



MARKET AT A GLANCE



OCCUPANCY RATE 97.4%

Up 30 bps since 3Q19



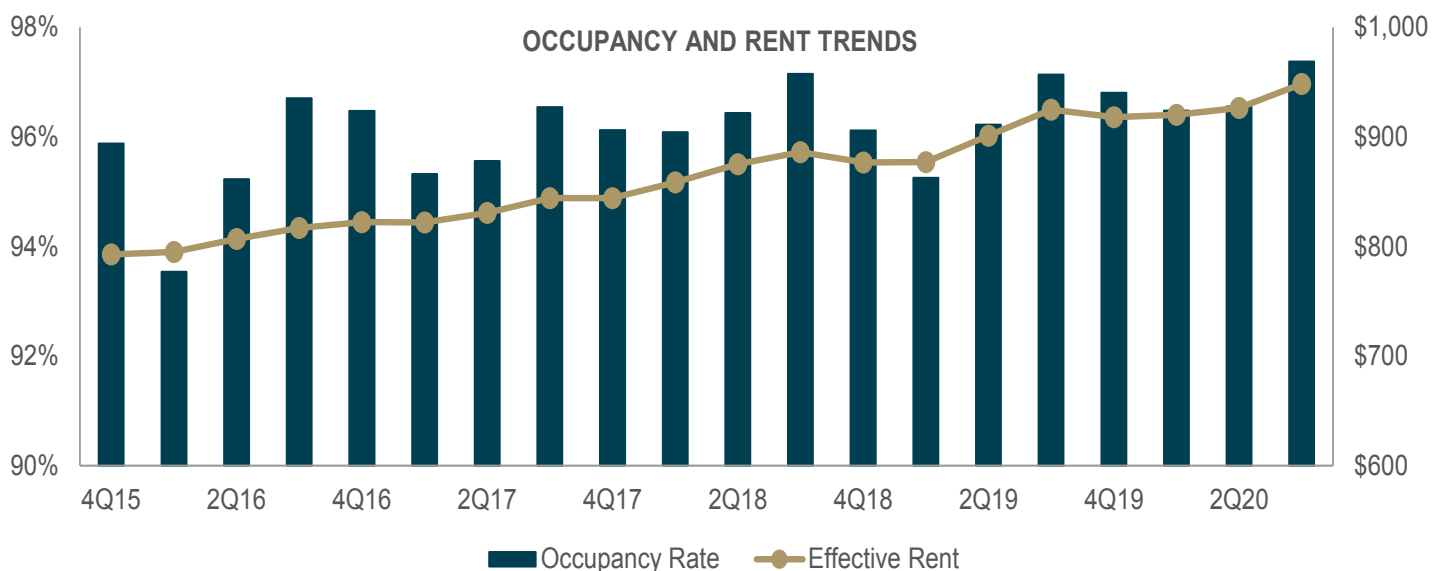
EFFECTIVE RENT \$948

Up 2.5% since 3Q19



TOTAL INVENTORY 51,165

OCCUPANCY AND RENT TRENDS



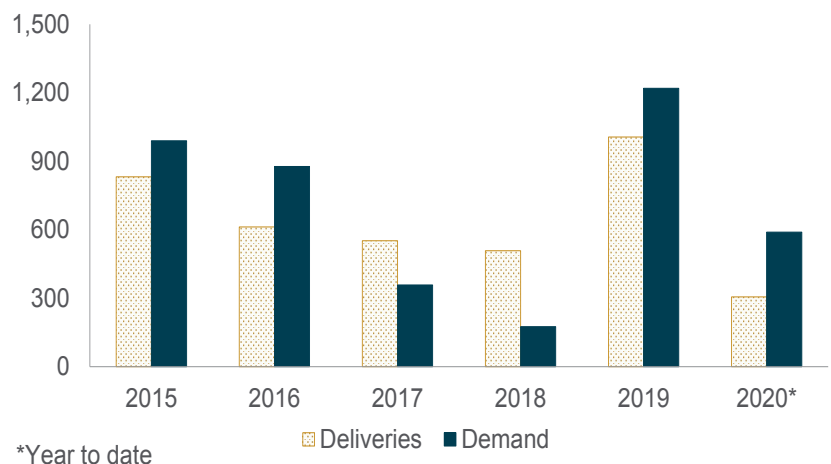
DELIVERIES AND DEMAND



DELIVERIES 306
Units YTD



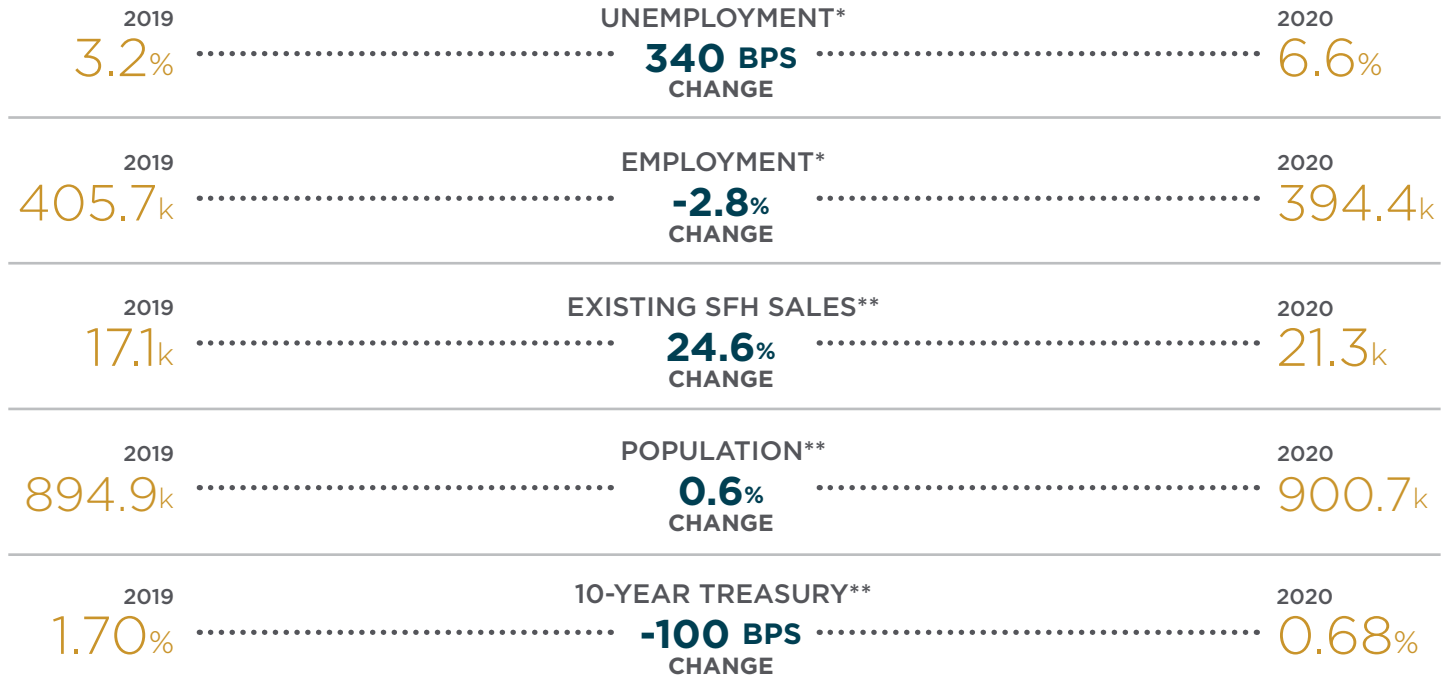
NET ABSORPTION 589
Units YTD



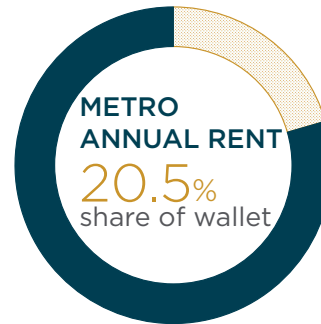
KNOXVILLE

MULTIFAMILY REPORT

ECONOMIC TRENDS



*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
Downtown/University/South Knoxville	97.1%	10	80	\$960	2.8%	2.3%	12	66	0	0
North Knoxville	97.5%	60	-30	\$843	1.3%	2.6%	92	-15	0	25
Southwest Knoxville	97.2%	90	-30	\$1,013	3.0%	2.0%	169	99	50	146
West Knoxville	97.5%	130	90	\$992	2.4%	2.8%	315	518	123	390
TOTALS	97.4%	80	30	\$948	2.4%	2.5%	589	668	173	561



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