



MARKET AT A GLANCE



OCCUPANCY RATE 94.5%
Down **20 bps** since 2Q19



EFFECTIVE RENT \$866
Down **0.8%** since 2Q19

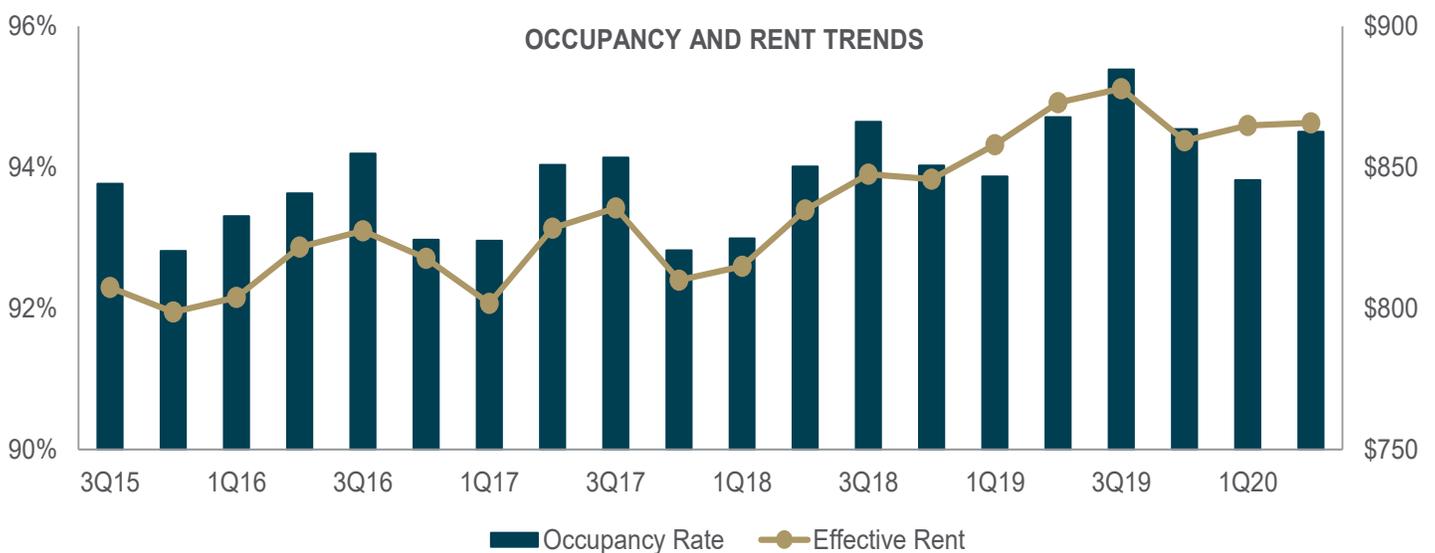


TOTAL INVENTORY 40,881

OCCUPANCY AND RENT TRENDS

ECONOMIC RESTRICTIONS RELAXED BOOSTING REHIRES & APARTMENT LEASING

Many coronavirus-triggered restrictions were lifted in the Mobile metropolitan area during the second quarter, which helped employers to build back payrolls and apartment operators to rebound from disrupted leasing activity. Companies recalled 5,600 workers in May and June, restoring about 30% of the job losses since the pandemic. Typically, the second quarter is characterized by healthy apartment leasing activity for the Mobile region. While softer compared to the prior three years, positive net absorption during second quarter was sturdy enough to elevate occupancy 70 basis points quarter over quarter to reach 94.5% at mid-year. Meanwhile, rent growth of 0.1% since March trended higher than the -1.0% national average during the same time. Effective rent in the metro was \$866 per month during the second quarter. Apartment fundamentals were particularly strong in the northern portion of the metro, home to the 277-acre Providence medical campus, Mobile's central business district, and the University of South Alabama. Heightened rental demand in the North Mobile submarket elevated occupancy 140 basis points quarter over quarter to 95.8% in June as effective rent appreciated 2.3% to \$748 per month.



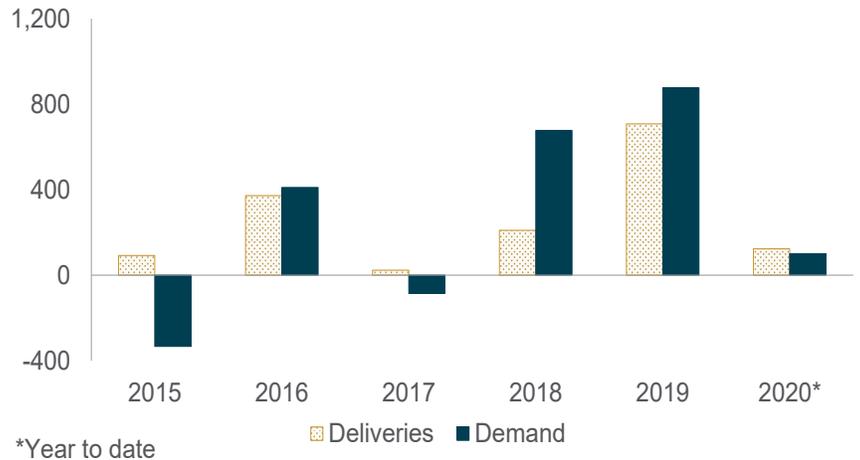
DELIVERIES AND DEMAND



DELIVERIES 123
Units YTD



NET ABSORPTION 101
Units YTD



ECONOMIC TRENDS

2019 3.6% **UNEMPLOYMENT*** 2020 11.0%
740 BPS CHANGE

2019 185.9k **EMPLOYMENT*** 2020 172.8k
-7.0% CHANGE

2019 8.8k **EXISTING SFH SALES*** 2020 7.5k
-14.8% CHANGE

2019 413.2k **POPULATION*** 2020 414.1k
0.2% CHANGE

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

*June



MOBILE

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
Baldwin County	93.7%	30	-220	\$997	-1.4%	-2.1%	123	-216	78	150
North Mobile	95.8%	140	140	\$748	2.3%	0.8%	242	528	0	303
South Mobile	93.3%	-20	40	\$847	-0.4%	-0.3%	-12	33	0	0
TOTALS	94.5%	70	-20	\$866	0.1%	-0.8%	353	345	78	453



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