



MARKET AT A GLANCE



OCCUPANCY RATE **96.4%**
Down **30 bps** since 3Q19



EFFECTIVE RENT **\$2,080**
Down **1.1%** since 3Q19



RENT PAYMENT TRACKER (Oct. 1-6) **87.4%**
Up **370 bps** since Sept. 1-6

OCCUPANCY AND RENT TRENDS

35% OF JOBS REINSTATED AS O.C. CONTINUES REOPENING STRATEGY

Approximately 1.5 million workers were on payrolls in Orange County in August 2020. While this number was down 11.2% from one year earlier, recent movement in the local labor market is encouraging. Payrolls expanded with 81,000 new and recalled workers from April 2020 to August, recovering 35% of the jobs lost during the statewide shelter-in-place orders. A drag on employment growth was an uptick in the COVID-19 case rate that kept the county in Tier 2, the second-most restrictive in the state's four-tiered reopening system. Because California declined to permit theme parks to reopen, Disneyland—the largest employer in O.C.—has been closed since March 14. The county boasts a diverse workforce. A large percentage of employees are in white-collar positions, which tend to be less impacted by the pandemic. While rehiring was on the upswing, limited apartment deliveries amid sustained rental demand kept apartment occupancy high. At an average of 96.4% in the third quarter, occupancy rose 60 basis points since mid-2020. Aided by rising prices that maintained a barrier to homeownership for many residents, landlords continued to advance rent. Average effective rent increased to \$2,080 per month, up 0.3% since June.



ORANGE COUNTY, CA

MULTIFAMILY REPORT

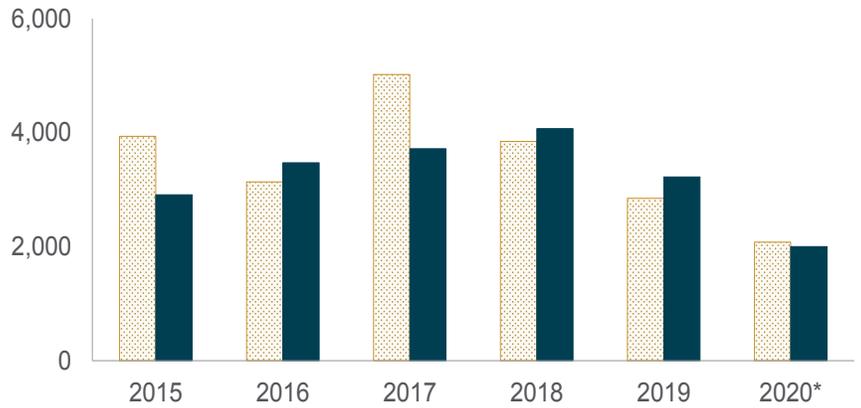
DELIVERIES AND DEMAND



DELIVERIES 2,079
Units YTD



NET ABSORPTION 2,002
Units YTD



*Year to date

■ Deliveries ■ Demand

ECONOMIC TRENDS

2019 2.6% UNEMPLOYMENT* 2020 9.6%
700 BPS CHANGE

2019 1.7m EMPLOYMENT* 2020 1.5m
-11.2% CHANGE

2019 25.2k EXISTING SFH SALES** 2020 22.1k
-12.3% CHANGE

2019 3.2m POPULATION** 2020 3.2m
0.1% CHANGE

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

*August; **September



ORANGE COUNTY, CA

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
Buena Park/Cypress	97.3%	30	-20	\$1,858	-0.2%	1.6%	32	-20	0	0
Costa Mesa	95.4%	-10	-200	\$2,109	-0.5%	-1.1%	-19	-312	0	0
East Anaheim/Orange	96.6%	90	-10	\$2,052	0.2%	-0.9%	209	258	0	282
Fullerton	95.0%	-10	-120	\$1,840	0.0%	-0.9%	-21	-174	0	0
Garden Grove/Westminster	97.0%	50	-30	\$1,841	0.1%	1.3%	91	-3	0	50
Huntington Beach	96.6%	80	30	\$2,172	0.8%	-1.2%	178	55	0	0
Mission Viejo/Lake Forest	96.3%	50	-60	\$2,091	2.4%	0.0%	71	-90	0	0
Newport Beach	97.1%	130	10	\$2,686	0.3%	-2.6%	141	324	0	322
North Irvine	97.4%	60	70	\$2,348	0.6%	-2.5%	298	1,049	188	936
North Orange County	96.6%	150	-20	\$1,979	1.8%	-0.8%	206	-26	0	0
Santa Ana	96.3%	50	-50	\$1,988	0.6%	-1.4%	101	116	0	228
South Irvine	96.7%	110	50	\$2,362	-1.4%	-5.6%	134	259	0	208
South Orange County	95.1%	80	-10	\$2,203	0.5%	-1.4%	183	434	0	483
Tustin/West Santa Ana	96.5%	50	-70	\$1,990	1.0%	0.4%	135	296	67	402
West Anaheim	97.1%	30	-20	\$1,751	0.1%	1.6%	59	-50	0	0
West Irvine	96.1%	70	60	\$2,230	-1.8%	-5.4%	187	541	108	490
TOTALS	96.4%	60	-30	\$2,080	0.3%	-1.1%	1,985	2,656	363	3,401

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