



MARKET AT A GLANCE



OCCUPANCY RATE **96.5%**
Up **60 bps** since 3Q19



EFFECTIVE RENT **\$901**
Up **3.7%** since 3Q19



TOTAL INVENTORY **55,940**

OCCUPANCY AND RENT TRENDS

LOCAL ECONOMY & APARTMENT MARKET OVERCOMING PANDEMIC CHALLENGES

By August 2020, metrowide employment in the trade, transportation, and utilities, the professional and business services, and the education and health services sectors exceeded 96% of pre-quarantine levels. As of mid-October, challenges continued for retail businesses and restaurants, many of which were permitted to operate at only 25% capacity. Additionally, face mask enforcement and group gathering limits were more stringent in New Mexico than many states and carried fines for violations. Amid this backdrop, metro employers persevered and added 24,700 workers to payrolls from April to August 2020, a 7.0% gain. The economic disruption and steadily increasing home prices during the summer weighed on single-family home sales velocity, which in turn, aided apartment demand. Renters occupied 464 additional apartments in the third quarter, driving up occupancy 70 basis points from June to 96.5% in September. Average monthly effective rent simultaneously increased 2.9% to \$901. While 454 new apartments are scheduled for completion in the metro area by year-end 2021, deliveries in 2022 and 2023 are expected to be sparse, which may subsequently benefit apartment occupancy and rent growth.



ALBUQUERQUE

MULTIFAMILY REPORT

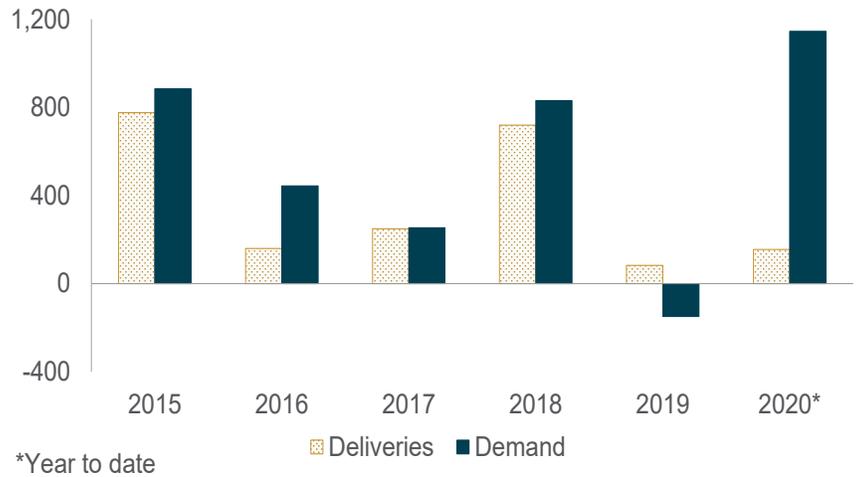
DELIVERIES AND DEMAND



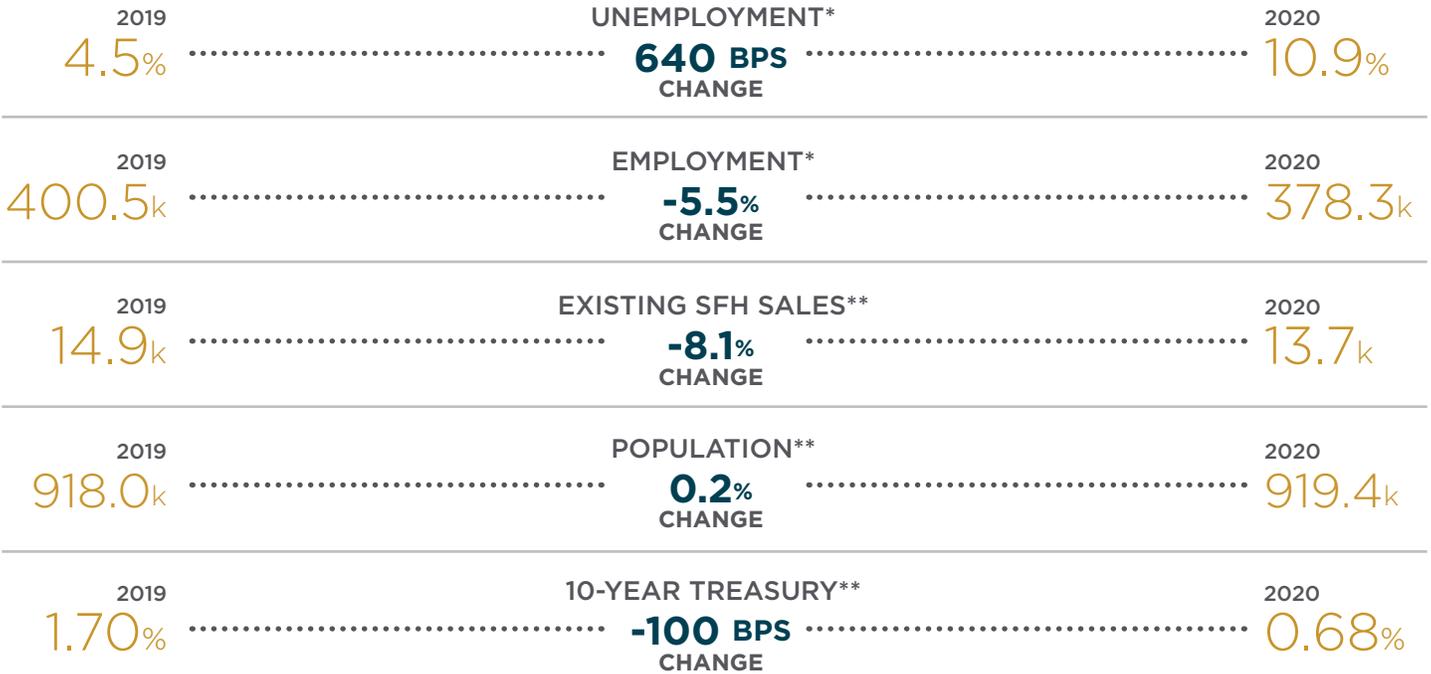
DELIVERIES 155
Units YTD



NET ABSORPTION 1,145
Units YTD



ECONOMIC TRENDS



*August; **September



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MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	3Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	3Q20	Q-o-Q Change	Y-o-Y Change	3Q20	Annual	3Q20	Annual
Downtown Albuquerque/University	96.4%	90	180	\$859	1.1%	2.6%	97	188	0	0
Kirtland/Four Hills	96.8%	20	-20	\$803	2.4%	3.9%	16	-16	0	0
North Valley	96.4%	110	-30	\$937	2.2%	4.7%	115	-31	0	0
Northeast Heights	97.6%	130	100	\$1,041	6.1%	4.7%	111	85	0	0
Uptown	94.0%	-50	-110	\$743	1.4%	2.3%	44	65	93	180
Westside/Rio Rancho	97.9%	80	190	\$1,012	4.4%	4.2%	81	192	0	0
TOTALS	96.5%	70	60	\$901	2.9%	3.7%	464	483	93	180

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