

2022 MID-YEAR

COLUMBUS OH

Multifamily Report

BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group company





COLUMBUS, OH EMPLOYMENT

Jobs Added / Lost

LAST 12 MONTHS

29,400

↑ 2.7%

NEXT 12 MONTHS*

16,600

↑ 1.5%

Unemployment

MID-YEAR 2022

3.1%

↓ 150 BPS YOY

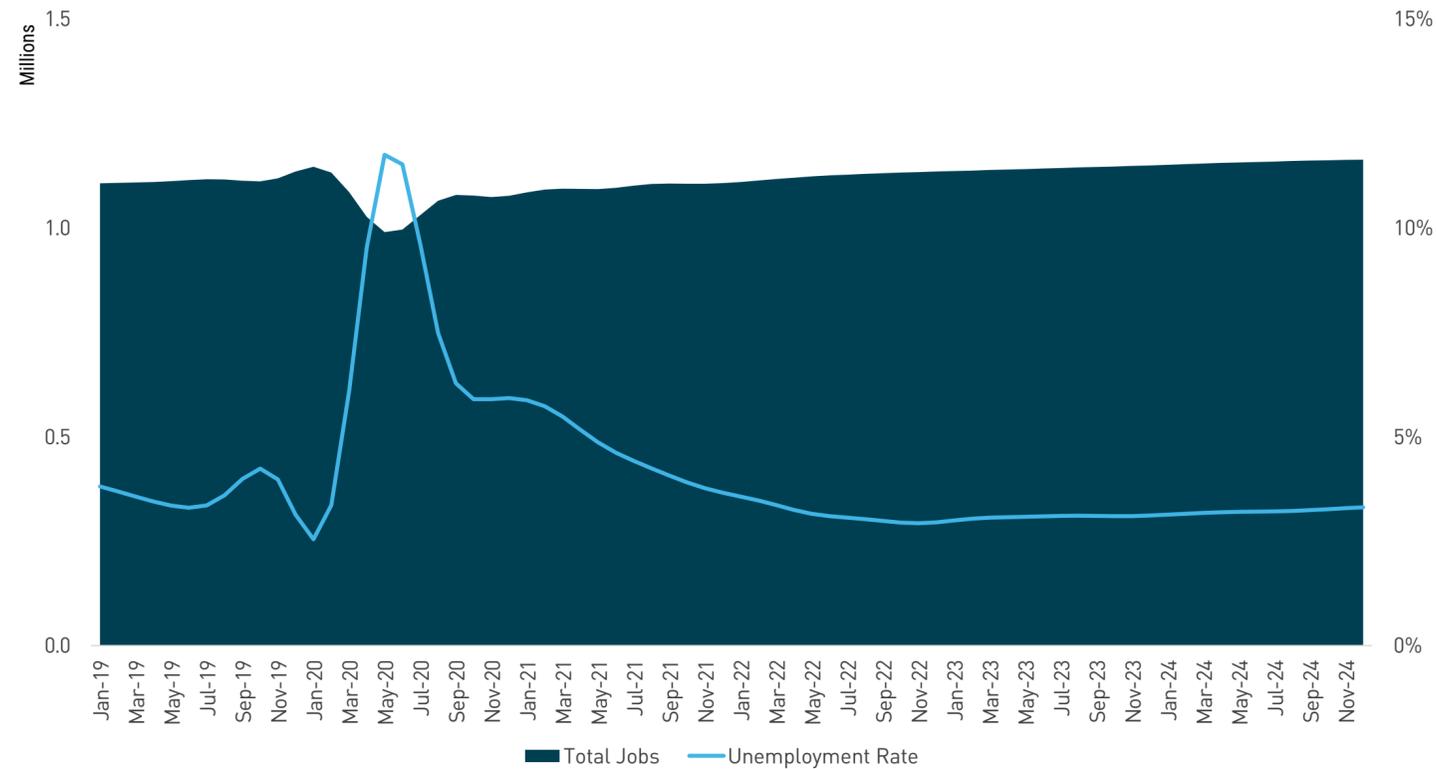
MID-YEAR 2023*

3.1%

⊙ 0 BPS YOY

*Projected

Employment Trends



SOURCE: Moody's Analytics

In The News

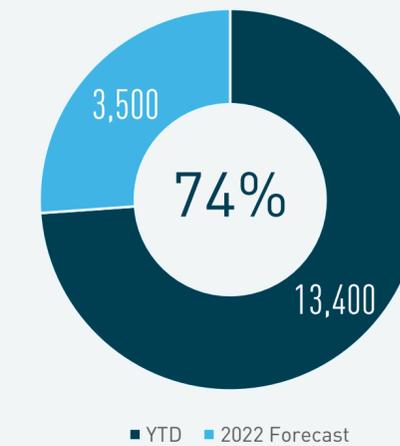
[Intel Corporation investing \\$20B in Licking County for semiconductor manufacturing facilities](#)

[Hyperion bringing nearly 700 jobs to Columbus](#)

[Hundreds of jobs coming to Grove City with PPE factory](#)

Who's Hiring?

TRADE, TRANSPORTATION, & UTILITIES INDUSTRY



22%
OF ALL JOBS IN THE METRO

\$41,300
AVERAGE ANNUAL SALARY

Top Trade, Transportation, & Utilities Employers

Kroger 12,000 JOBS

amazon 9,200 JOBS

Lbrands 7,600 JOBS



COLUMBUS, OH

DELIVERIES & ABSORPTION

2022 Units*

DELIVERIES

3,479

ABSORPTION

2,362

2023 Units*

DELIVERIES

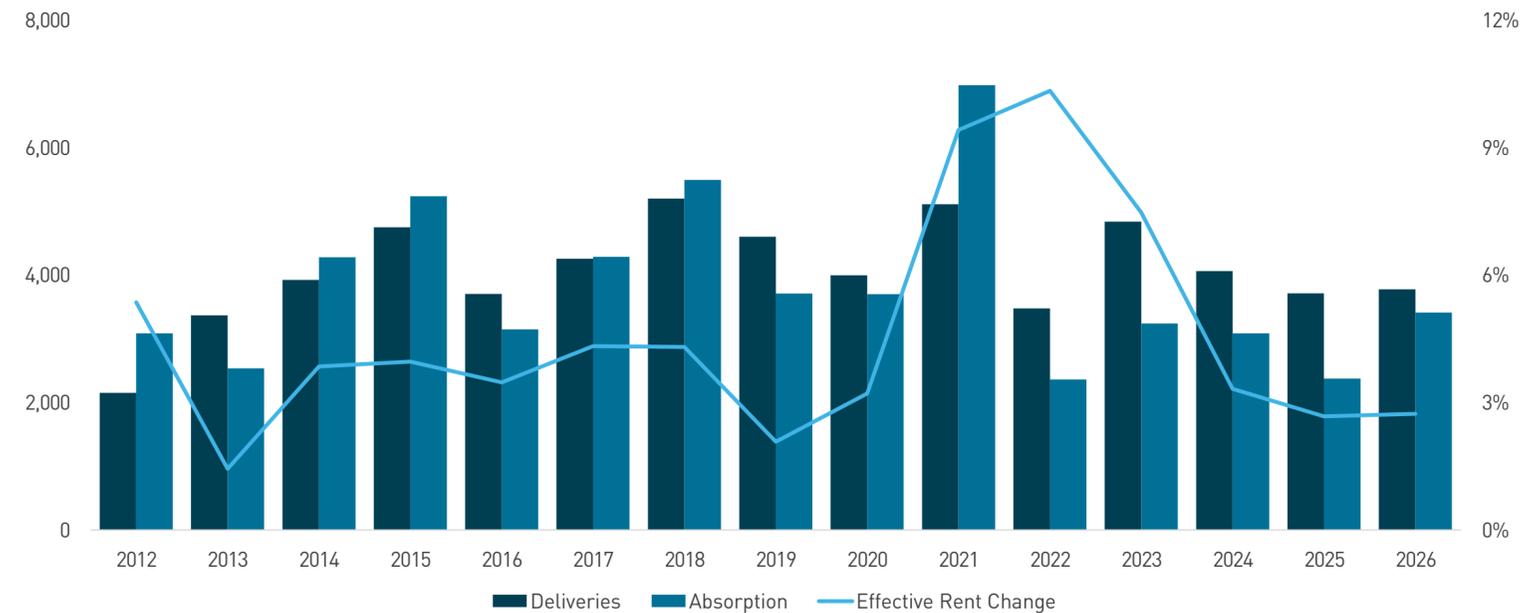
4,840

ABSORPTION

3,242

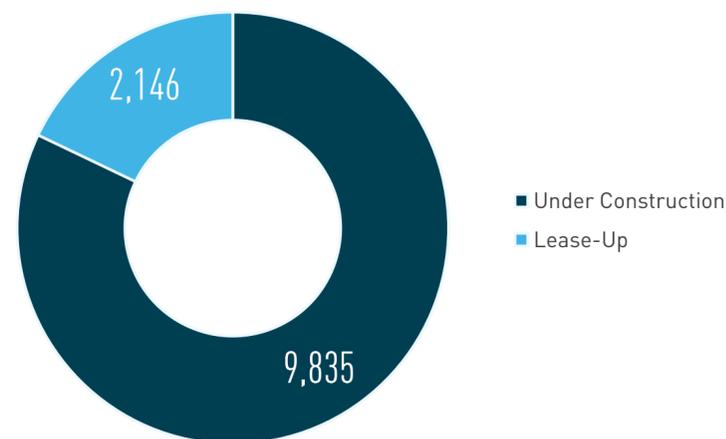
*Projected

Deliveries, Absorption, & Effective Rent Change

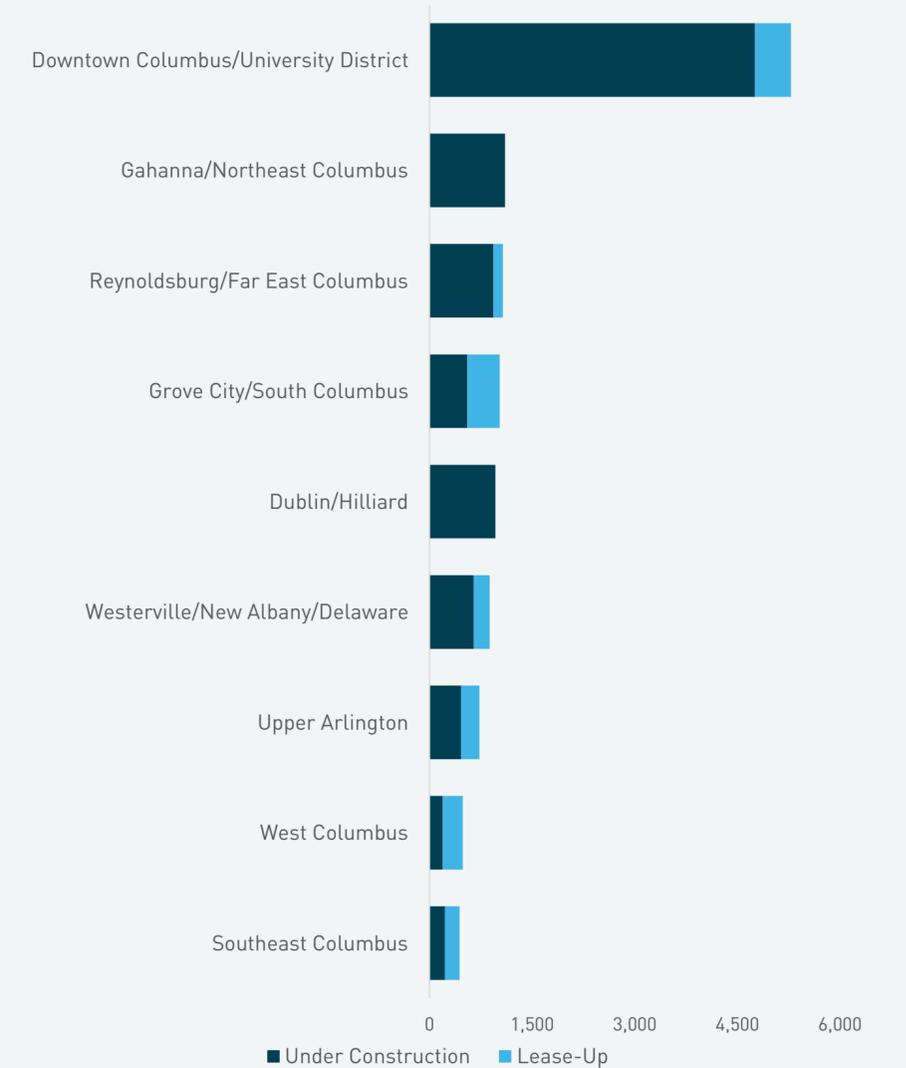


Source: RealPage

Market Pipeline



Top Submarket Pipelines





COLUMBUS, OH RENT & OCCUPANCY

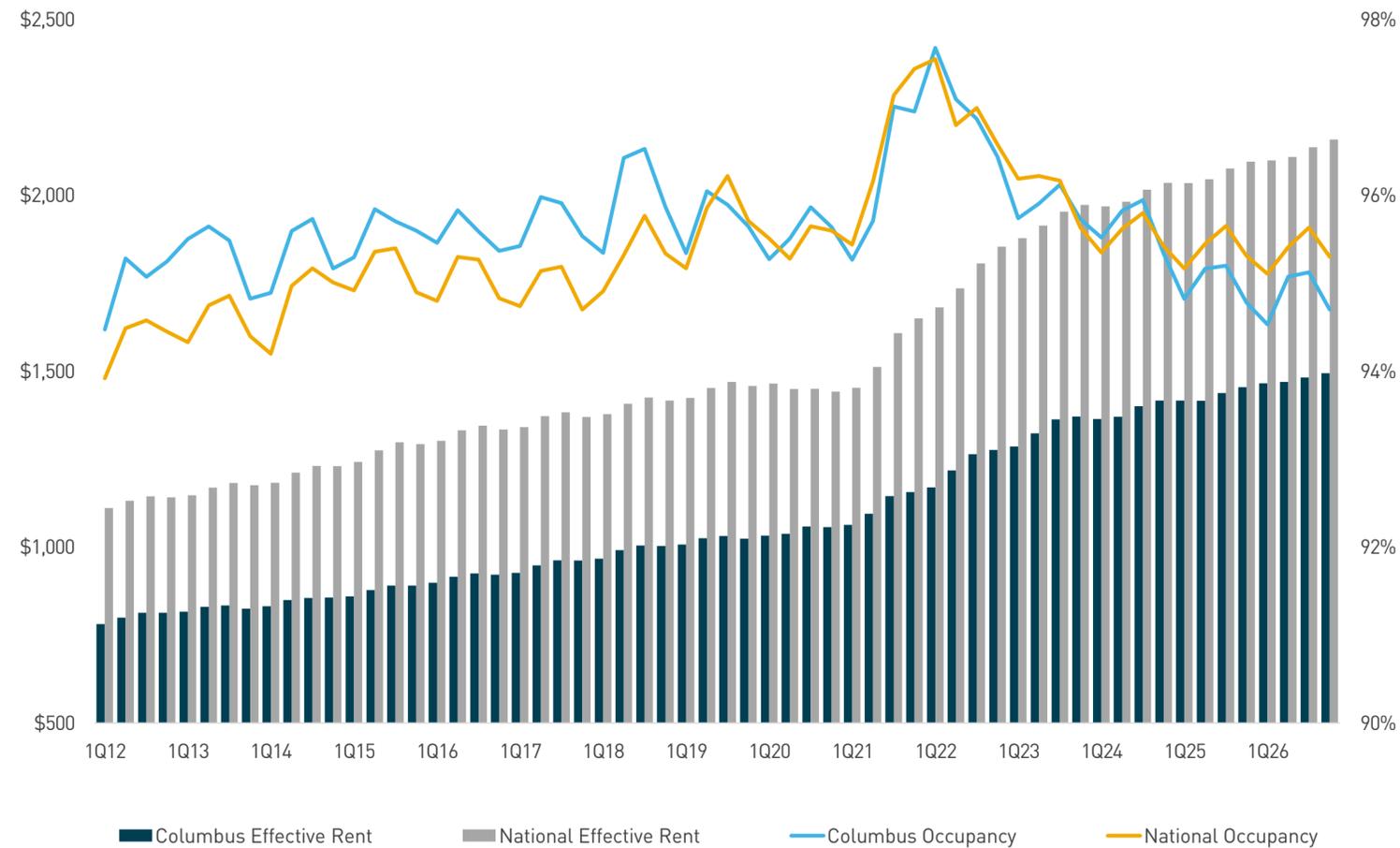
Effective Rent

2Q 2022
\$1,218
↑ 11.3% YOY

Occupancy

2Q 2022
97.1%
↑ 140 BPS YOY

Columbus vs. National Effective Rent & Occupancy



Source: RealPage

Submarket Performance

SUBMARKET NAME	2Q22 OCCUPANCY	YOY (BPS)	2Q22 EFFECTIVE RENT	YOY
Downtown Columbus/University District	96.5%	380	\$1,556	10.6%
Dublin/Hilliard	98.1%	150	\$1,379	10.6%
Gahanna/Northeast Columbus	96.9%	200	\$1,218	10.2%
Grove City/South Columbus	97.3%	50	\$1,077	10.5%
North Central Columbus	97.3%	90	\$897	8.2%
Reynoldsburg/Far East Columbus	96.6%	-90	\$1,177	10.3%
Southeast Columbus	97.0%	60	\$911	7.4%
Upper Arlington	97.7%	240	\$1,275	12.7%
West Columbus	96.4%	110	\$1,081	14.5%
Westerville/New Albany/Delaware	97.3%	150	\$1,400	14.3%

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Sources: RealPage; Moody's Analytics; Real Capital Analytics

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