, permits, population, rents, single-family housing, and occupancy are year-end figures. Absorption, construction, and apartment sales figures are full-year totals. *Numbers for 2020 are projected values; **2021/2022 figures are forecast projections. Apartment market data criteria and methodologies vary by market.

KNOXVILLE, TENNESSEE

EMPLOYMENT TRENDS



2019	YOY CHANGE	2020*	YOY CHANGE	2021**
411,100	-2.5%	400,800	1.9%	408,300

2019	YOY CHANGE	2020	YOY CHANGE	2021
2.3%	430 BPS	6.6%	-60 BPS	6.0%

2019	YOY CHANGE	2020	YOY CHANGE	2021
896,300	0.6%	901,500	0.6%	906,900

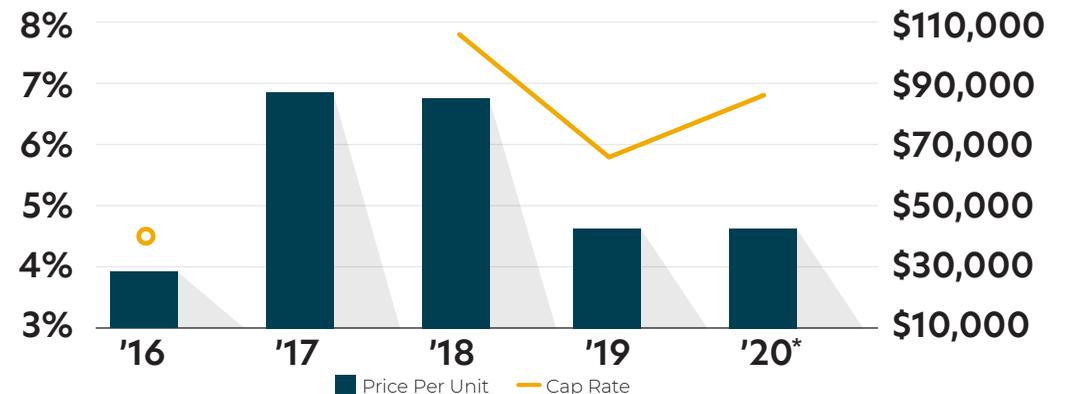
2019	YOY CHANGE	2020	YOY CHANGE	2021
370,900	1.1%	374,900	1.2%	379,500

2019	YOY CHANGE	2020	YOY CHANGE	2021
\$56,133	7.3%	\$60,243	-0.3%	\$60,032

SALES TRENDS

2019	YOY CHANGE	2020*
\$42,162	-0.2%	\$42,069

2019	YOY CHANGE	2020
5.8%	100 BPS	6.8%



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