



MARKET AT A GLANCE



OCCUPANCY RATE **97.9%**
Up 20 bps since 3Q19



EFFECTIVE RENT **\$1,219**
Up 4.6% since 3Q19



TOTAL INVENTORY **25,893**

OCCUPANCY AND RENT TRENDS

APARTMENT DEMAND SURGES AS BSU STUDENTS RETURNS TO CAMPUS

While Boise's economy contracted at the start of the pandemic's spread to the state, recent rising payrolls and strong population growth benefited the apartment market in the third quarter. Most employment sectors posted gains in July and August as employers added 7,200 positions to the market's headcounts. While the relative affordability of homeownership in Boise siphons some residents away from renting, limited single-family availability kept many residents as renters. Developers worked to meet this demand with amenity-rich, Class A new builds. Boise's apartment inventory grew by 483 units in the third quarter. Also contributing to apartment demand was Boise State University's return to in-person classes with more than 19,900 students enrolled on campus in fall 2020, a 0.5% annual increase. Apartment leasing activity across Greater Boise outpaced inventory growth to lead to an 80-basis-point increase in average apartment occupancy during the third quarter to 97.9%. Apartment operators capitalized on rising demand amid inventory growth by accelerating rent growth. After effective rent advanced 1.8% in the second quarter, operators advanced monthly rent on average 3.3% to \$1,219 in the third quarter.



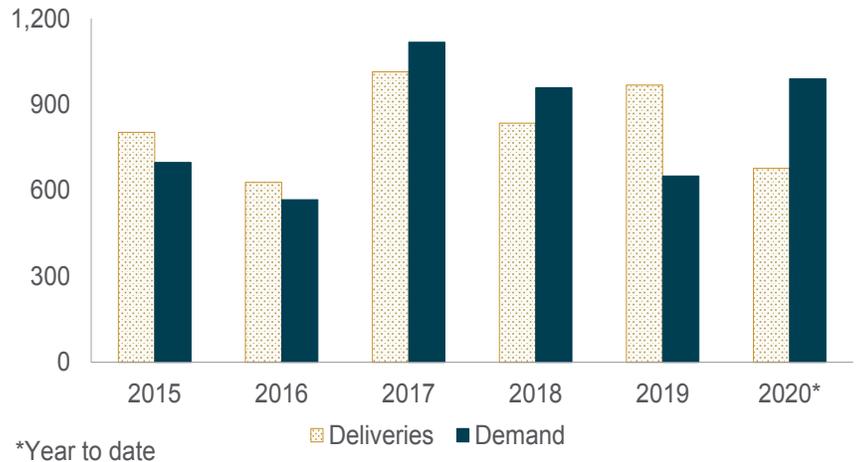
DELIVERIES AND DEMAND



DELIVERIES 677
Units YTD



NET ABSORPTION 989
Units YTD



ECONOMIC TRENDS

2019 2.8% **UNEMPLOYMENT*** 2020 4.3%
150 BPS CHANGE

2019 346.9k **EMPLOYMENT*** 2020 346.6k
-0.1% CHANGE

2019 17.2k **EXISTING SFH SALES**** 2020 18.2k
5.8% CHANGE

2019 758.4k **POPULATION**** 2020 778.5k
2.7% CHANGE

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

*August; **September



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
Boise	98.1%	90	30	\$1,233	3.8%	5.0%	221	199	68	146
Nampa/Meridian/Caldwell	97.5%	50	-10	\$1,189	2.3%	4.1%	441	749	415	776
TOTALS	97.9%	80	20	\$1,219	3.3%	4.6%	662	948	483	922

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