



MARKET AT A GLANCE



OCCUPANCY RATE **95.5%**
Down **10 bps** since 3Q19



EFFECTIVE RENT **\$1,123**
Up **1.7%** since 3Q19

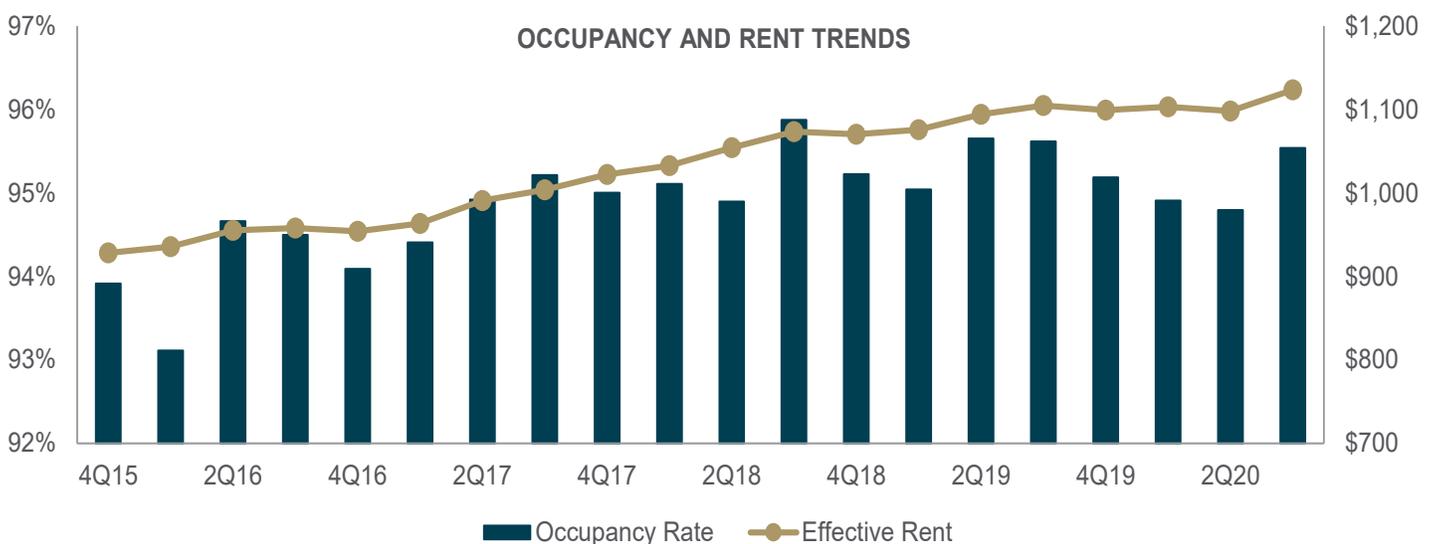


RENT PAYMENT TRACKER (Oct. 1-6) **85.4%**
Down **180 bps** since Sept. 1-6

OCCUPANCY AND RENT TRENDS

RECORD-LEASING ACTIVITY ELEVATES APARTMENT OCCUPANCY 70 BPS

Strong jobs recovery, sturdy net migration, and escalating home prices supported robust apartment leasing in the third quarter of 2020. Operators recorded the net absorption of 2,069 units July through September, marking the first time in 10 years that the pace of leasing activity topped more than 2,000 units per quarter. Evidence suggests there is a major shift away from high-cost housing areas along the West Coast and in the Northeast toward the South, and Greater Jacksonville is benefitting from the trend. As newly occupied rentals outpaced elevated construction, occupancy surged 70 basis points since mid-2020 to 95.5% in the third quarter. Meanwhile, local payrolls expanded with 51,500 new and recalled workers from April to August 2020, bringing back 61% of the jobs lost during the onset of the COVID-19 disruption. Multifamily operators capitalized on favorable economic conditions by raising effective rent 2.3% since June to \$1,123 per month. Moreover, the Baymeadows submarket reported the highest rent gain of 3.8% in the third quarter, amid a metro-leading 140-basis-point rise in occupancy. Overall, rent payments remained strong October 1 to 6, checking in at 85.4%, greater than the national average of 79.4%



JACKSONVILLE

MULTIFAMILY REPORT

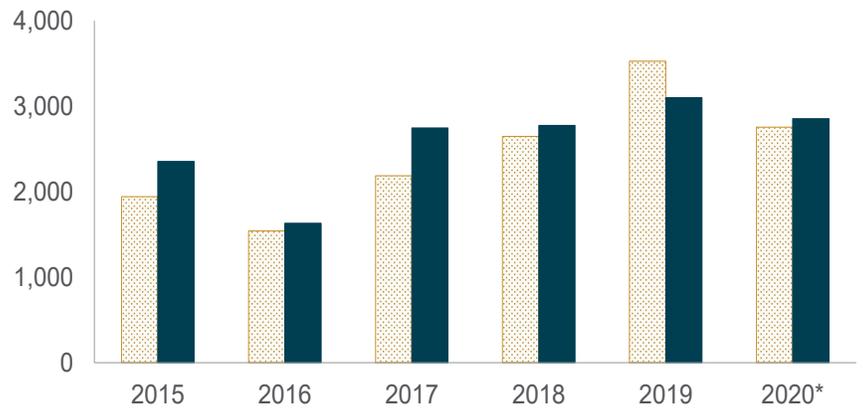
DELIVERIES AND DEMAND



DELIVERIES 2,755
Units YTD



NET ABSORPTION 2,852
Units YTD



*Year to date

■ Deliveries ■ Demand

ECONOMIC TRENDS

2019 3.0% **UNEMPLOYMENT*** 2020 5.6%
260 BPS CHANGE

2019 726.0k **EMPLOYMENT*** 2020 699.9k
-3.6% CHANGE

2019 27.9k **EXISTING SFH SALES**** 2020 30.6k
9.7% CHANGE

2019 1.6m **POPULATION**** 2020 1.6m
0.9% CHANGE

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

*August; **September



JACKSONVILLE

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
Arlington	95.5%	120	0	\$1,015	2.2%	3.4%	270	90	94	94
Baymeadows	96.0%	140	140	\$1,184	3.8%	2.2%	453	669	264	484
Central Jacksonville	93.6%	-50	-190	\$1,192	0.1%	-4.6%	-1	-74	42	125
Jacksonville Beaches	94.9%	90	-140	\$1,268	1.9%	-2.2%	66	-98	0	0
Mandarin	96.1%	30	30	\$1,151	1.3%	1.6%	139	493	111	480
Northside	95.3%	40	-40	\$1,065	2.7%	4.9%	141	236	116	438
Orange Park/Clay County	97.0%	60	130	\$1,109	3.4%	2.0%	39	83	0	0
Southeast Jacksonville	95.3%	70	-70	\$1,019	2.1%	0.7%	230	284	142	395
St. Augustine	97.0%	20	-180	\$1,271	-0.7%	1.1%	240	298	234	434
Upper Southside	94.9%	110	-70	\$1,267	2.9%	1.1%	257	768	113	905
Westside	95.6%	80	110	\$988	3.6%	4.8%	235	384	114	228
TOTALS	95.5%	70	-10	\$1,123	2.3%	1.7%	2,069	3,133	1,230	3,583

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