

Search Analytics

INVENTORY UNITS

2,981 +16.0%

Prior Period 2,569

UNDER CONSTRUCTION UNITS

200 -59.1%

Prior Period 489

12 MO ABSORPTION UNITS

389 +90.9%

Prior Period 204

VACANCY RATE

15.0% -1.4%

Prior Period 16.4%

MARKET RENT/UNIT

\$2,241 +3.0%

Prior Period \$2,176

MARKET SALE PRICE/UNIT

\$298K -6.2%

Prior Period \$318K

MARKET CAP RATE

5.7% +0.5%

Prior Period 5.2%

Key Metrics

Availability	
Vacant Units	447 ↓
Asking Rent/SF	\$2.92 ↑
Concession Rate	2.4% ↓
Studio Asking Rent	\$1,820 ↓
1 Bedroom Asking Rent/Unit	\$2,002 ↑
2 Bedroom Asking Rent/Unit	\$2,542 ↑
3 Bedroom Asking Rent/Unit	\$2,936 ↑

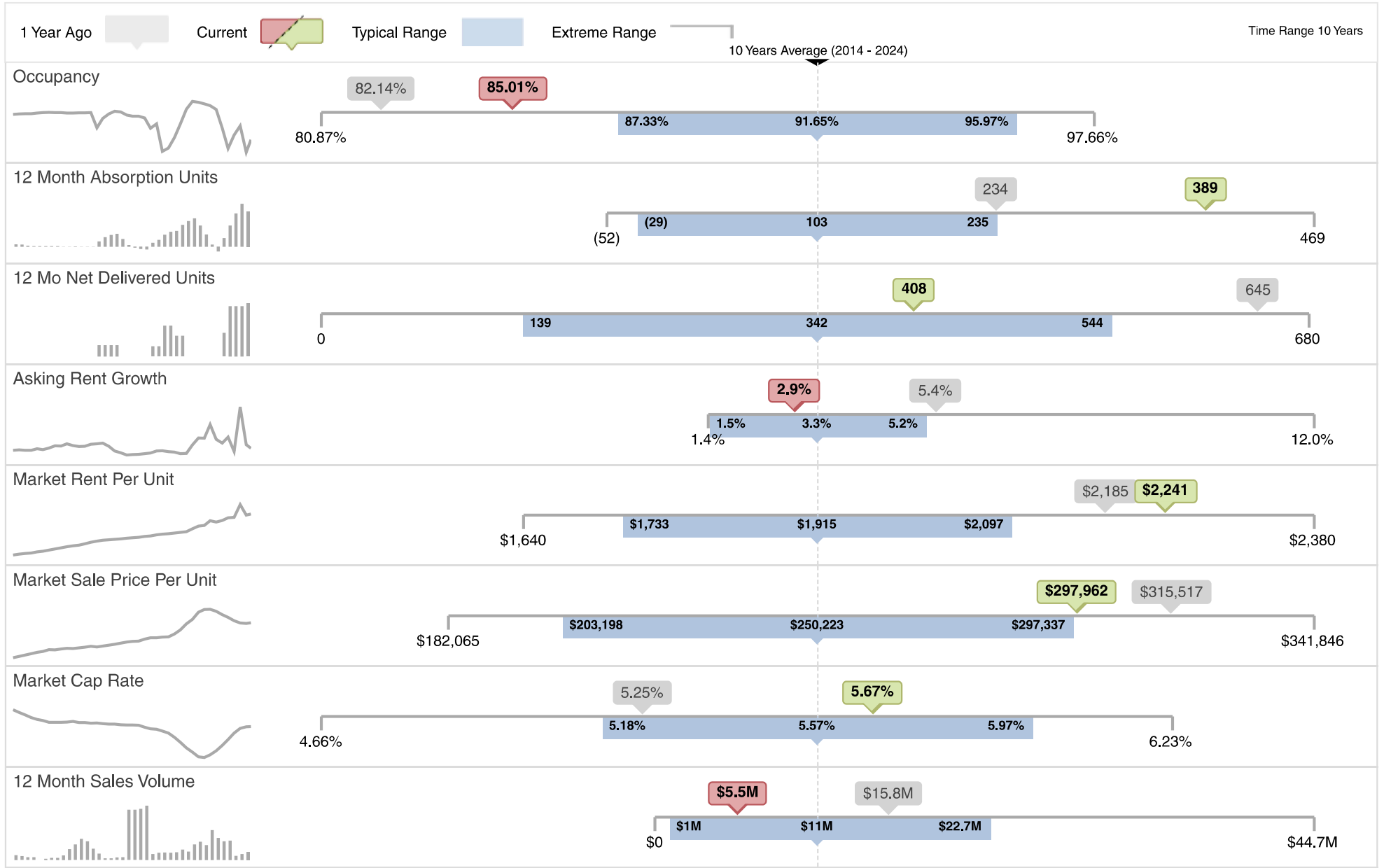
Inventory	
Existing Buildings	208 ↑
Average Units Per Bldg	14 ↑
12 Mo Demolished Units	0 ↓
12 Mo Occupancy % at Delivery	4.7% ↓
12 Mo Construction Starts Units	122 ↑
12 Mo Delivered Units	408 ↓
12 Mo Avg Delivered Units	288 ↑

Sales Past Year	
Asking Price Per Unit	\$154,688
Sale to Asking Price Differential	-15.2%
Sales Volume	\$6.4M ↓
Properties Sold	11 ↑
Months to Sale	8.0
For Sale Listings	6 ↑
Total For Sale Units	49 ↓

Demand	
12 Mo Absorp % of Inventory	14.0% ↑
Median Household Income	72K
Population Growth 5 Yrs 20-29	2.8%
Population Growth 5 Yrs 30-39	-12.4%
Population Growth 5 Yrs 40-54	-3.9%
Population Growth 5 Yrs 55+	4.1%
Population Growth 5 Yrs	-1.1%

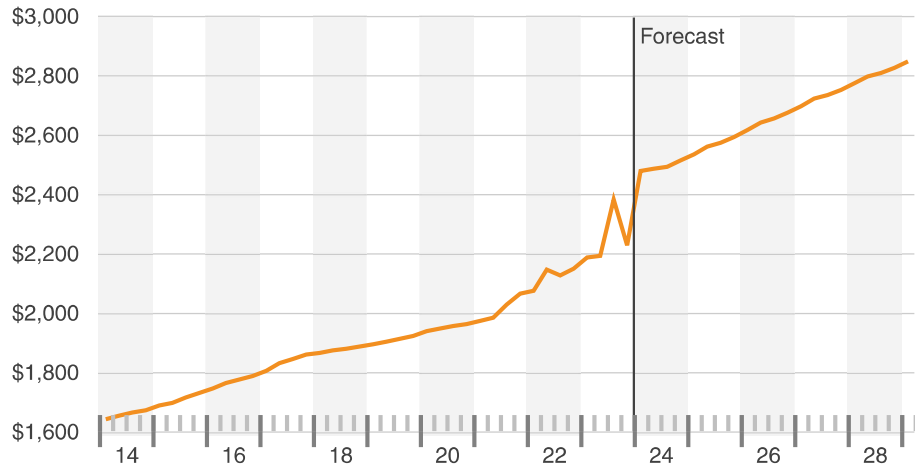
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Key Performance Indicators

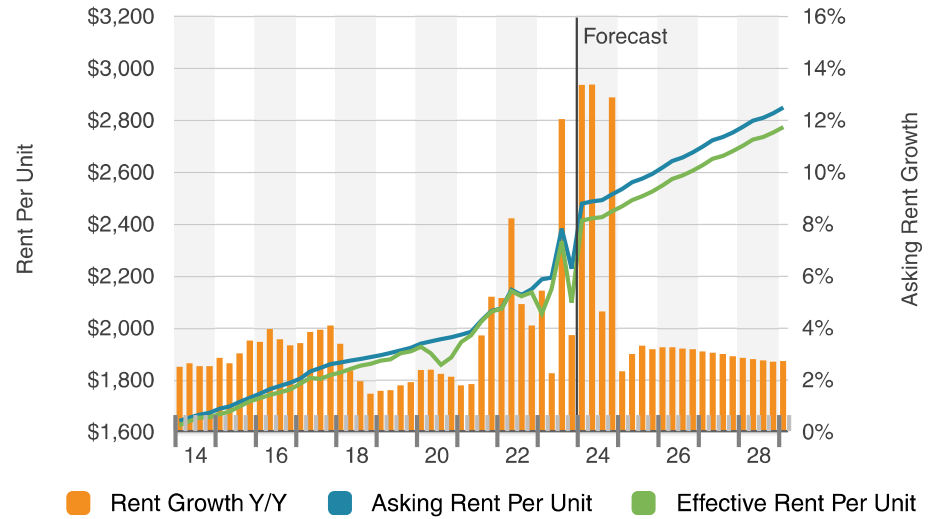


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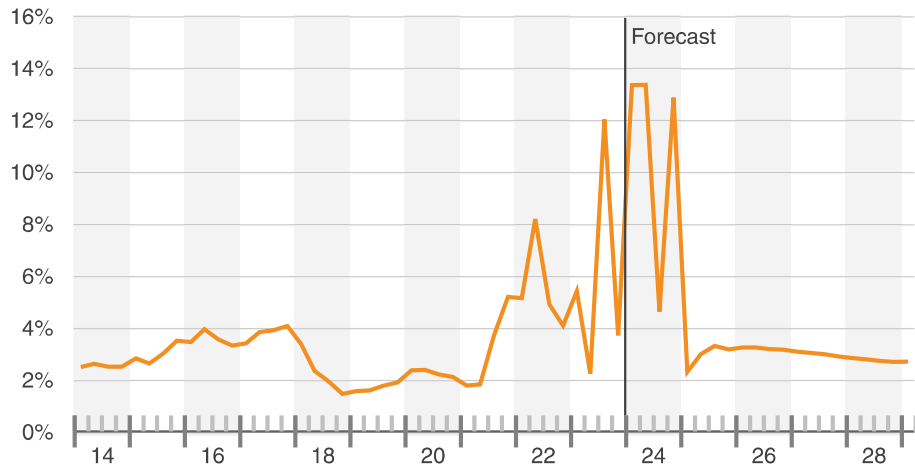
Market Asking Rent Per Unit



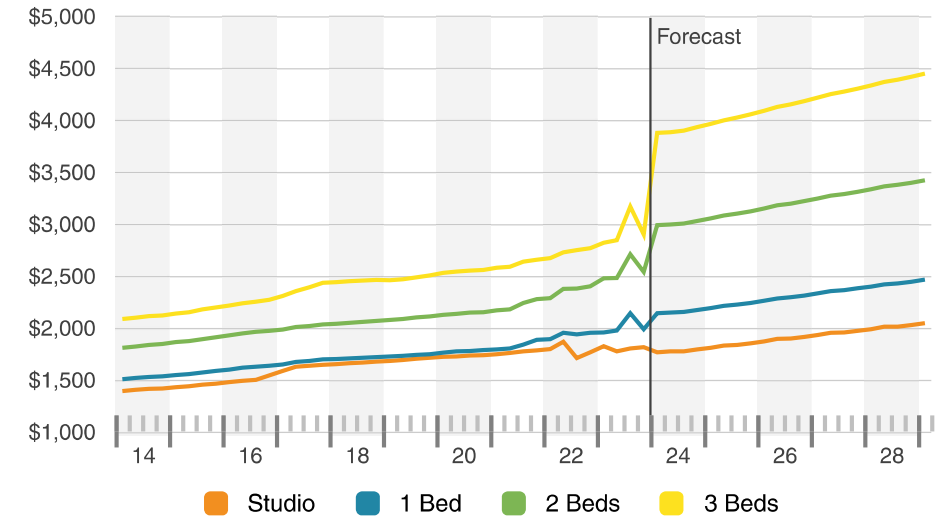
Market Rent Per Unit & Rent Growth



Market Rent Growth (YOY)

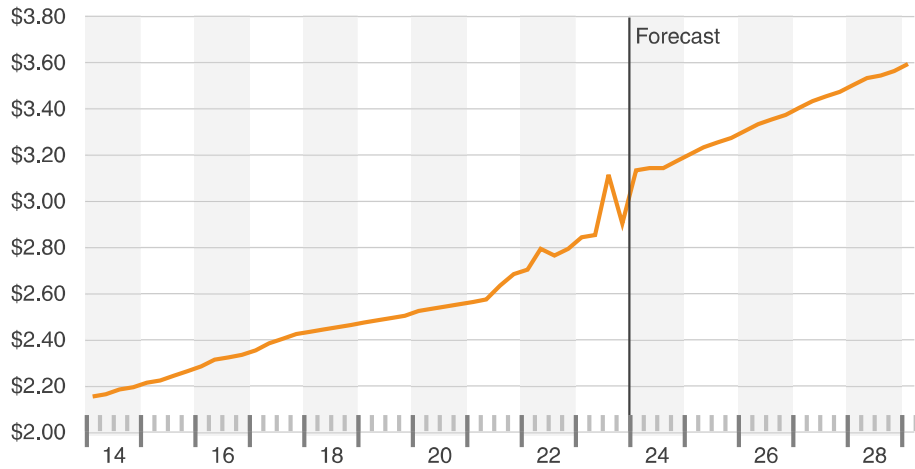


Market Asking Rent Per Unit By Bedroom

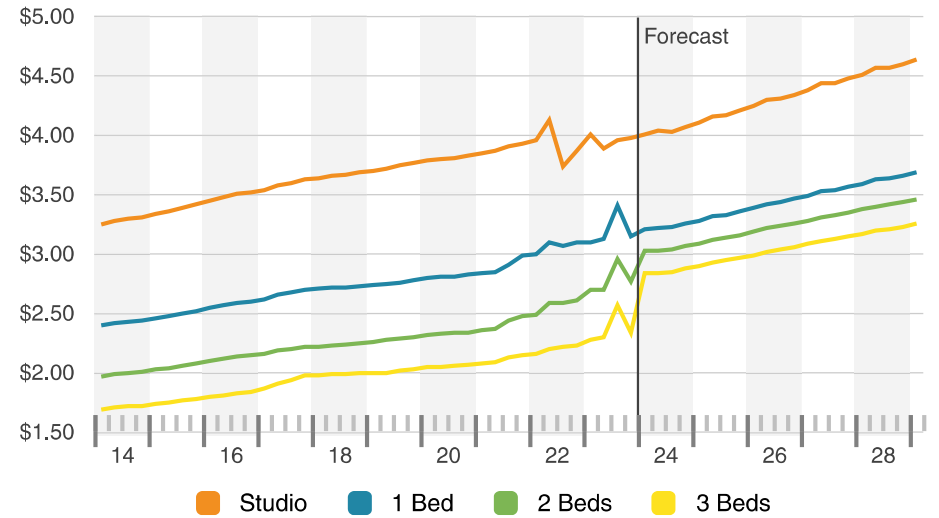


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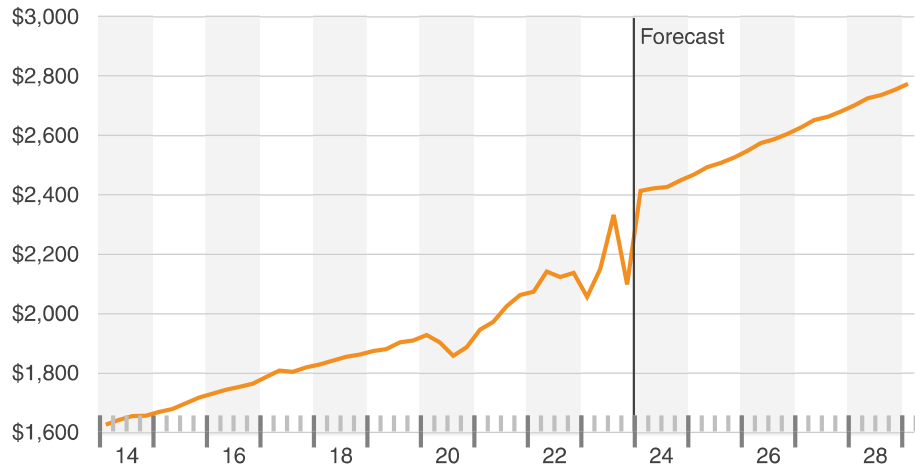
Market Asking Rent Per SF



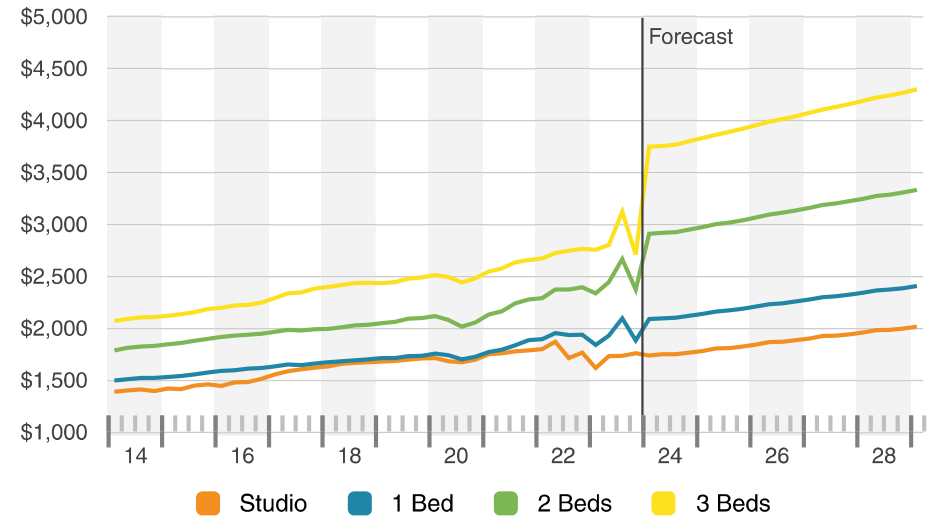
Market Asking Rent Per SF By Bedroom



Market Effective Rent Per Unit

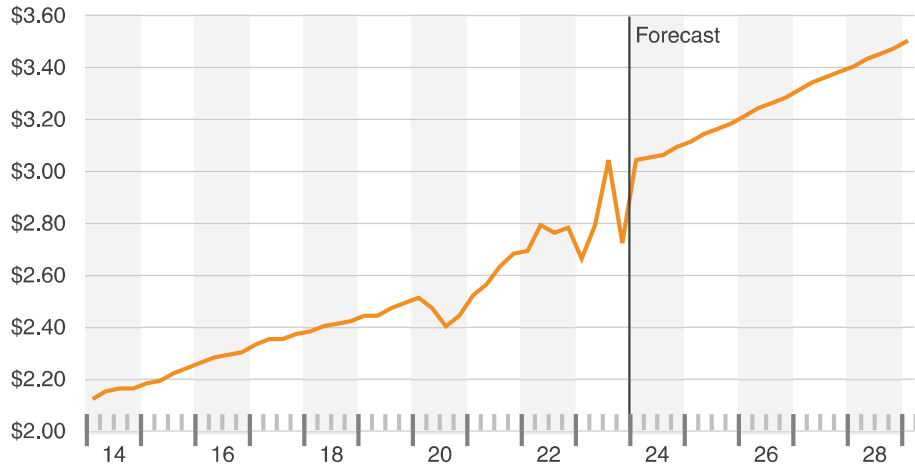


Market Effective Rent Per Unit By Bedroom

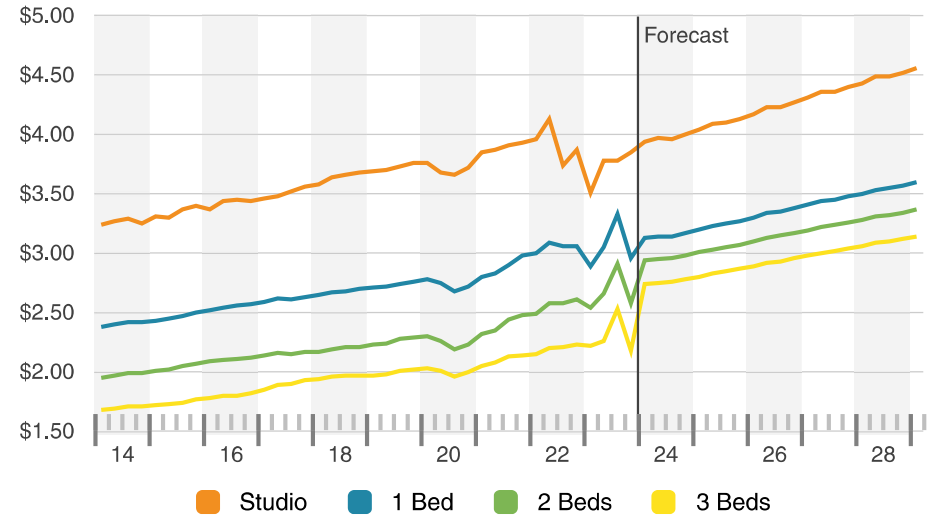


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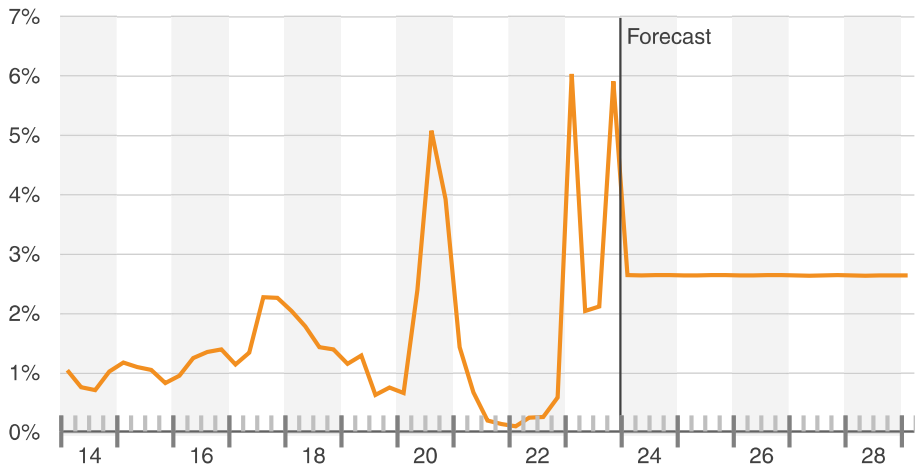
Market Effective Rent Per SF



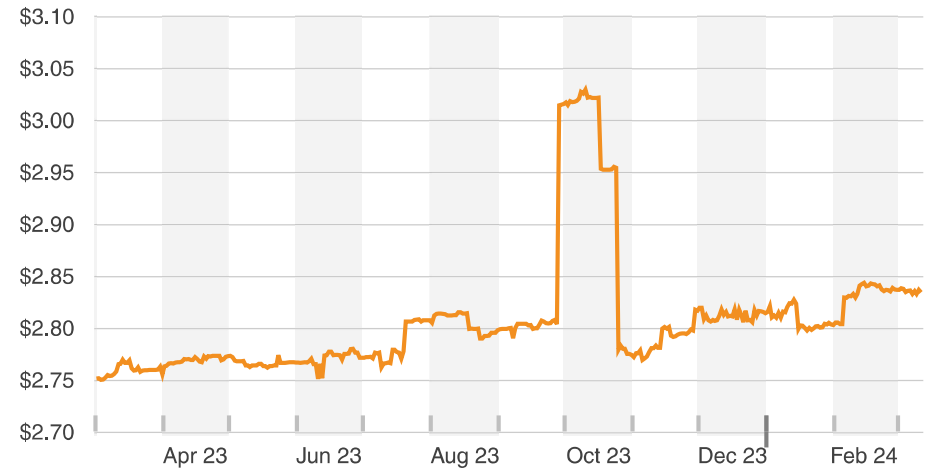
Market Effective Rent Per SF By Bedroom



Concession Rate

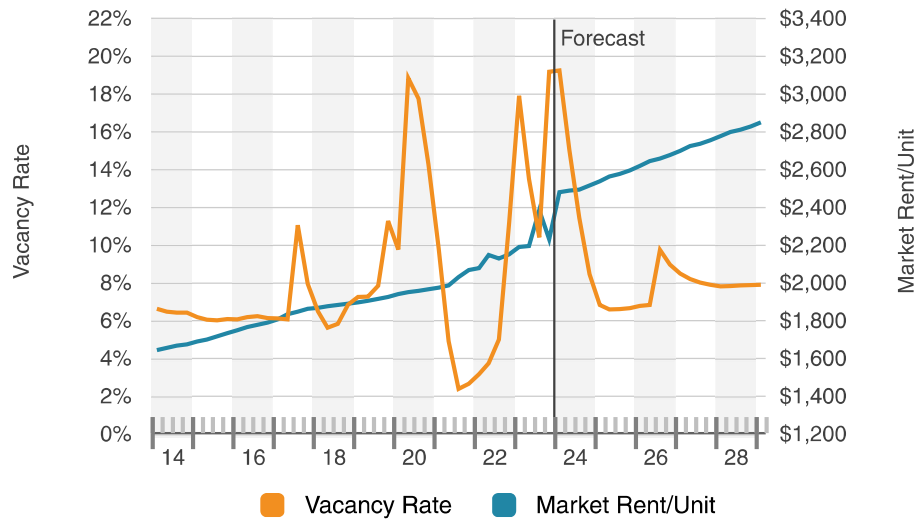


Daily Asking Rent Per SF

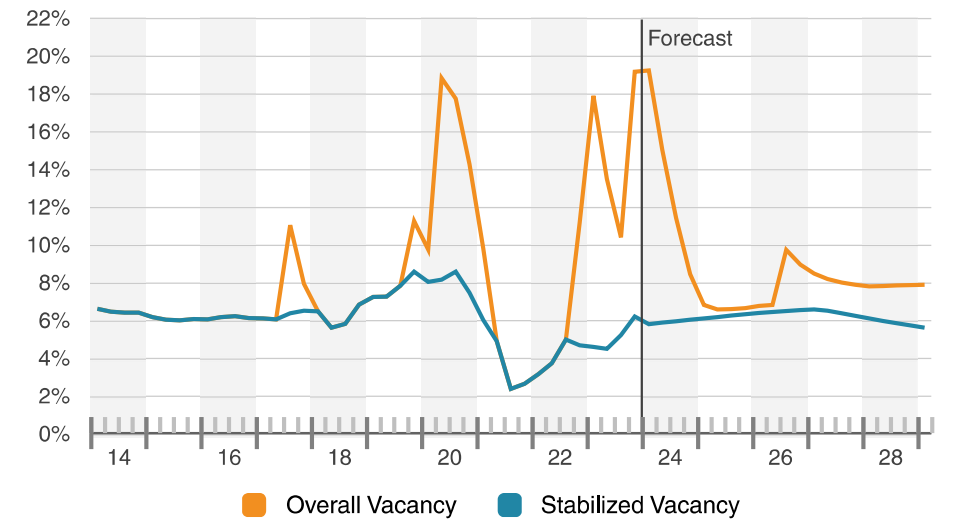


Search Analytics

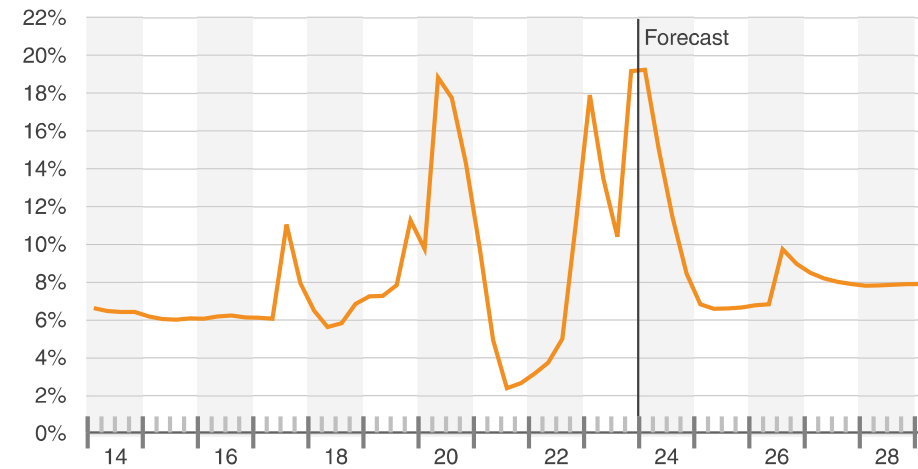
Vacancy & Market Asking Rent Per Unit



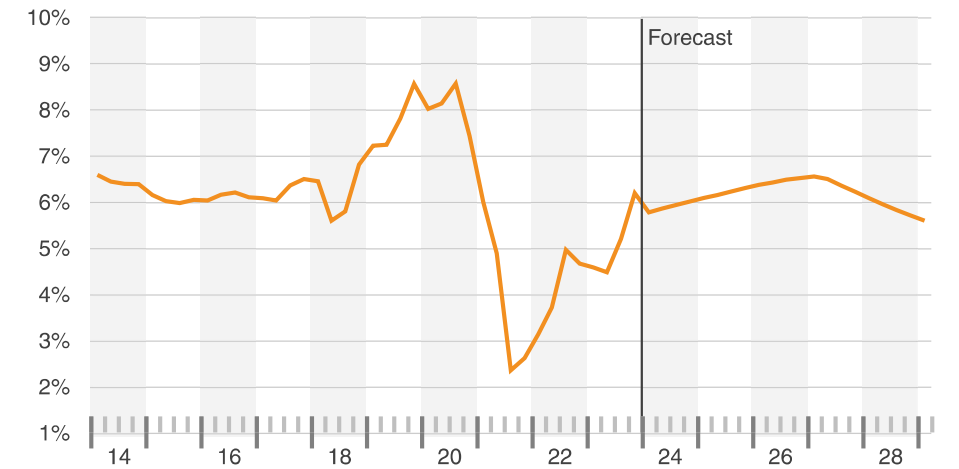
Overall & Stabilized Vacancy



Vacancy Rate

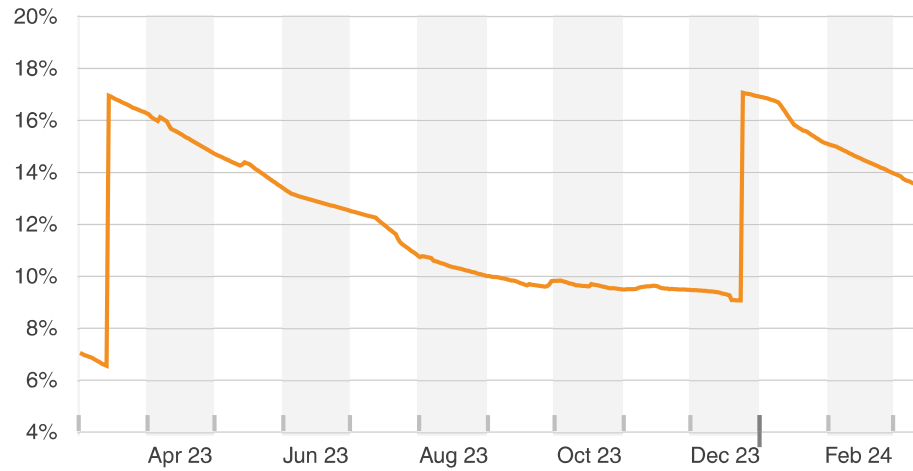


Stabilized Vacancy Rate

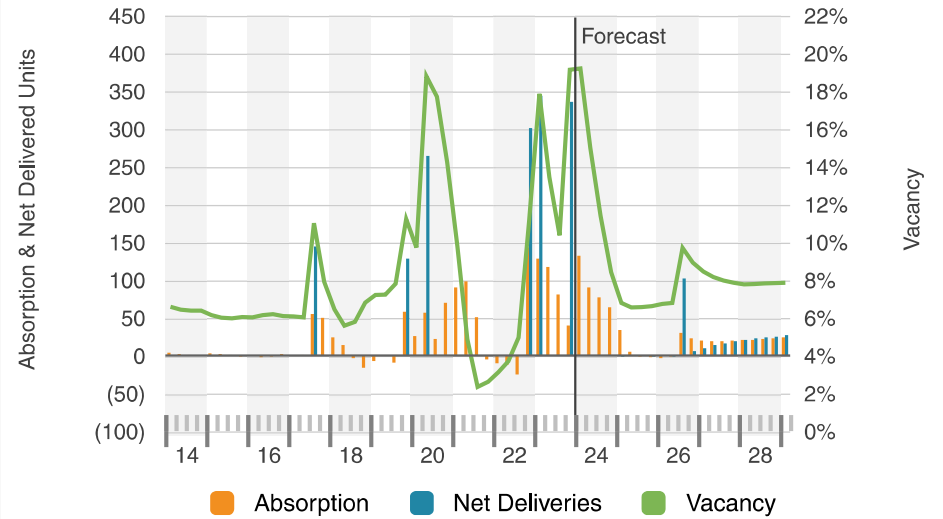


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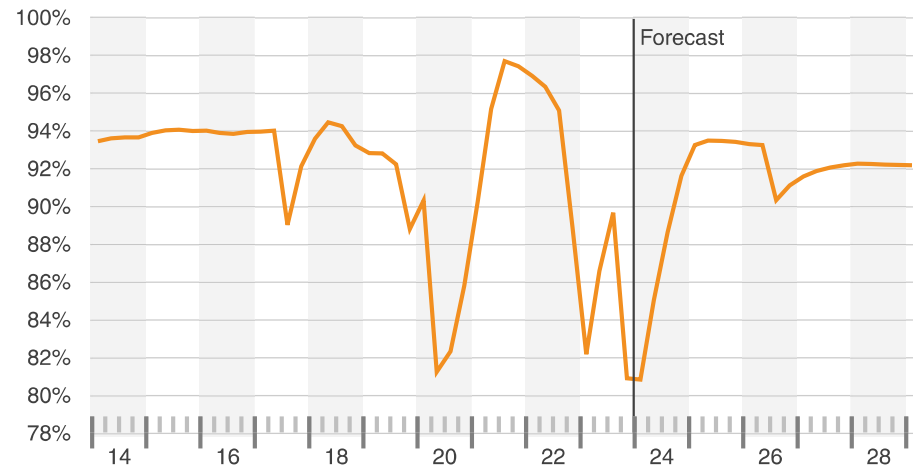
Daily Vacancy Rate



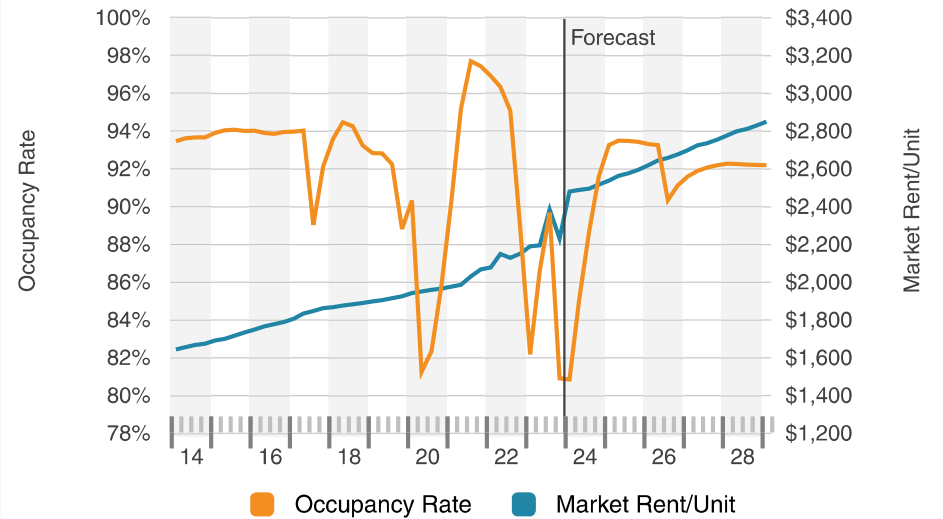
Absorption, Net Deliveries & Vacancy



Occupancy Rate

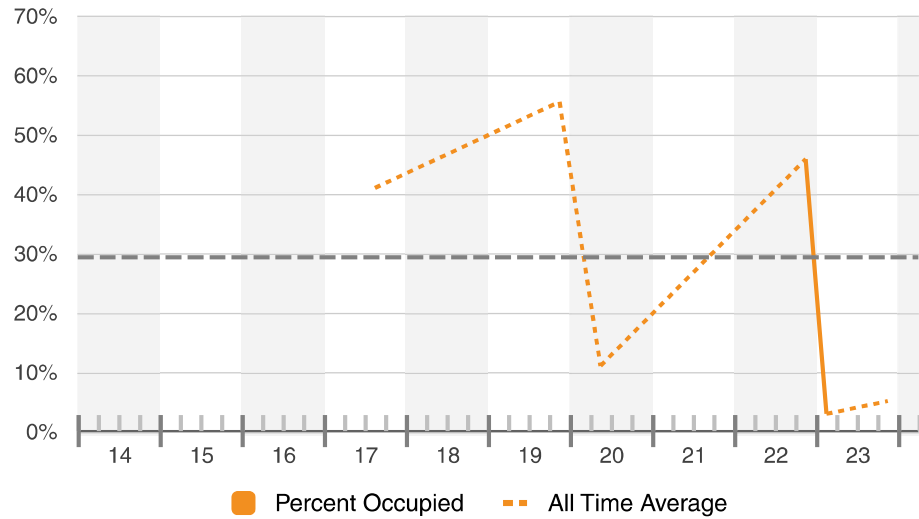


Occupancy & Market Rent Per Unit

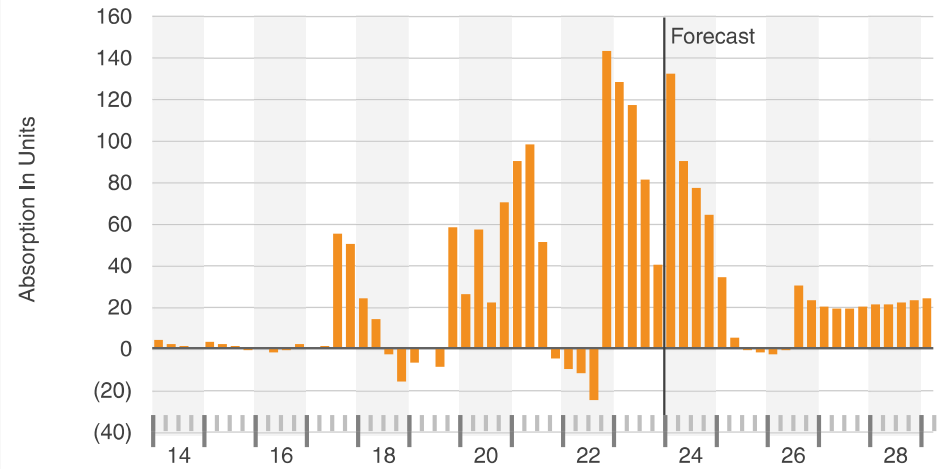


Search Analytics

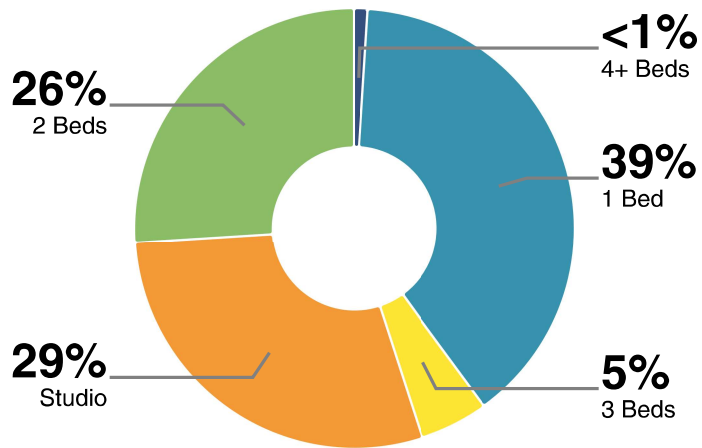
Occupancy At Delivery



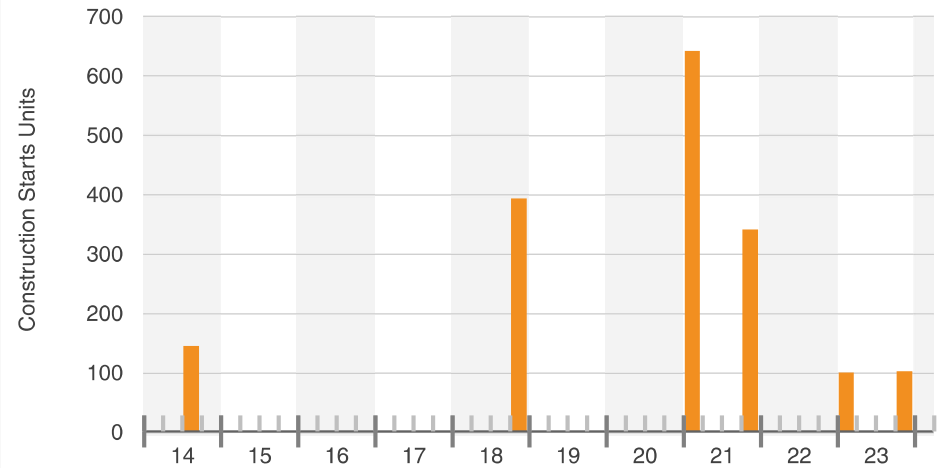
Absorption Units



Total Units By Bedroom

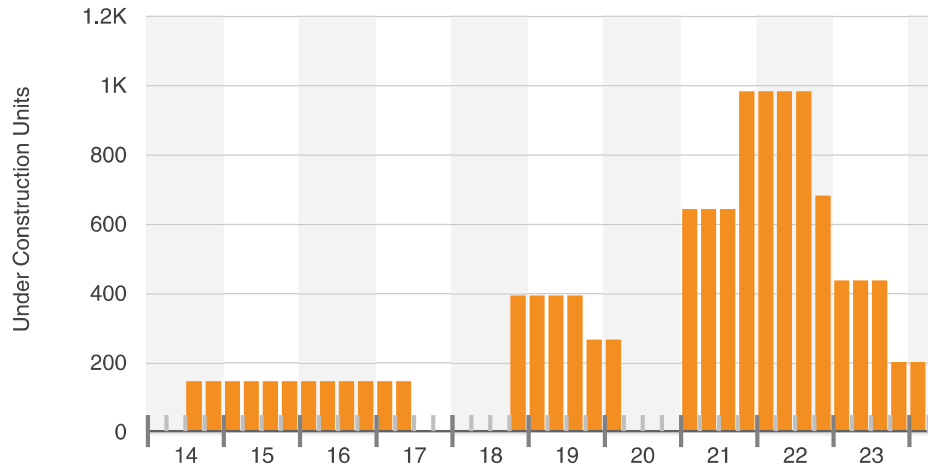


Construction Starts

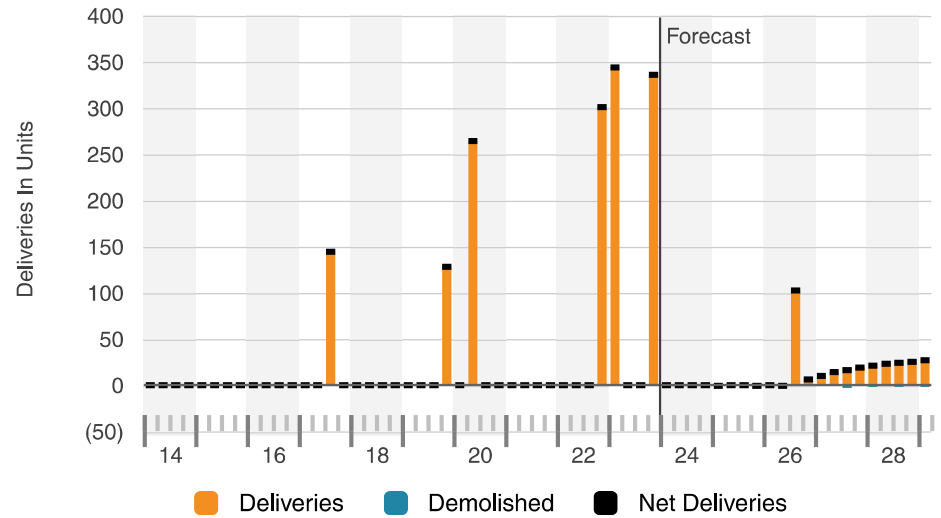


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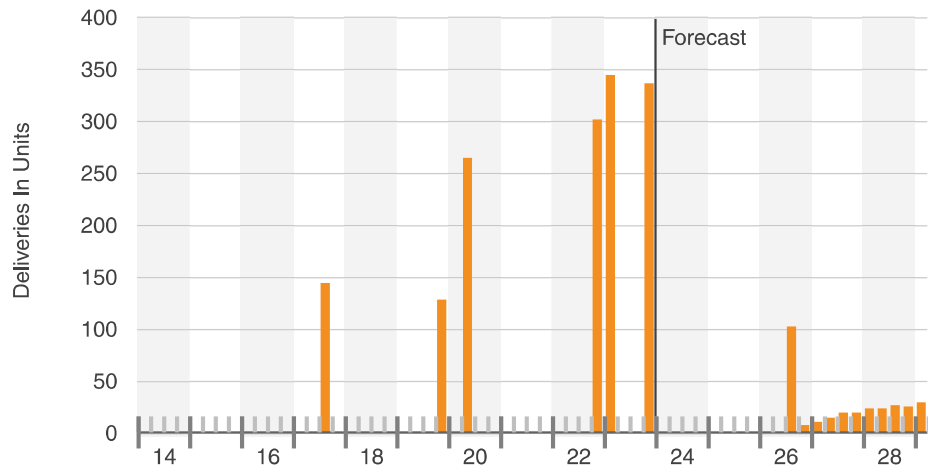
Under Construction



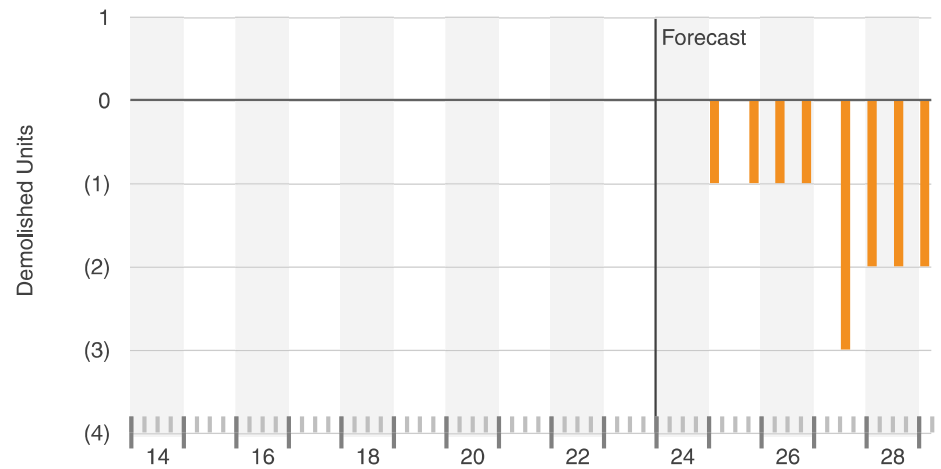
Deliveries & Demolitions



Deliveries

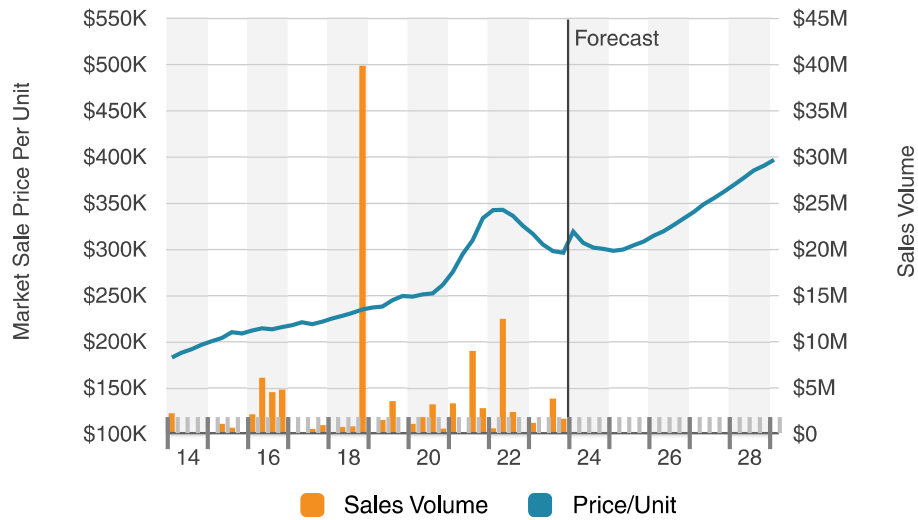


Demolitions

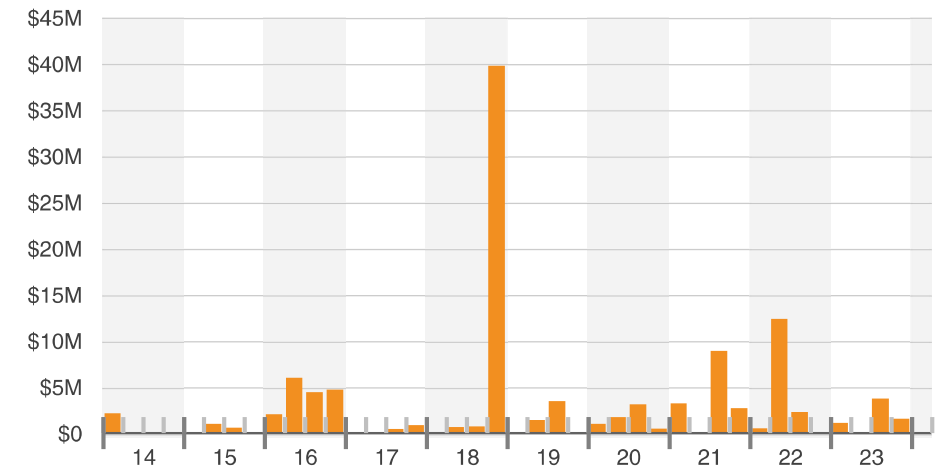


Search Analytics

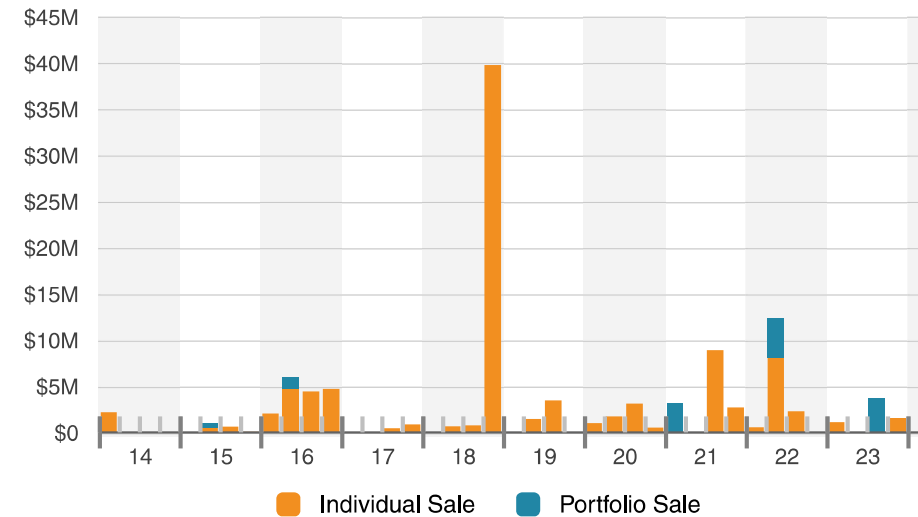
Sales Volume & Market Sale Price Per Unit



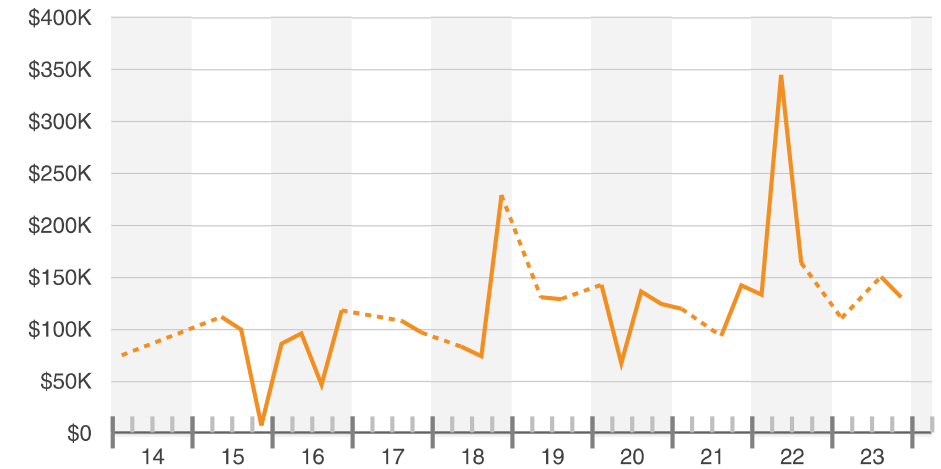
Sales Volume



Sales Volume By Transaction Type

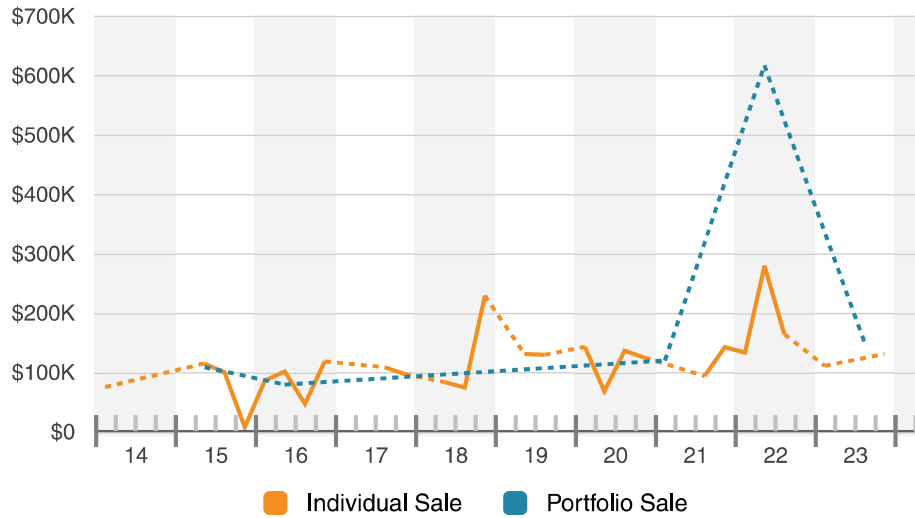


Sale Price Per Unit

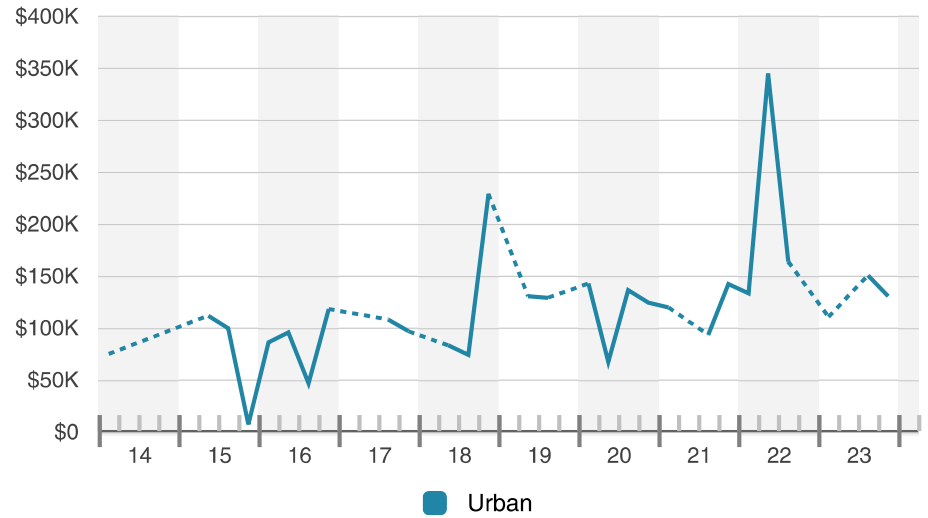


Search Analytics

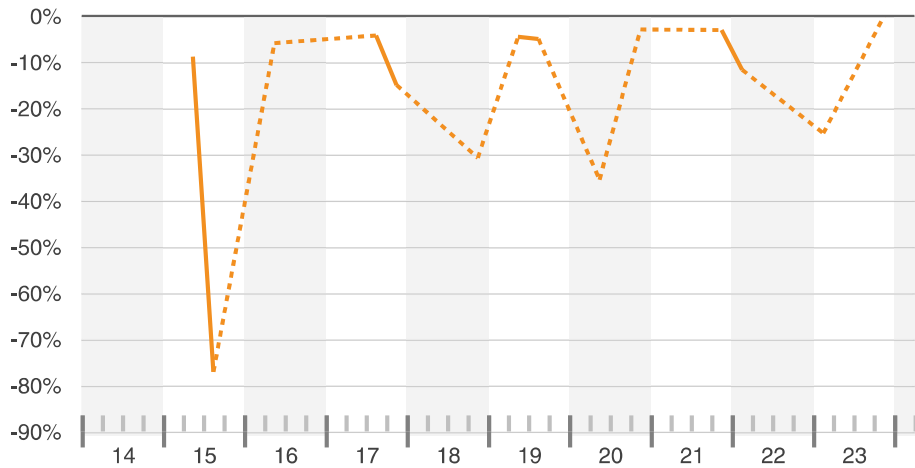
Sale Price Per Unit By Transaction Type



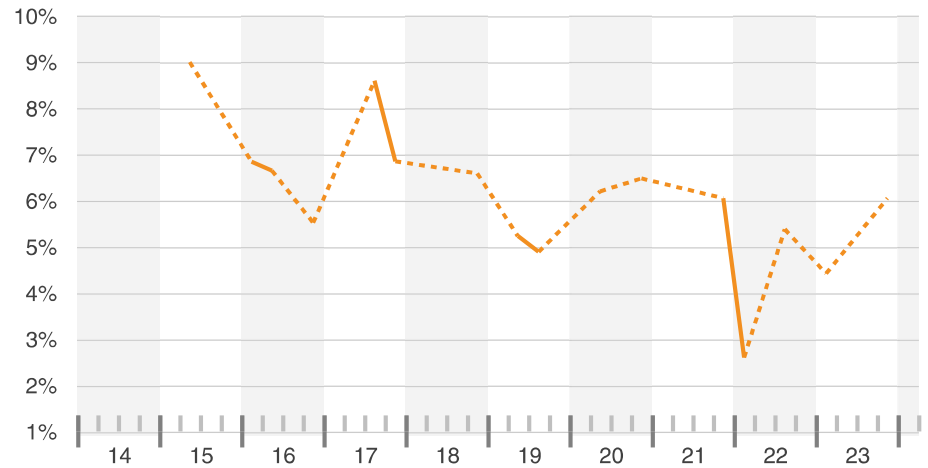
Sale Price Per Unit By Location Type



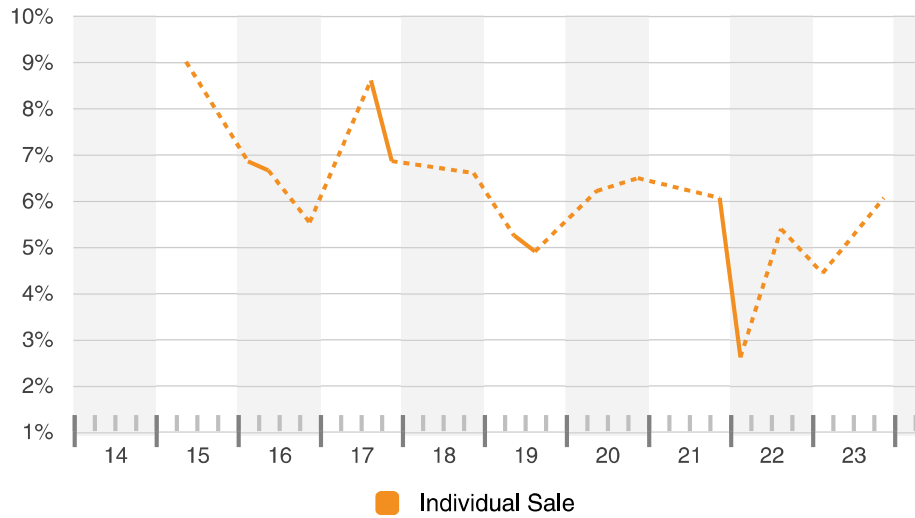
Sale To Asking Price Differential



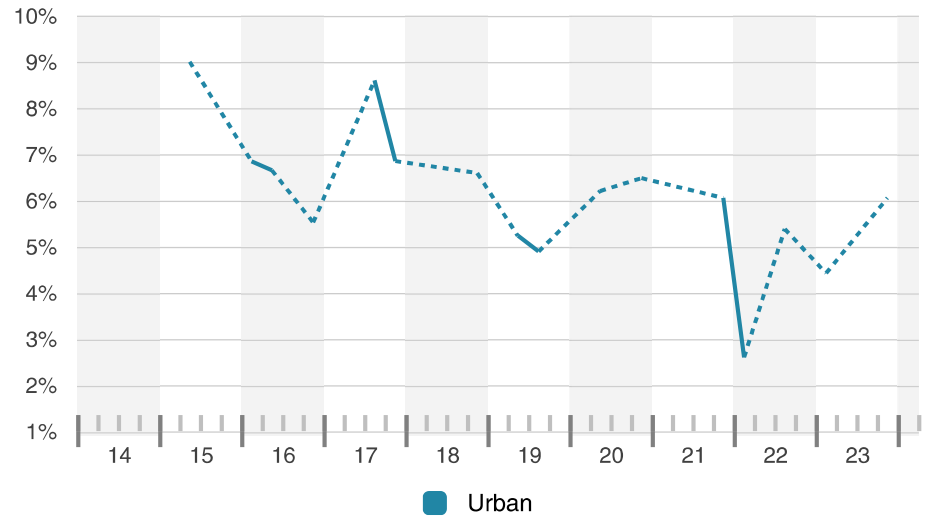
Cap Rate



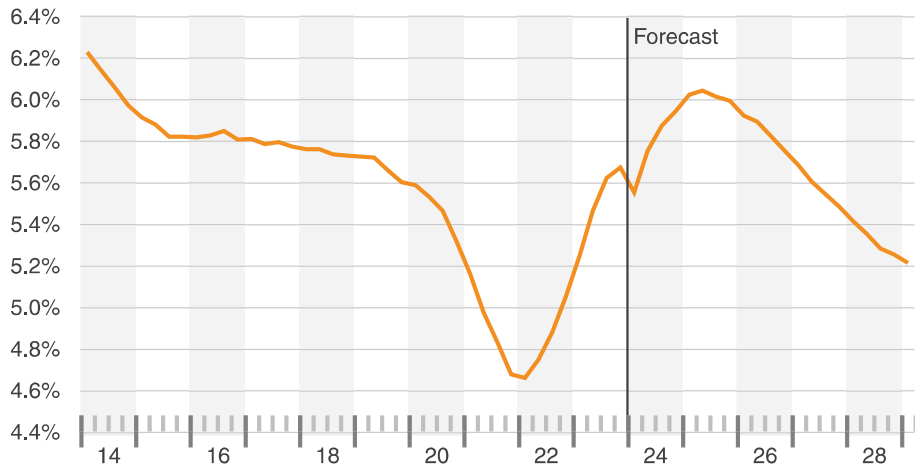
Cap Rate By Transaction Type



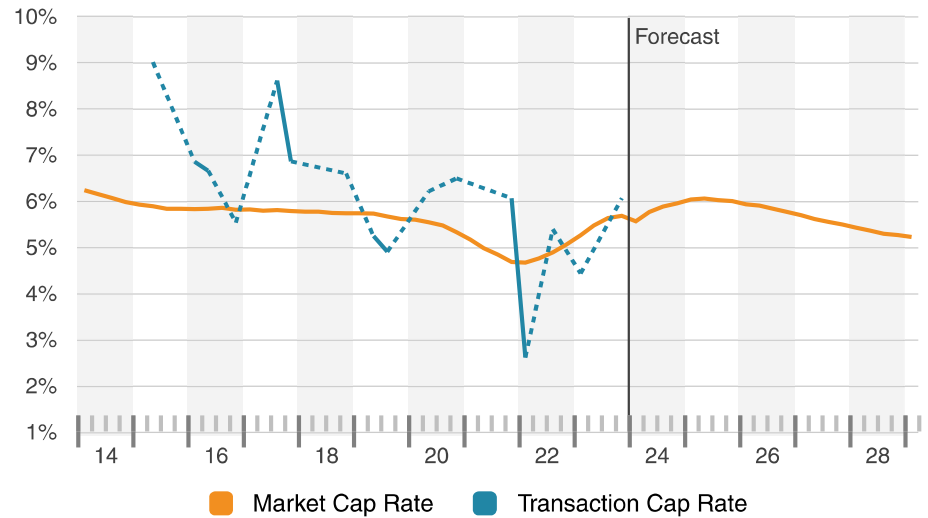
Cap Rate By Location Type



Market Cap Rate

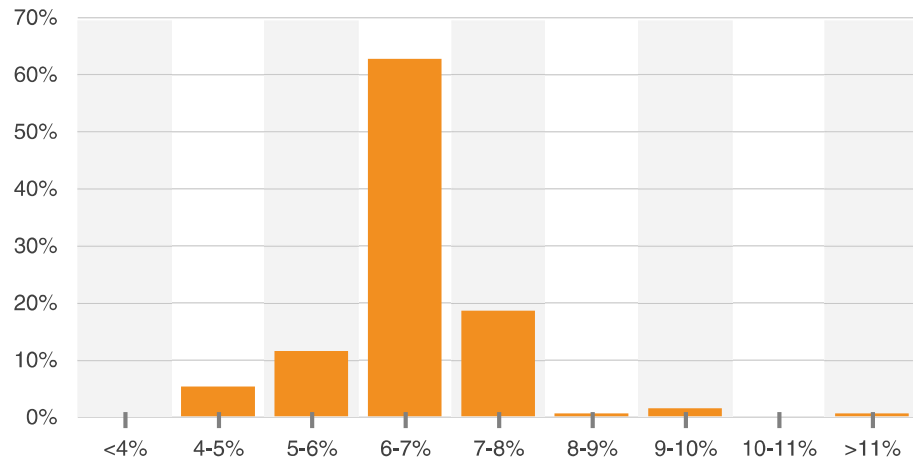


Market Cap Rate & Transaction Cap Rate

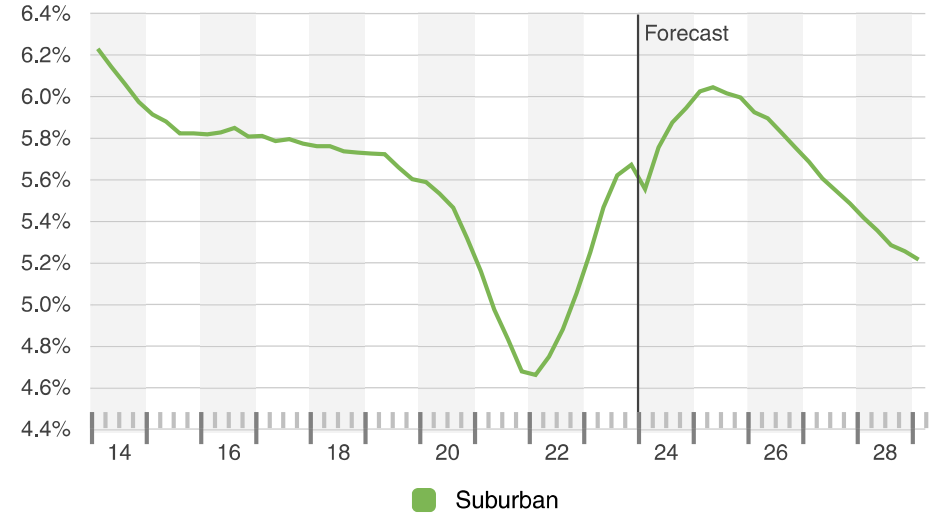


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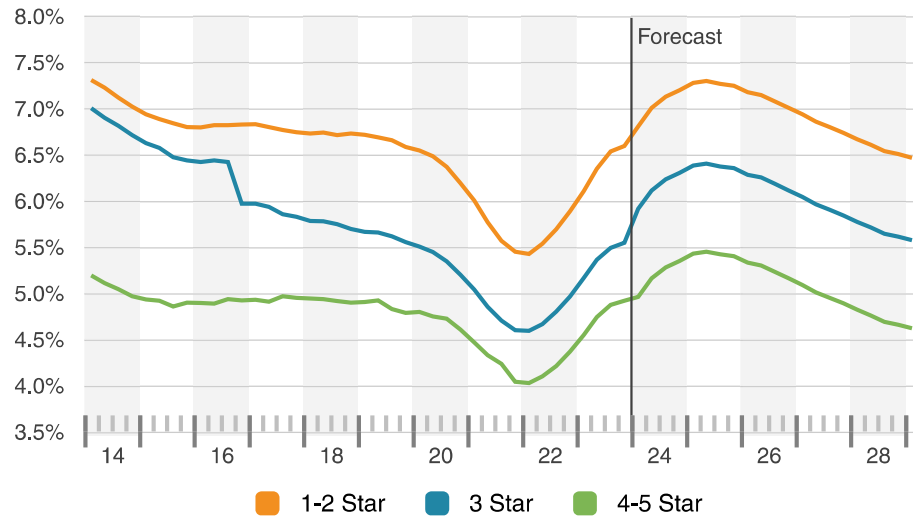
Market Cap Rate Distribution



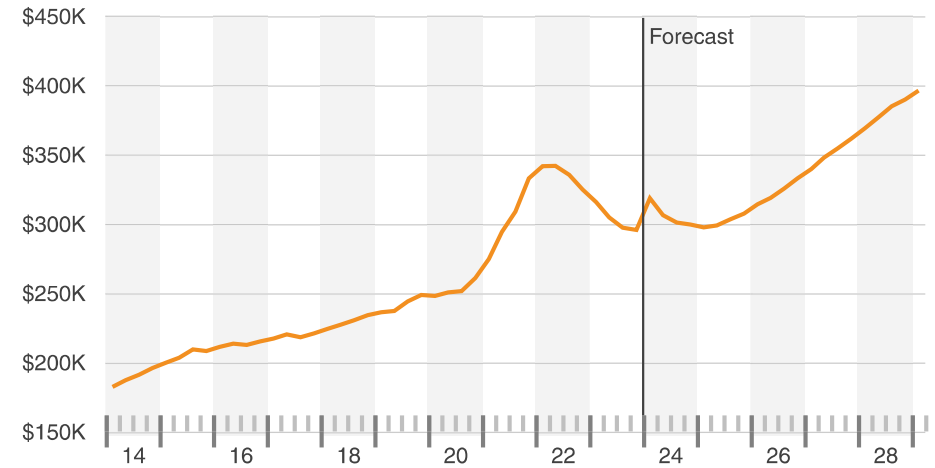
Market Cap Rate By Location Type



Market Cap Rate By Star Rating

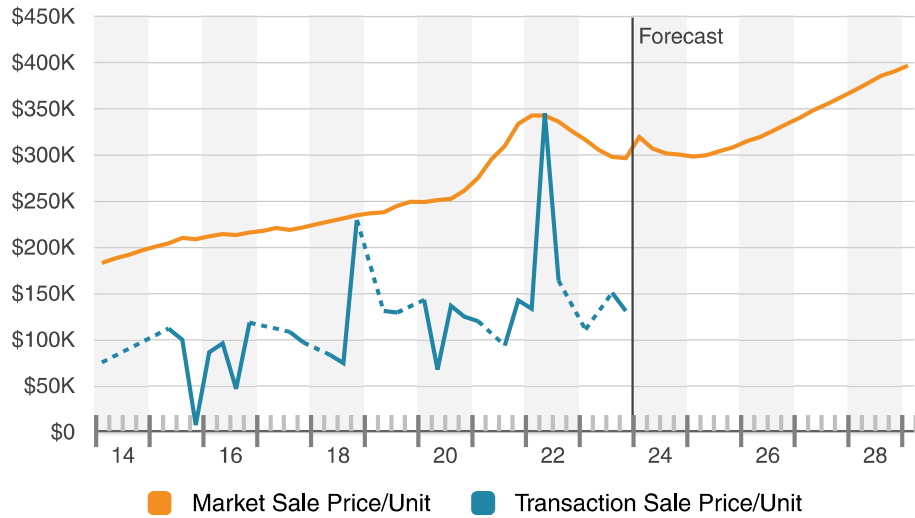


Market Sale Price Per Unit

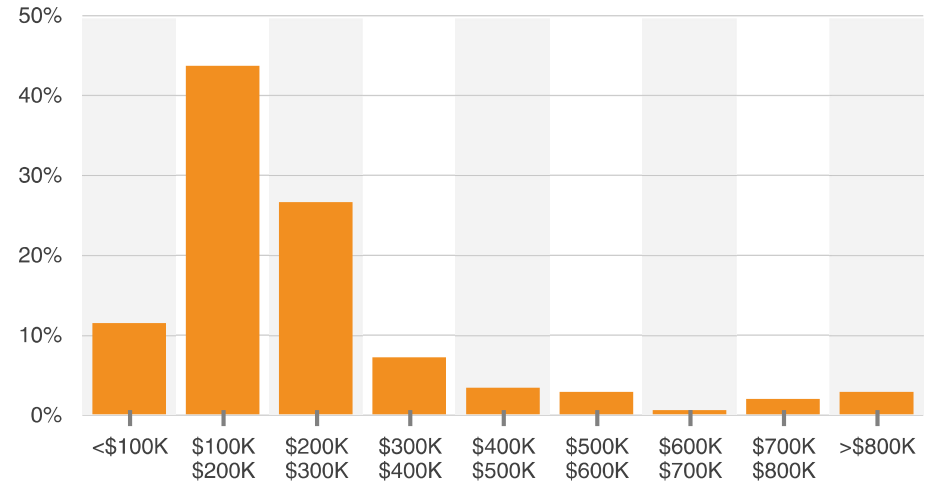


Search Analytics

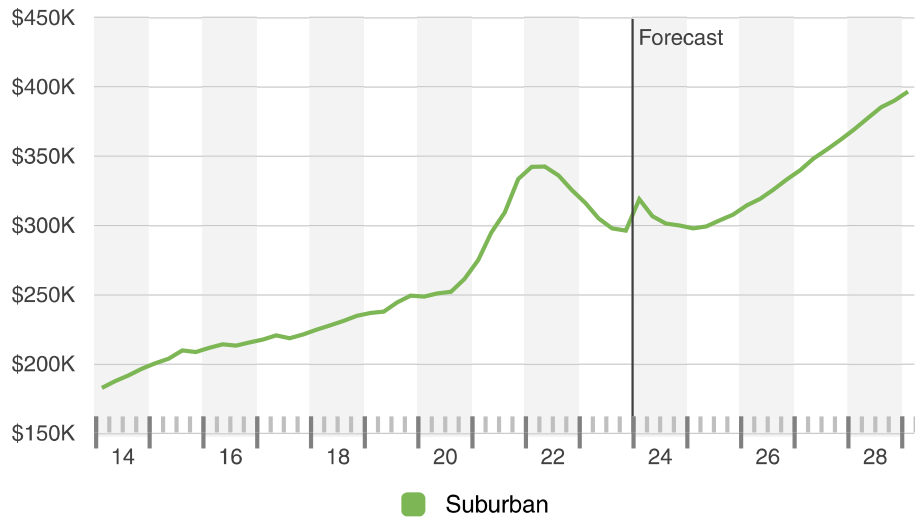
Market Sale Price & Transaction Sale Price Per Unit



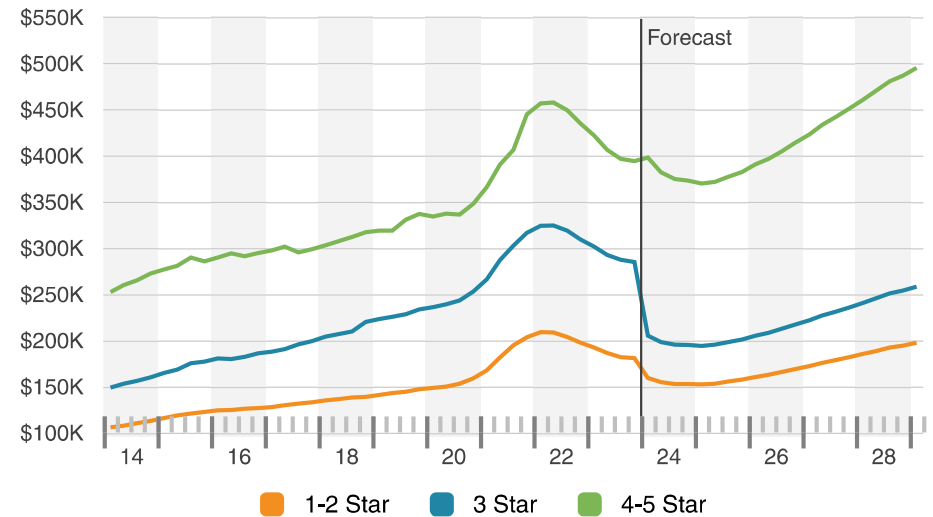
Market Sale Price Per Unit Distribution



Market Sale Price Per Unit By Location Type

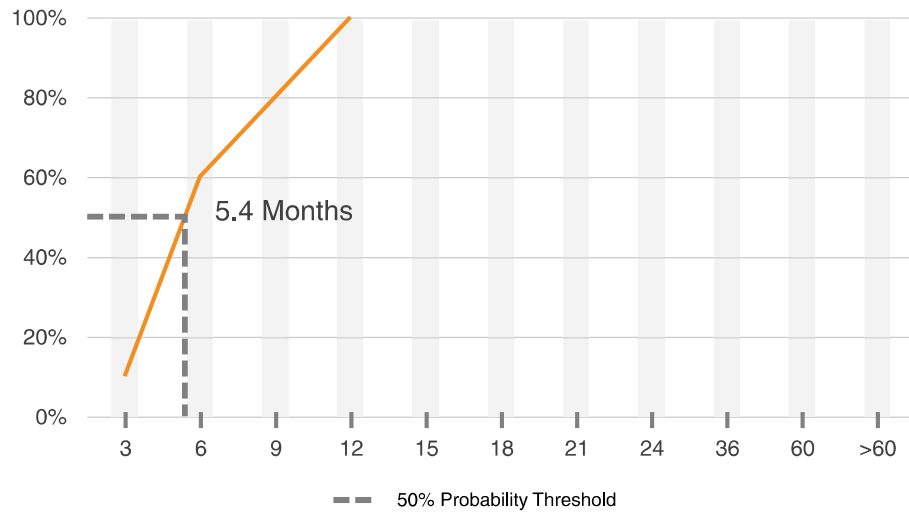


Market Sale Price Per Unit By Star Rating

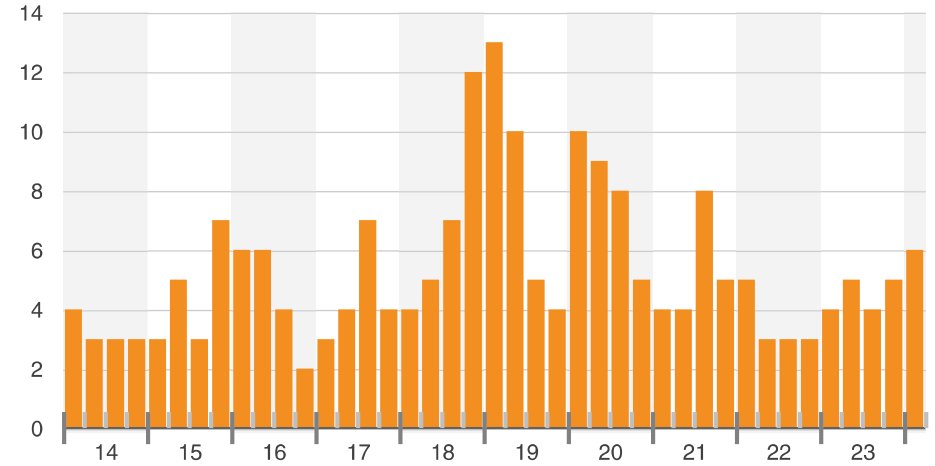


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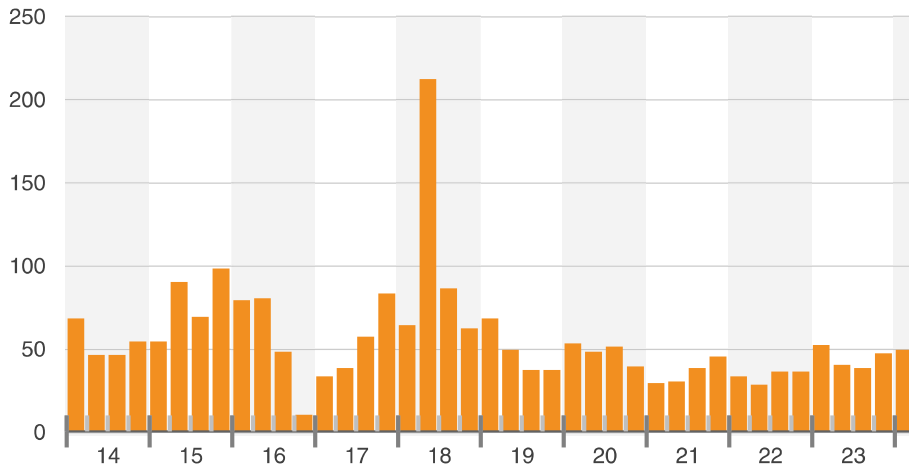
Probability Of Selling In Months



For Sale Total Listings



For Sale Total Units

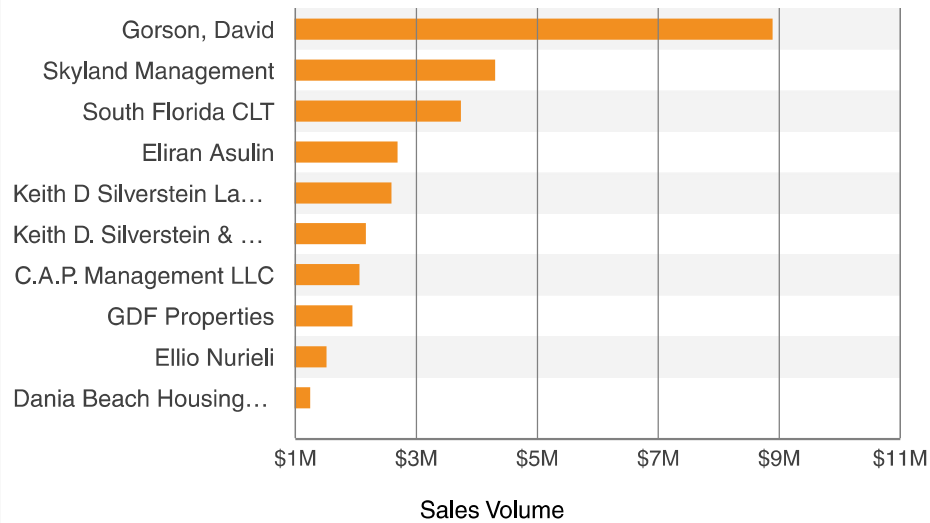


For Sale Asking Price Per Unit

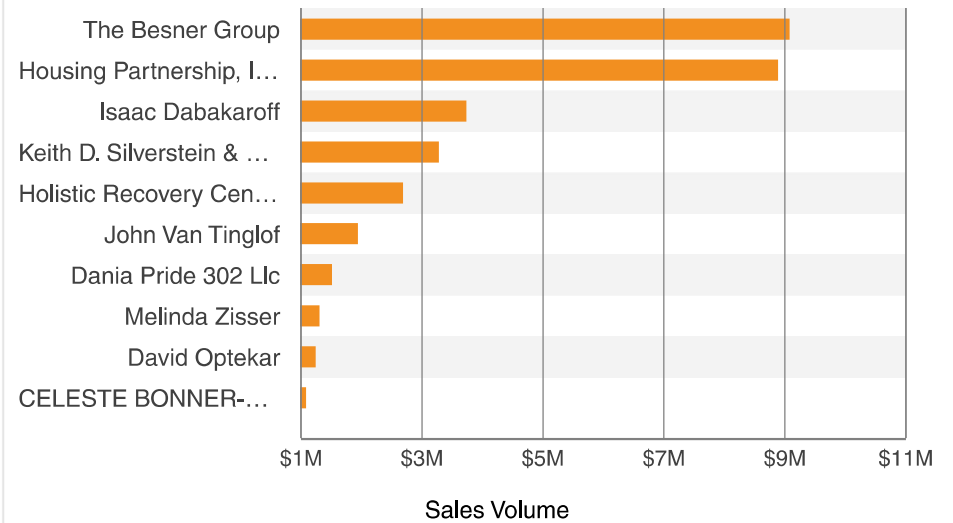


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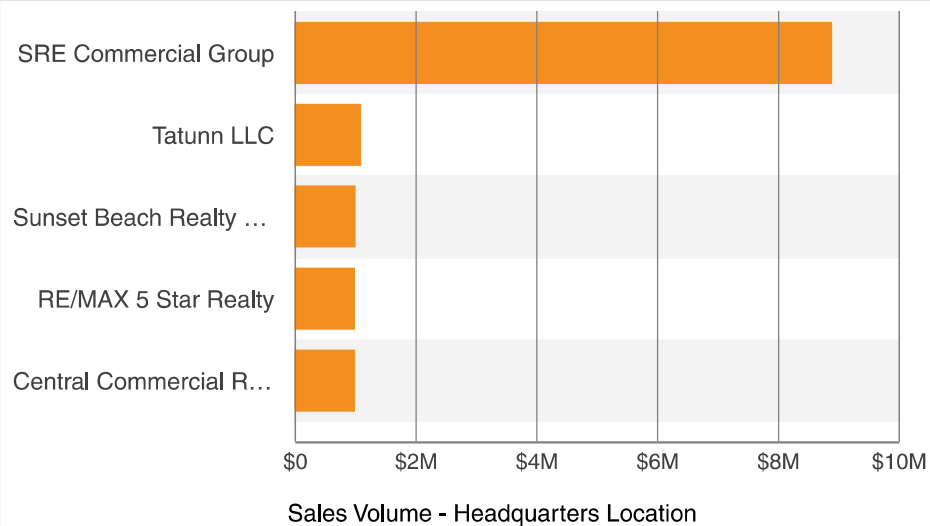
Top Buyers



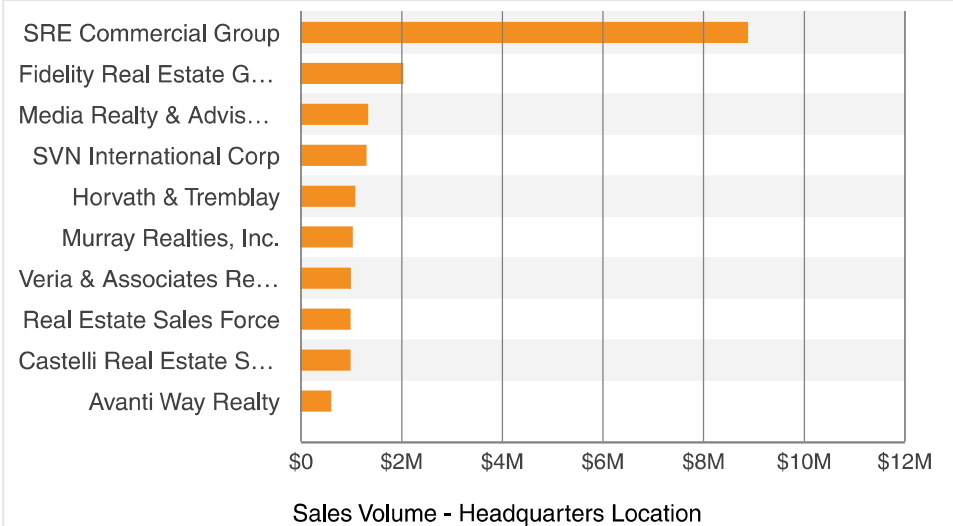
Top Sellers



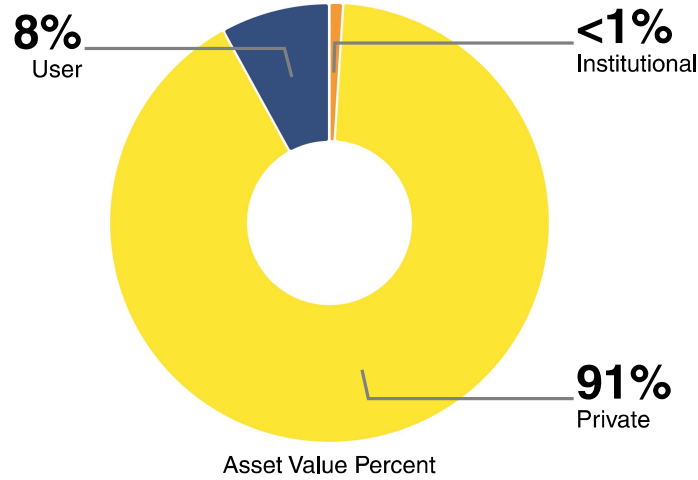
Top Buyer Brokers



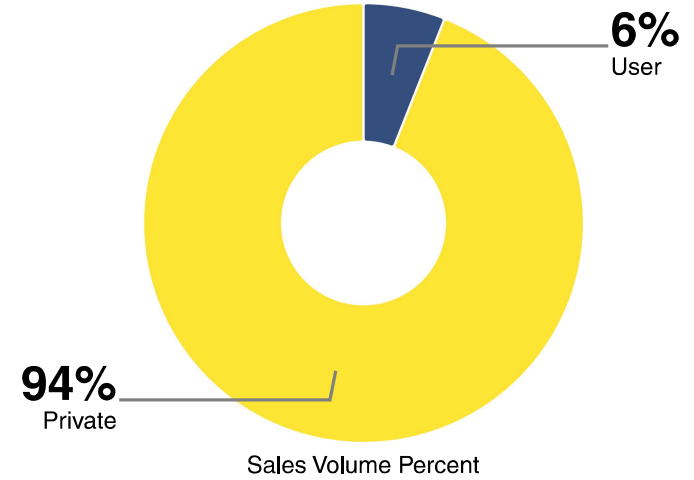
Top Seller Brokers



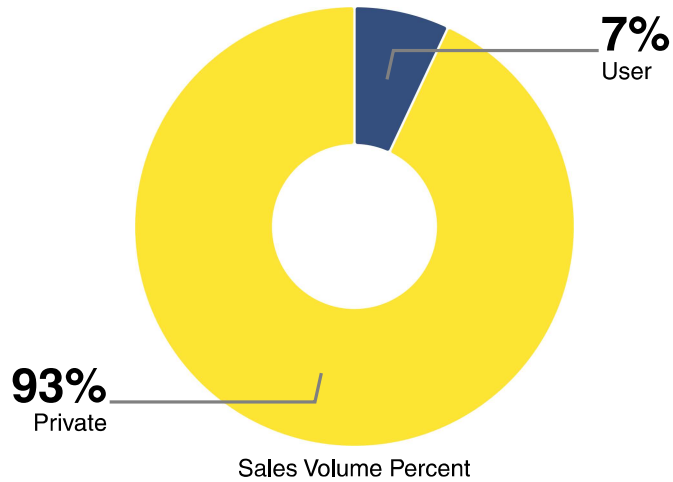
Asset Value By Owner Type



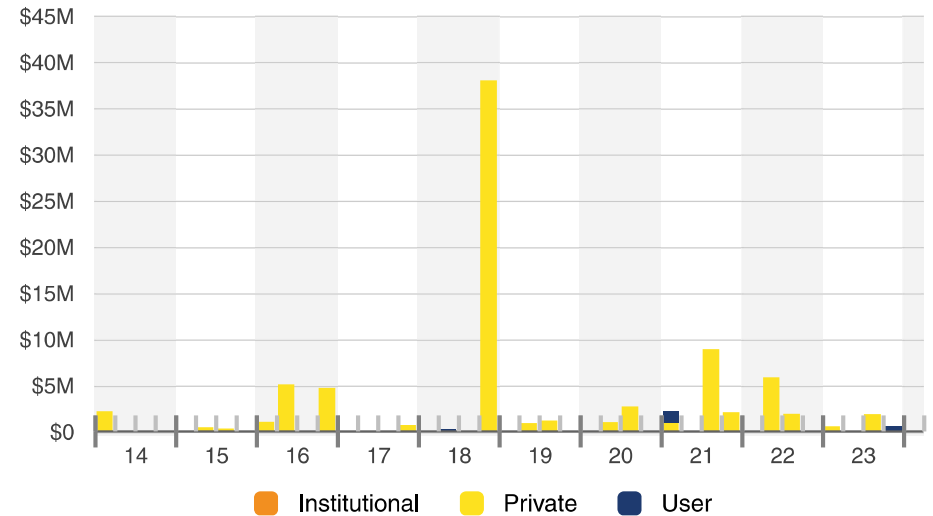
Sales By Buyer Type



Sales By Seller Type

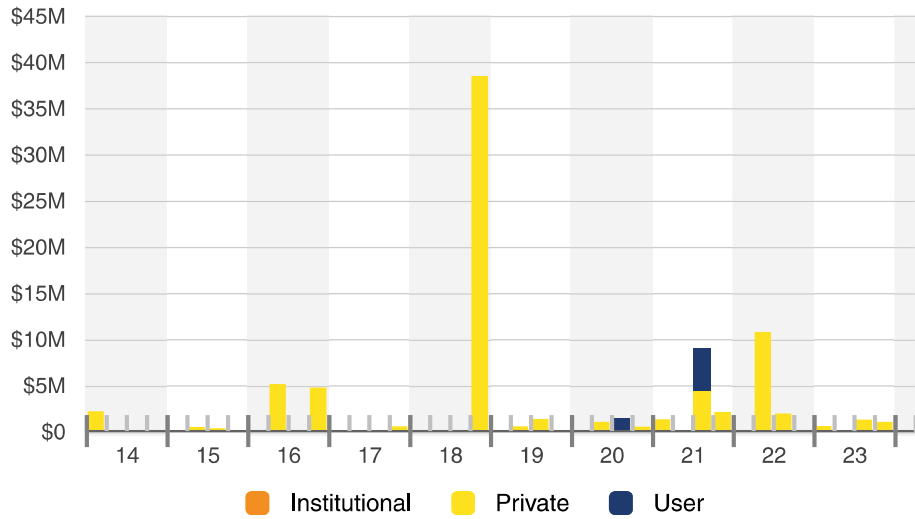


Sales Volume By Buyer Type

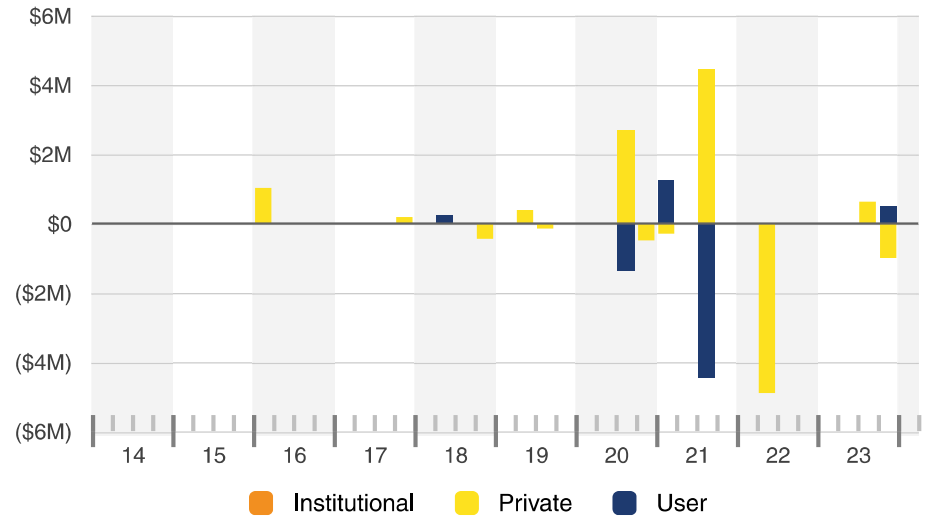


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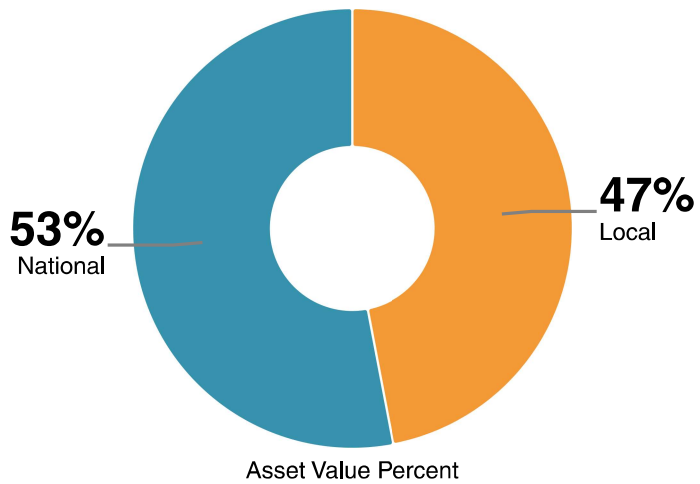
Sales Volume By Seller Type



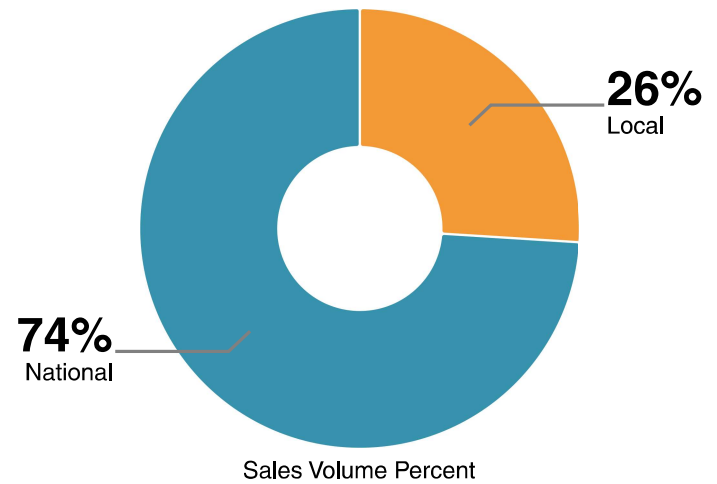
Net Buying & Selling By Owner Type



Asset Value By Owner Origin

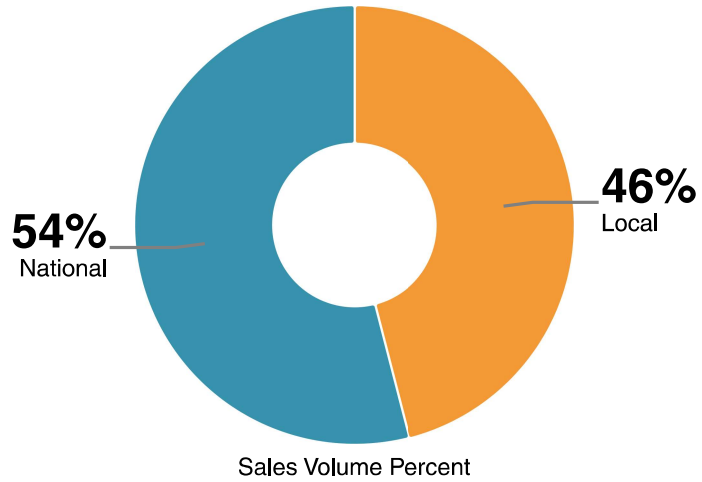


Sales Volume By Buyer Origin

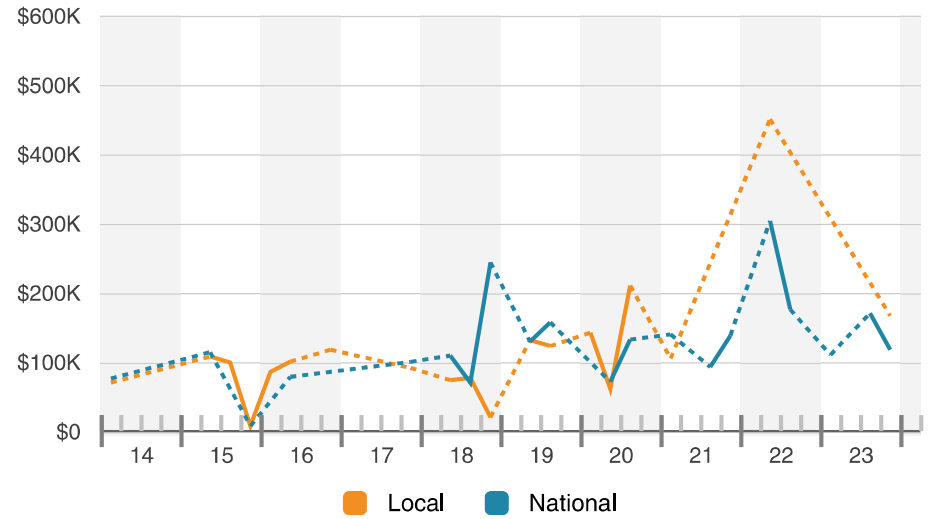


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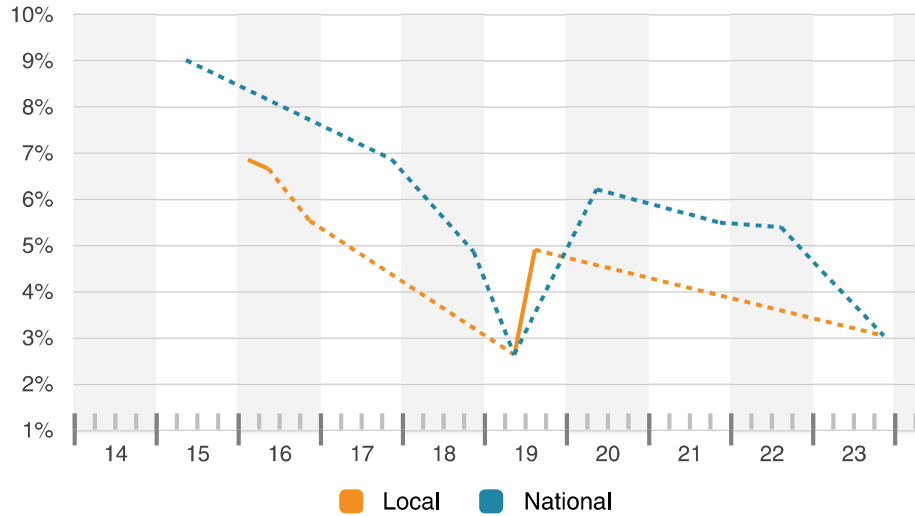
Sales Volume By Seller Origin



Average Price Per Unit By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 215 Properties / 3 Spaces
- Custom Polygon
- Property Type: Multi-Family
- Exclude: Residential Condos
- Exclude: Co-Ops