



MARKET AT A GLANCE



OCCUPANCY RATE 94.6%
Down 20 bps since 2Q19



EFFECTIVE RENT \$785
Up 1.6% since 2Q19



TOTAL INVENTORY 53,099

OCCUPANCY AND RENT TRENDS

SUSTAINED APARTMENT DEMAND ELEVATES OCCUPANCY

Even with disruptions from the effects of the coronavirus pandemic, apartment fundamentals improved in the Little Rock metropolitan area during the second quarter. Apartment demand seasonally elevated in the last three months, albeit at lower levels than historically during the second quarter as the pandemic disrupted leasing activity. The disturbance extended to the builders, as more than 90 units came online in the last three months, approximately half the quarterly average additions during the last five years. With some projects' timelines delayed, 580 units were scheduled to come online in the second half. Demand for these units, as well as all apartment stock, is expected to persist in the third quarter as the University of Arkansas at Little Rock resumes in-person classes. Additional demand is forecast as the university limits overall occupancy to approximately 1,000 students on campus. This decision could build on the momentum started in the second quarter when apartment occupancy elevated 10 basis points to 94.6% by the end of the second quarter. With occupancy rising, monthly effective rent advanced 0.4% to an average of \$785 by mid-2020.



LITTLE ROCK

MULTIFAMILY REPORT

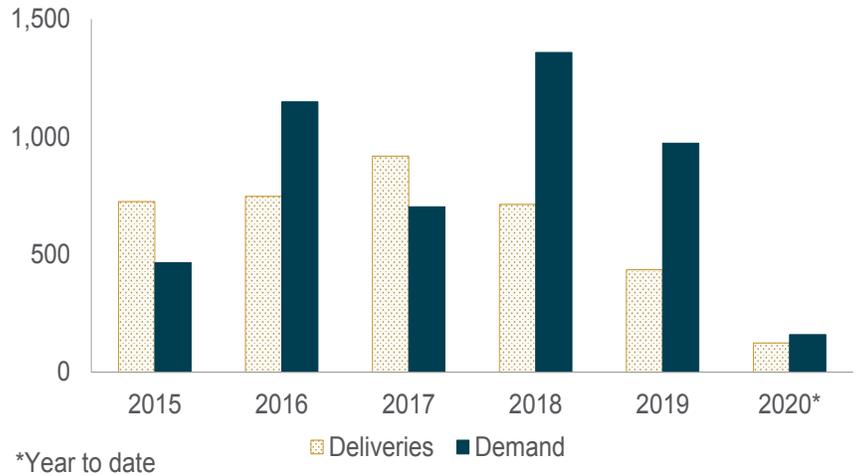
DELIVERIES AND DEMAND



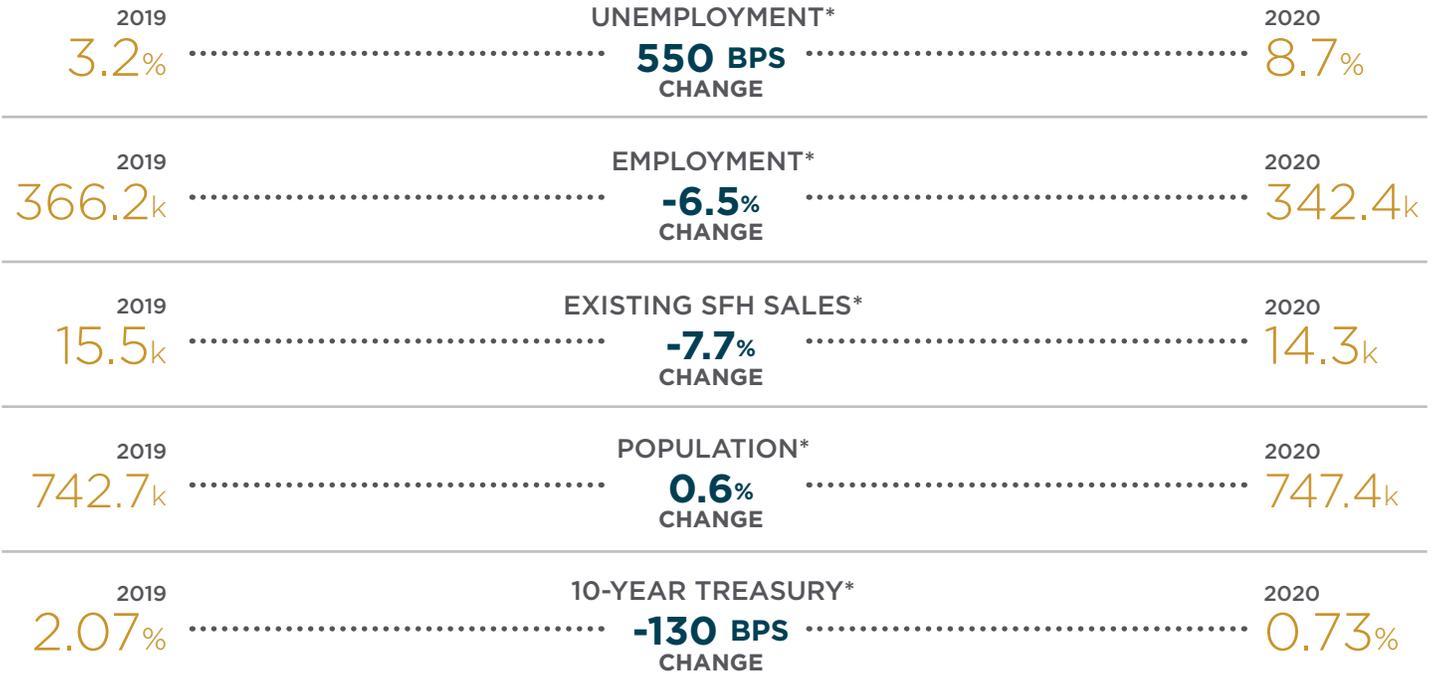
DELIVERIES 124
Units YTD



NET ABSORPTION 159
Units YTD



ECONOMIC TRENDS



*June



LITTLE ROCK

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
Central Little Rock/Southeast Pulaski County	92.5%	-50	40	\$697	0.1%	1.2%	-56	43	0	0
Downtown Little Rock	94.6%	90	-90	\$1,012	2.0%	0.9%	37	-38	0	0
North Little Rock/Jacksonville/Conway	95.0%	0	-30	\$742	0.0%	1.9%	7	-4	0	56
West Little Rock/Saline County	95.4%	30	-50	\$848	0.6%	1.4%	139	307	93	392
TOTALS	94.6%	10	-20	\$785	0.4%	1.6%	127	308	93	448



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