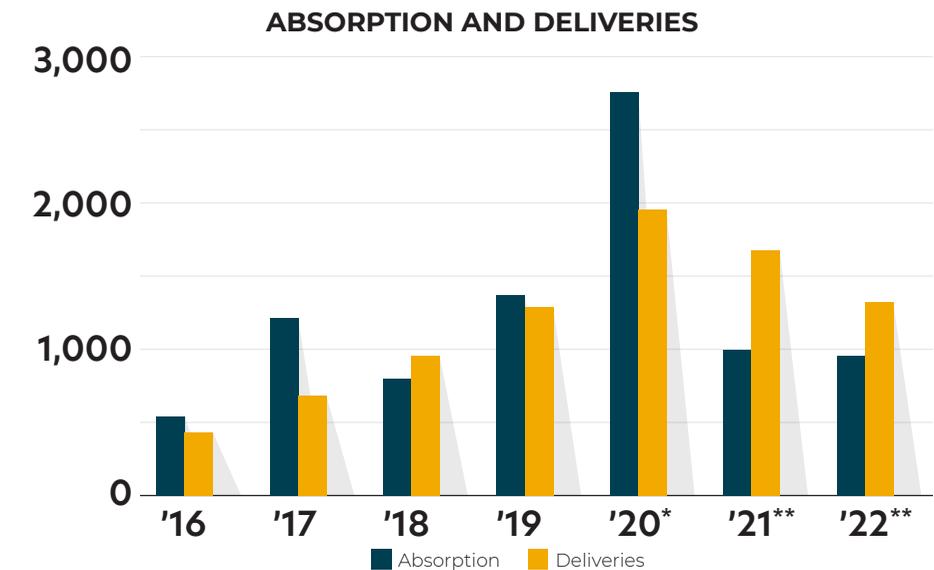
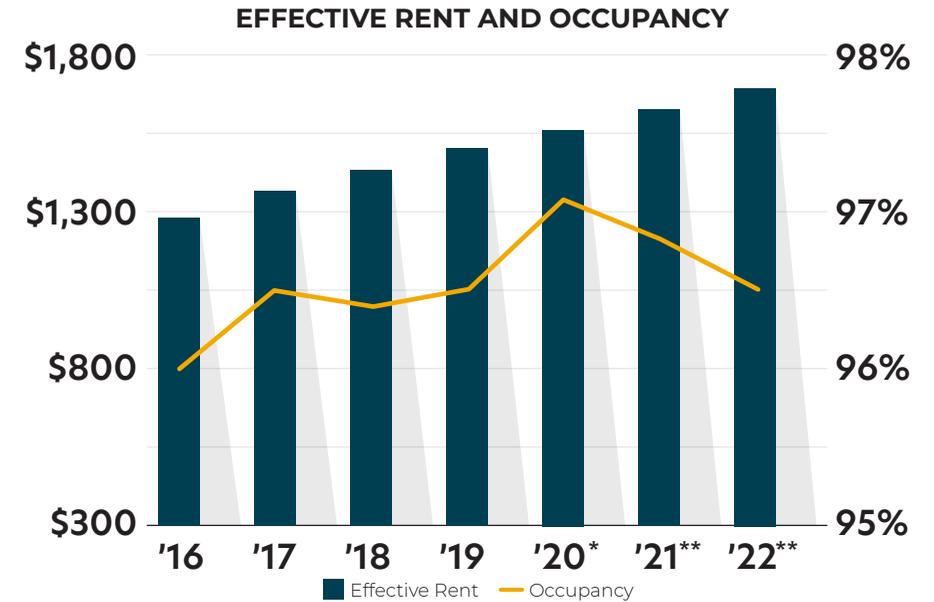


SACRAMENTO, CALIFORNIA



MARKET TRENDS



2021 MARKET AT A GLANCE

OCCUPANCY RATE
96.7%
 Down 40 bps YOY

EFFECTIVE RENT
\$1,628
 Up 4.5% YOY

RENT SHARE OF WALLET
25.2%
 Up 60 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.

SACRAMENTO, CALIFORNIA

EMPLOYMENT TRENDS



2019	YOY CHANGE	2020*	YOY CHANGE	2021**
1,695,900	-11.2%	1,505,800	2.9%	1,549,800

2019	YOY CHANGE	2020	YOY CHANGE	2021
1.6%	870 BPS	10.3%	-270 BPS	7.6%

2019	YOY CHANGE	2020	YOY CHANGE	2021
3,173,000	0.2%	3,178,400	0.1%	3,182,900

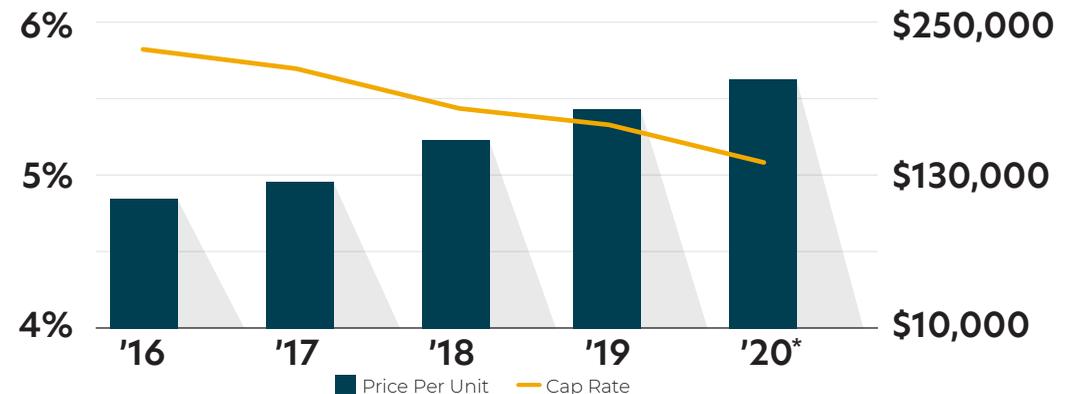
2019	YOY CHANGE	2020	YOY CHANGE	2021
1,053,500	0.6%	1,060,300	0.6%	1,066,700

2019	YOY CHANGE	2020	YOY CHANGE	2021
\$96,483	-2.7%	\$93,884	2.1%	\$95,841

SALES TRENDS

2019	YOY CHANGE	2020*
\$179,192	13.0%	\$202,516

2019	YOY CHANGE	2020
5.3%	-20 BPS	5.1%



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