



MARKET AT A GLANCE



OCCUPANCY RATE **95.5%**
Down **20 bps** since 3Q19



EFFECTIVE RENT **\$1,032**
Up **1.5%** since 3Q19

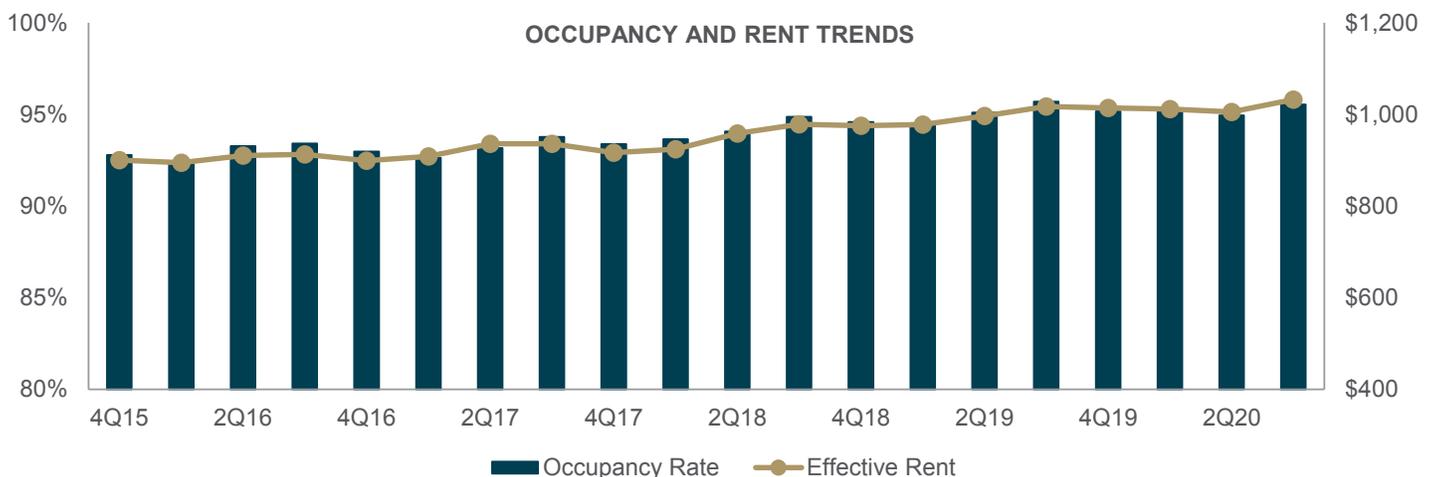


TOTAL INVENTORY **76,365**

OCCUPANCY AND RENT TRENDS

STUDENT MOVE-INS INITIATE RESTORATION OF BIRMINGHAM'S URBAN CORE

A new wave of development surrounding the University of Alabama at Birmingham continues to anchor growth and recovery across the metro. Since the beginning of July 2020, 138 new units were delivered to the Birmingham metro area. The further diversification of the metro's inventory permitted apartment operators to increase rent to \$1,032 per month, equating to a 2.7% quarterly appreciation. With demand also largely driven by the university's young renter-base, leasing activity surged during the third quarter of 2020 as students resumed in-person classes. As a result, net move-ins outpaced new deliveries by 405 units and drove a quarterly increase in occupancy to 95.5% metrowide. Compared to other major universities across the country, the University of Alabama is more heavily embracing practices to bring students to campus by holding 80% of classes in person. Plenty of uncertainties remain and may require the flexibility of campus procedures as the outlook of the ongoing pandemic unfolds. As a whole, relief for Birmingham residents is gradually being restored. Employment opportunities across all major sectors and extending eviction moratoriums will help carry the metro's economic vitality through the end of the year.



BIRMINGHAM

MULTIFAMILY REPORT

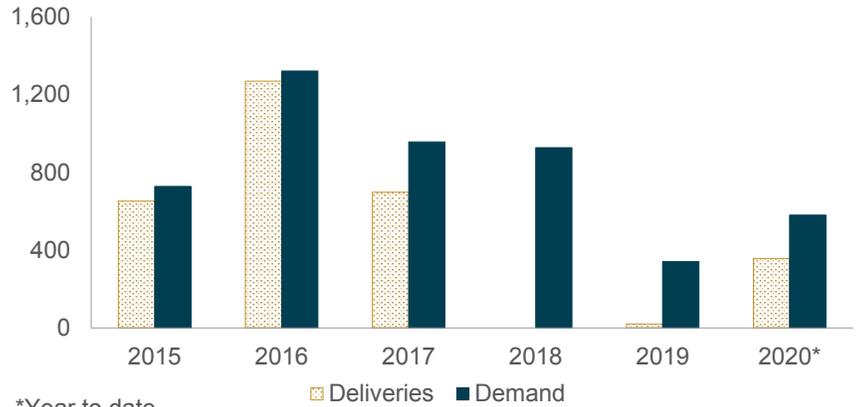
DELIVERIES AND DEMAND



DELIVERIES 357
Units YTD



NET ABSORPTION 581
Units YTD



*Year to date

■ Deliveries ■ Demand

ECONOMIC TRENDS

2019 2.5% **UNEMPLOYMENT*** 2020 5.4%
290 BPS CHANGE

2019 547.2k **EMPLOYMENT*** 2020 521.3k
-4.7% CHANGE

2019 28.3k **EXISTING SFH SALES**** 2020 30.6k
8.1% CHANGE

2019 1.2m **POPULATION**** 2020 1.2m
0.3% CHANGE

2019 1.70% **10-YEAR TREASURY**** 2020 0.68%
-100 BPS CHANGE

*August; **September



BIRMINGHAM

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
Central Birmingham/Mountain Brook	93.8%	-110	-250	\$1,326	1.3%	0.2%	-20	-2	138	369
Homewood/Southwest Birmingham	95.7%	130	230	\$1,120	4.0%	-0.1%	113	229	0	0
Hoover/Alabaster	95.6%	100	10	\$1,037	2.9%	2.6%	92	7	0	0
North Birmingham/Bessemer	96.1%	60	-20	\$793	2.6%	2.6%	133	-35	0	0
Southeast Birmingham	95.9%	70	-10	\$1,051	3.1%	3.1%	48	-8	0	0
Vestavia Hills	96.0%	160	0	\$1,062	3.1%	0.6%	179	1	0	0
TOTALS	95.5%	60	-20	\$1,032	2.7%	1.5%	543	191	138	369

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