



MARKET AT A GLANCE



OCCUPANCY RATE 95.1%

Down 70 bps since 3Q19



EFFECTIVE RENT \$1,545

Down 2.6% since 3Q19



RENT PAYMENT TRACKER (Oct. 1-6) 88.8%

Up 20 bps since Sept. 1-6

OCCUPANCY AND RENT TRENDS

APARTMENT DEMAND DOUBLES IN 3Q AS MANUFACTURING INDUSTRY RECOVERS

Apartment leasing surged in the Denver metro during the third quarter, doubling the number of units absorbed during the previous quarter and outpacing the five-year quarterly average. Renters absorbed 3,880 net units during the third quarter as 2,138 units were brought online, resulting in occupancy increasing 70 basis points to 95.1%. Apartment operators increased effective rent 0.4% to \$1,545. Denver's economy experienced economic setbacks like most metros in the country due to social distancing, but many industries found ways to thrive in new normal scenarios. For example, the size of the manufacturing workforce eclipsed pre-pandemic levels in August due to companies across multiple verticals pivoting their operations to produce safety equipment; just under 4,000 manufacturing jobs were created through August. Employers in finance and tech industries have also expanded payrolls since the start of July. AmeriSave Mortgage Company began filling 250 new positions in August while aerospace giant Raytheon began hiring for another 200 jobs during the same month. It should be noted that as of October 12, the rate of new COVID-19 cases has increased in Denver, highlighting the need for further federal assistance.



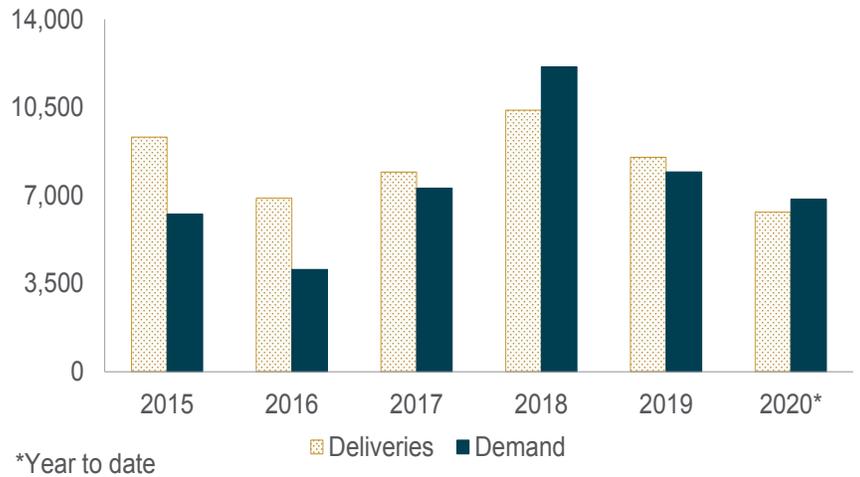
DELIVERIES AND DEMAND



DELIVERIES 6,337
Units YTD



NET ABSORPTION 6,857
Units YTD



ECONOMIC TRENDS

2019 2.5% UNEMPLOYMENT* 2019 7.1%
460 BPS CHANGE

2019 1.5m EMPLOYMENT* 2020 1.5m
-4.5% CHANGE

2019 46.3k EXISTING SFH SALES** 2020 50.3k
8.6% CHANGE

2019 3.0m POPULATION** 2020 3.0m
1.1% CHANGE

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

*August; **September



DENVER

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
Arvada/Golden	96.2%	90	-10	\$1,526	1.7%	-0.1%	127	78	0	100
Broomfield	95.1%	90	-90	\$1,602	2.6%	-2.6%	120	393	0	546
Downtown/Highlands/Lincoln Park	92.9%	60	-270	\$1,921	-2.6%	-7.3%	428	857	302	1,599
Five Points/Capitol Hill/Cherry Creek	92.9%	-10	-250	\$1,775	-2.4%	-5.8%	585	605	670	1,642
Glendale	95.5%	40	-70	\$1,350	0.6%	-3.1%	223	244	176	350
Highlands Ranch	95.0%	190	160	\$1,657	1.6%	-1.2%	272	317	112	188
Littleton	96.3%	90	70	\$1,546	2.7%	-0.4%	192	469	66	388
North Aurora	95.6%	0	-70	\$1,278	-0.1%	-1.0%	201	210	210	336
North Lakewood/Wheat Ridge	96.6%	50	-70	\$1,419	0.8%	-1.9%	57	210	0	302
Northeast Denver	94.9%	50	-80	\$1,513	0.6%	-3.9%	460	1,477	377	1,722
Parker/Castle Rock	95.8%	130	200	\$1,554	1.7%	1.0%	156	627	31	458
South Denver/Englewood	94.0%	-30	-130	\$1,549	-1.9%	-5.5%	-50	-68	0	187
South Lakewood	96.1%	70	-10	\$1,483	1.8%	-1.9%	174	237	58	260
Southeast Aurora/East Arapahoe County	96.6%	150	70	\$1,487	3.3%	1.3%	160	217	16	160
Southeast Denver	95.5%	0	-80	\$1,389	2.2%	0.3%	7	-150	0	0
Southwest Aurora	96.5%	90	40	\$1,295	1.4%	-0.3%	134	279	0	238
Tech Center	95.2%	140	0	\$1,594	1.1%	-2.5%	264	40	49	49
Thornton/Northglenn	95.7%	170	30	\$1,428	2.9%	0.4%	196	37	0	0
Westminster	96.1%	80	-50	\$1,365	2.2%	0.1%	173	183	71	255
TOTALS	95.1%	70	-70	\$1,545	0.4%	-2.6%	3,880	6,262	2,138	8,780

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