



MARKET AT A GLANCE



OCCUPANCY RATE **95.0%**
Down **40 bps** since 2Q19



EFFECTIVE RENT **\$1,351**
Up **0.1%** since 2Q19



RENT PAYMENT TRACKER (July 1-20) **90.5%**
Down **210 bps** since June 1-20

OCCUPANCY AND RENT TRENDS

OCCUPANCY RATES RISE IN RESPONSE TO INCREASED LEASING ACTIVITY

An uptick in new developments continued across the Baltimore metro through the first six months of 2020. Developers brought 1,046 units online in the second quarter, with additions in nine of the metro's 15 submarkets. The inflow of inventory was largely focused on smaller capital projects in areas outside of the urban core. In balance, deliveries were met with an affluent absorption rate that outpaced inventory growth. Leasing activity reached 1,573 units and was most prominent in the Columbia/North Laurel submarket, a popular region for renters seeking more affordable rents beyond Downtown Baltimore. This heightened activity contributed to a 20-basis-point increase in the metro's average occupancy rate, which grew to 95.0% quarterly. Having balanced absorption and inventory growth also benefitted apartment operators in the Baltimore region by maintaining an effective rent of \$1,351 per month. Surveyed CMBS and Fannie Mae loans in forbearance held at 1.9% month over month in June, while loans less than 30 days delinquent increased 40 basis points during the same time frame to 1.4%. The outlook on the market's resiliency is still to be determined and will be tested, but remains hopeful thanks to the recent volume in industrial and apartment sales gaining traction.



BALTIMORE

MULTIFAMILY REPORT

DELIVERIES AND DEMAND



DELIVERIES 1,918
Units YTD



NET ABSORPTION 1,640
Units YTD



ECONOMIC TRENDS

2019 3.7% **UNEMPLOYMENT*** 2020 9.8%
610 BPS CHANGE

2019 1.4m **EMPLOYMENT**** 2020 1.3m
-9.1% CHANGE

2019 39.2k **EXISTING SFH SALES**** 2020 37.5k
-4.3% CHANGE

2019 2.8m **POPULATION**** 2020 2.8m
0.1% CHANGE

2019 2.07% **10-YEAR TREASURY**** 2020 0.73%
-130 BPS CHANGE

*May; **June



BALTIMORE

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	2Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	2Q20	Q-o-Q Change	Y-o-Y Change	2Q20	Annual	2Q20	Annual
Annapolis	95.1%	-20	-70	\$1,749	0.8%	0.8%	-22	-66	0	0
Baltimore City East	94.5%	-10	-100	\$1,434	0.1%	-0.7%	103	165	120	358
Baltimore City North	93.1%	20	-90	\$1,094	0.9%	1.4%	73	-119	47	47
Baltimore City West	95.9%	150	20	\$996	0.0%	0.5%	316	312	44	283
Columbia/North Laurel	95.7%	60	20	\$1,642	0.0%	-0.2%	335	391	255	382
Downtown Baltimore	91.5%	-100	-270	\$1,545	-1.5%	-4.0%	-170	-91	0	413
Ellicott City/Elkridge	95.3%	-10	-40	\$1,609	-0.4%	-0.9%	97	526	114	591
Far North Baltimore Suburbs	96.7%	10	40	\$1,295	0.2%	1.4%	11	54	0	0
Northeast Anne Arundel County	95.8%	-10	-30	\$1,374	1.2%	0.0%	-9	-40	0	0
Northwest Anne Arundel County	94.9%	-10	-90	\$1,714	-1.1%	-1.7%	95	258	114	398
Owings Mills/Pikesville/Randallstown	95.5%	30	-30	\$1,362	-0.4%	1.7%	109	177	53	235
Parkville/Carney/Perry Hall	96.4%	40	0	\$1,164	0.6%	0.4%	73	30	32	32
Southeast Baltimore County	96.0%	180	90	\$1,110	1.8%	1.8%	347	175	0	0
Southwest Baltimore County	95.5%	40	10	\$1,172	0.7%	1.2%	82	15	0	0
Towson/Hunt Valley	94.7%	-80	-40	\$1,389	-1.2%	-1.0%	134	274	267	356
TOTALS	95.0%	20	-40	\$1,351	0.1%	0.1%	1,573	2,062	1,046	3,095



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