

# SACRAMENTO CA

## Multifamily Report

**BERKADIA**<sup>®</sup>

a Berkshire Hathaway and Jefferies Financial Group company



# SACRAMENTO, CA EMPLOYMENT

## Jobs Added / Lost

### LAST 12 MONTHS

85,300  
↑ 9.4%

### NEXT 12 MONTHS\*

45,300  
↑ 4.6%

## Unemployment

### MID-YEAR 2021

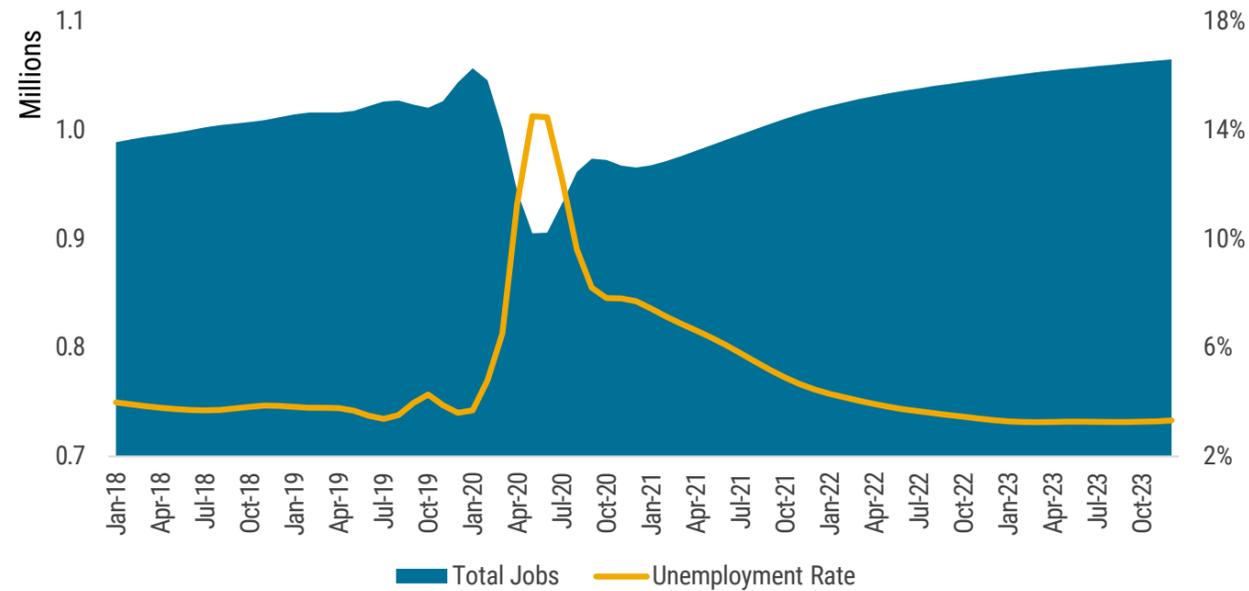
6.1%  
↓ 840 BPS YOY

### MID-YEAR 2022\*

3.7%  
↓ 240 BPS YOY

\*Projected

## Employment Trends



SOURCE: MOODY'S ANALYTICS

## In The News

- ➔ [HCL Technologies to bring 663 jobs to Sacramento](#)
- ➔ [100+ positions available with Sacramento River Cats](#)
- ➔ [San Juan Unified School District hiring 300](#)
- ➔ [Raging Waters Sacramento hiring for 200 positions](#)

## Who's Hiring?

### EDUCATION & HEALTH SERVICES INDUSTRY



17%  
OF ALL JOBS IN THE METRO

\$64,000  
AVERAGE ANNUAL SALARY

## Top Education & Health Services Employers

KAISER PERMANENTE® 15,600 JOBS

UC DAVIS HEALTH 14,500 JOBS

Sutter Health 10,800 JOBS



## SACRAMENTO, CA

# DELIVERIES & ABSORPTION

### 2021 Units\*

DELIVERED

1,899

ABSORBED

2,325

### 2022 Units\*

DELIVERED

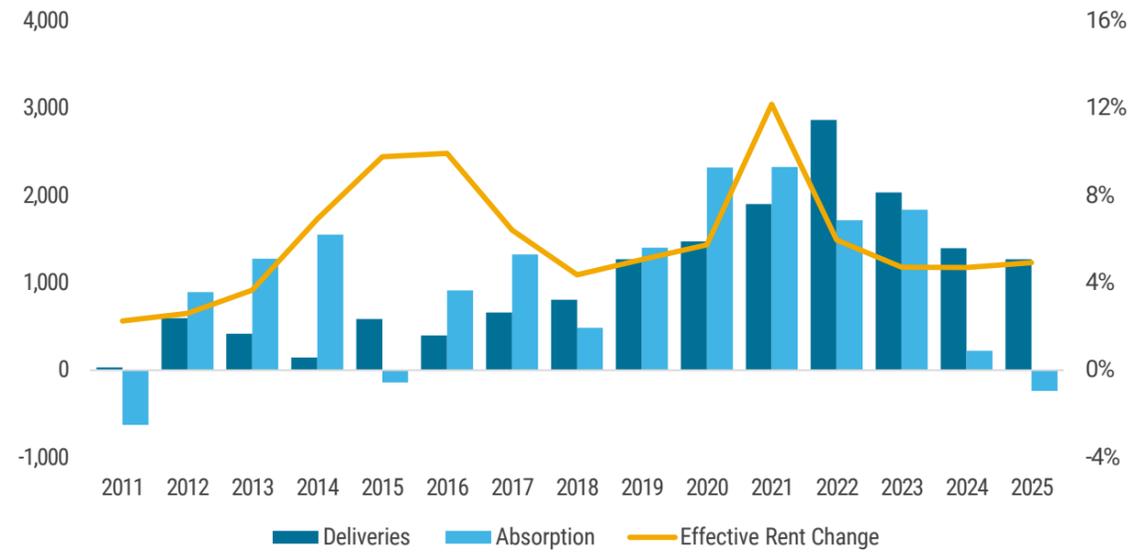
2,861

ABSORBED

1,717

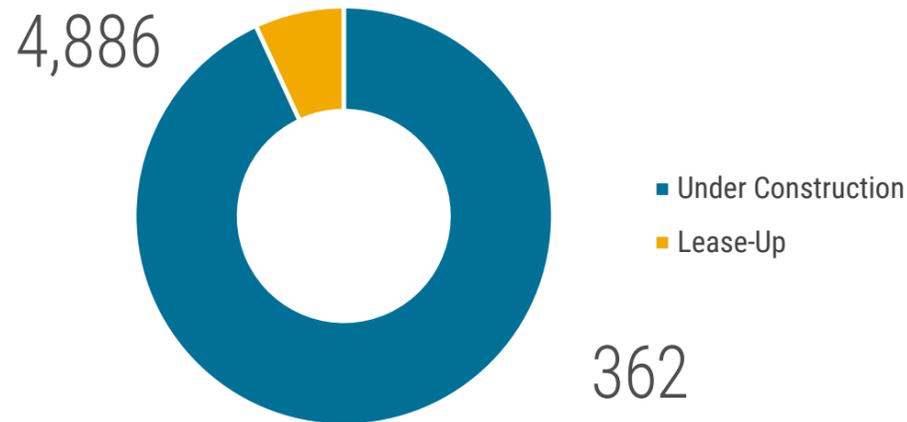
\*Projected

### Deliveries, Absorption, & Effective Rent Change

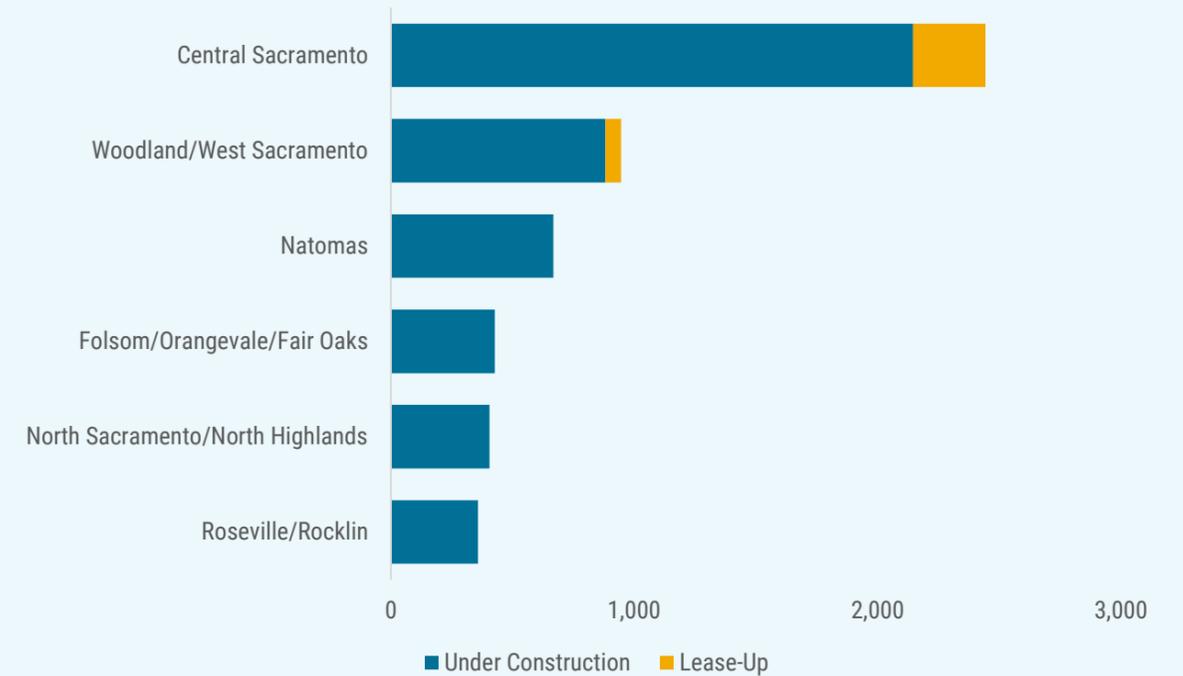


SOURCE: REALPAGE

### Market Pipeline



### Top Submarket Pipelines



For a complete list of properties in the pipeline, [CLICK HERE](#)



# SACRAMENTO, CA

# RENT & OCCUPANCY

## Effective Rent

2Q 2021

\$1,722

↑ 11.8% YOY

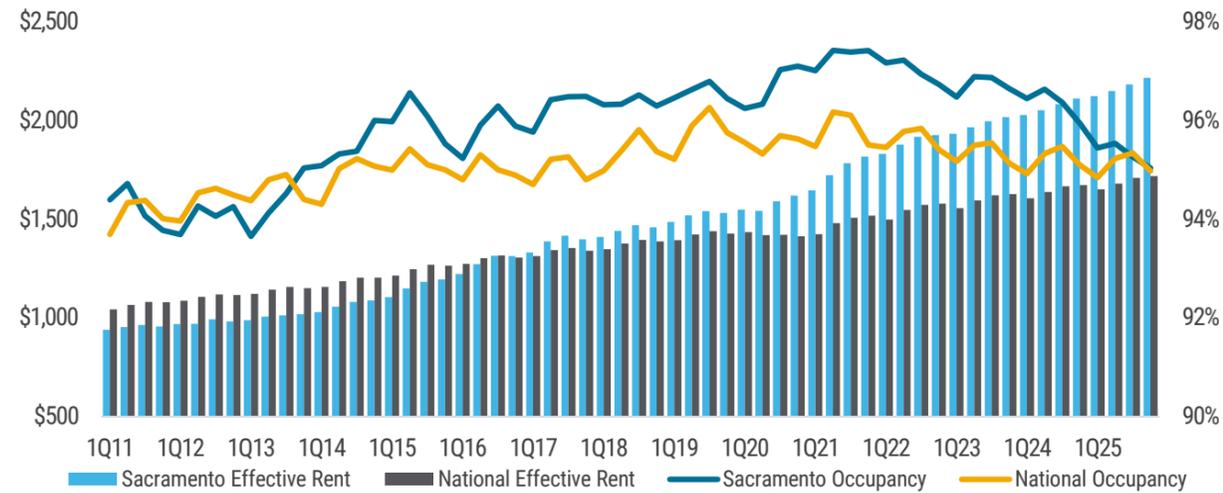
## Occupancy

2Q 2021

97.4%

↑ 110 BPS YOY

## Sacramento vs. National Effective Rent & Occupancy



SOURCE: REALPAGE

## Submarket Performance

SUBMARKET NAME	2Q21 OCCUPANCY	YOY (BPS)	2Q21 EFFECTIVE RENT	YOY
Arden/Arcade	98.0%	130	\$1,410	8.0%
Carmichael	98.0%	50	\$1,329	5.5%
Central Sacramento	94.6%	110	\$1,896	3.3%
Citrus Heights	98.3%	210	\$1,560	15.5%
Davis	92.5%	-650	\$2,030	1.9%
Folsom/Orangevale/Fair Oaks	97.7%	310	\$1,932	16.9%
Natomas	98.0%	160	\$1,800	15.5%
North Sacramento/North Highlands	98.7%	130	\$1,586	16.3%
Rancho Cordova/East Sacramento	98.1%	120	\$1,586	14.5%
Roseville/Rocklin	98.3%	180	\$2,001	19.5%
South Sacramento	98.3%	180	\$1,703	13.9%
Woodland/West Sacramento	98.3%	90	\$1,467	6.3%

# **BERKADIA**<sup>®</sup>

Sources: RealPage; Moody's Analytics; Real Capital Analytics; Federal Reserve Bank of Sacramento

© 2021 Berkadia Real Estate Advisors LLC

Berkadia® is a trademark of Berkadia Proprietary Holding LLC

Commercial mortgage loan origination and servicing businesses are conducted exclusively by Berkadia Commercial Mortgage LLC and Berkadia Commercial Mortgage Inc. This website is not intended to solicit commercial mortgage loan brokerage business in Nevada. Investment sales and real estate brokerage businesses are conducted exclusively by Berkadia Real Estate Advisors LLC and Berkadia Real Estate Advisors Inc. For state licensing details for the above entities, visit: [www.berkadia.com/legal/licensing.aspx](http://www.berkadia.com/legal/licensing.aspx)

The information contained in this flyer has been obtained from sources we believe to be reliable; however, we have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. While we do not doubt its accuracy, we have not verified it and neither we, nor the Owner, make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not necessarily represent past, current or future performance of the property. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.