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# **Puget Sound Multifamily**

**Presented May 2022**

# Today's Agenda

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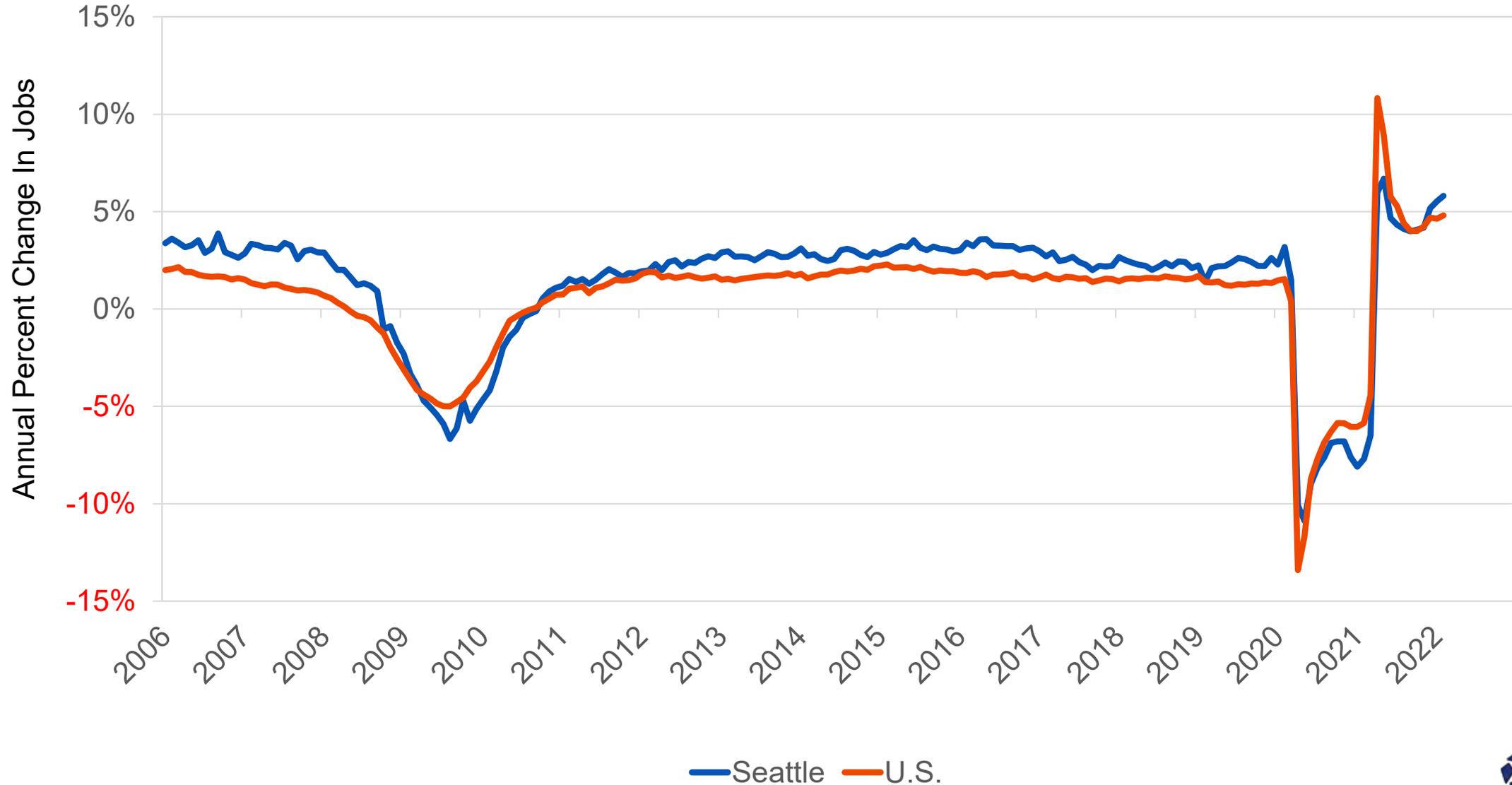
- **Seattle Economy**
- **Seattle Metro**
- **Bremerton Metro**
- **Olympia Metro**
- **Investment Trends**
- **Takeaways**



# Seattle Economy

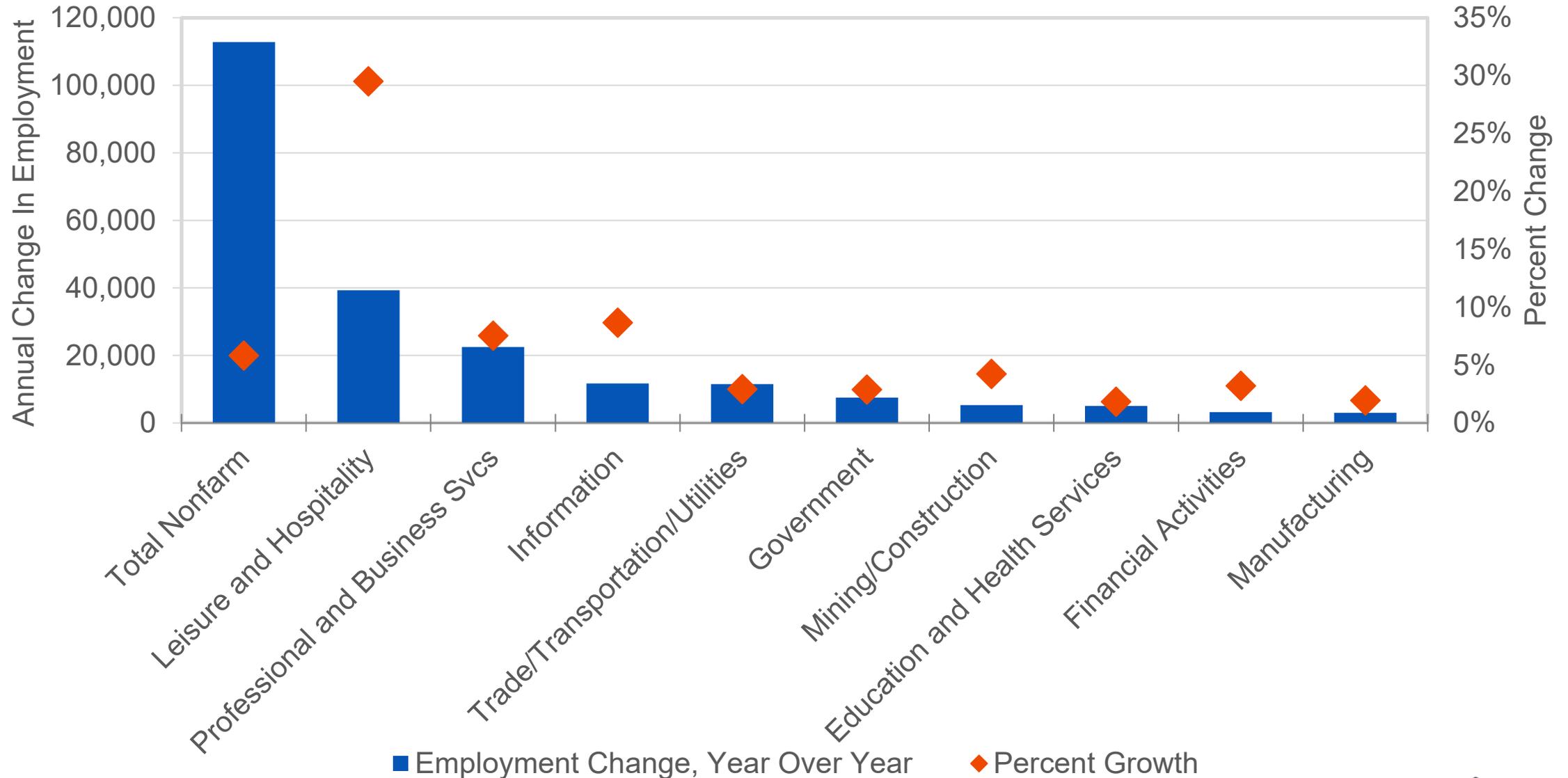


# Year Over Year Job Change – All Jobs

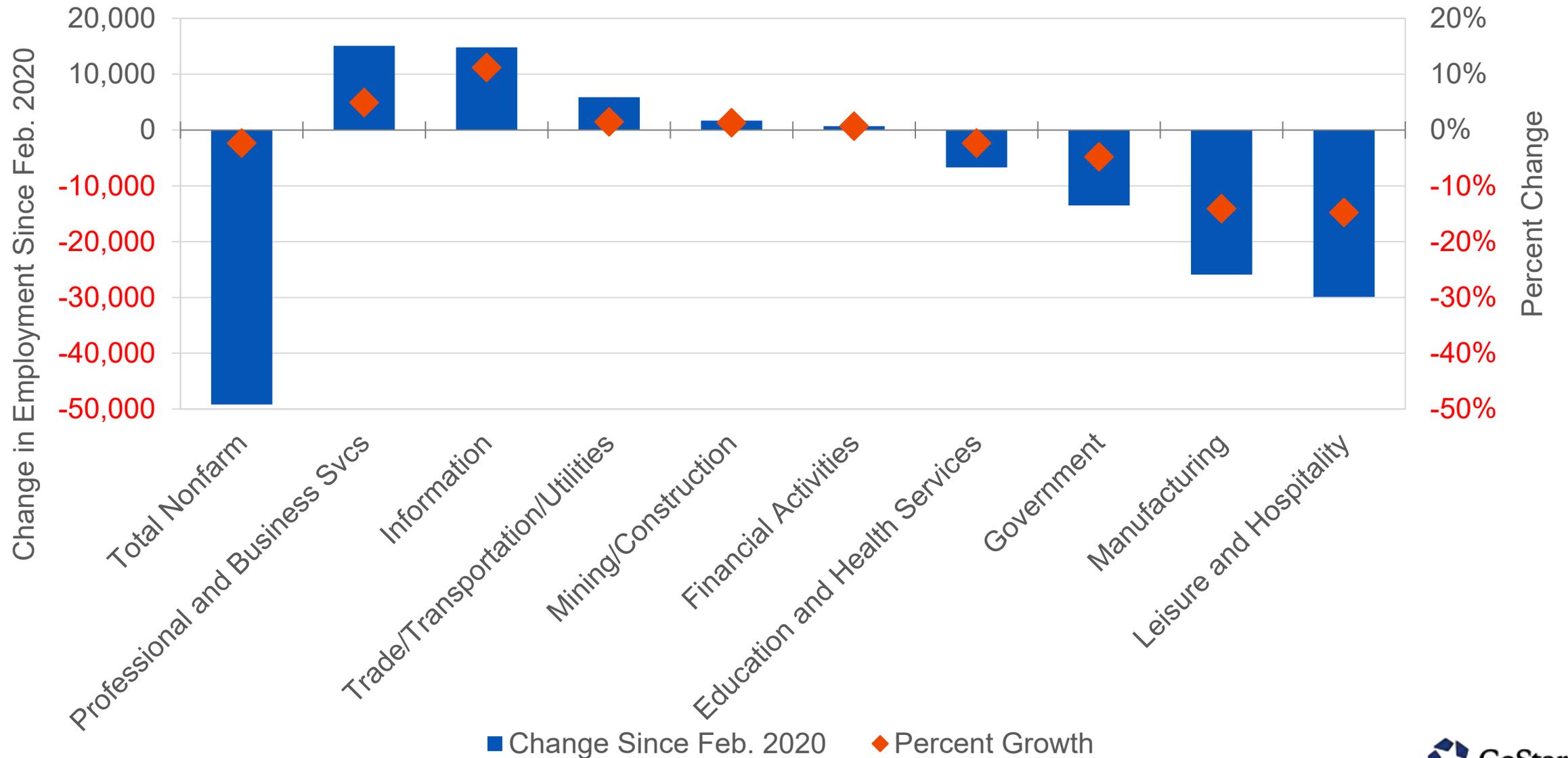


Source: Bureau of Labor Statistics, March 2022

# Year-Over-Year Change in Employment



# Jobs Recovery Feb 2020 – Feb 2022



Source: Bureau of Labor Statistics, March 2022

# Seattle Metro Multifamily Market

(King, Snohomish and Pierce Counties)



# Markets Most At Risk for 4&5 Star Apartment Over Supply

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## 1Q 22 Deliveries vs 2021 Avg

Austin  
 New York  
 Phoenix  
 Nashville  
 Tampa  
 Fort Lauderdale  
 Houston  
 Kansas City  
 Seattle  
 Richmond

## 2022 Supply Forecast vs 3 yr Avg

Phoenix  
 Nashville  
 Austin  
 New York  
 Tampa  
 Seattle  
 Palm Beach  
 Fort Lauderdale  
 Saint Louis  
 Pittsburgh

## Jump in Vacancy 1Q 22 vs 4Q 21

Jacksonville  
 Austin  
 Raleigh  
 Pittsburgh  
 Houston  
 Atlanta  
 Phoenix  
 Fort Lauderdale  
 Norfolk  
 Tampa

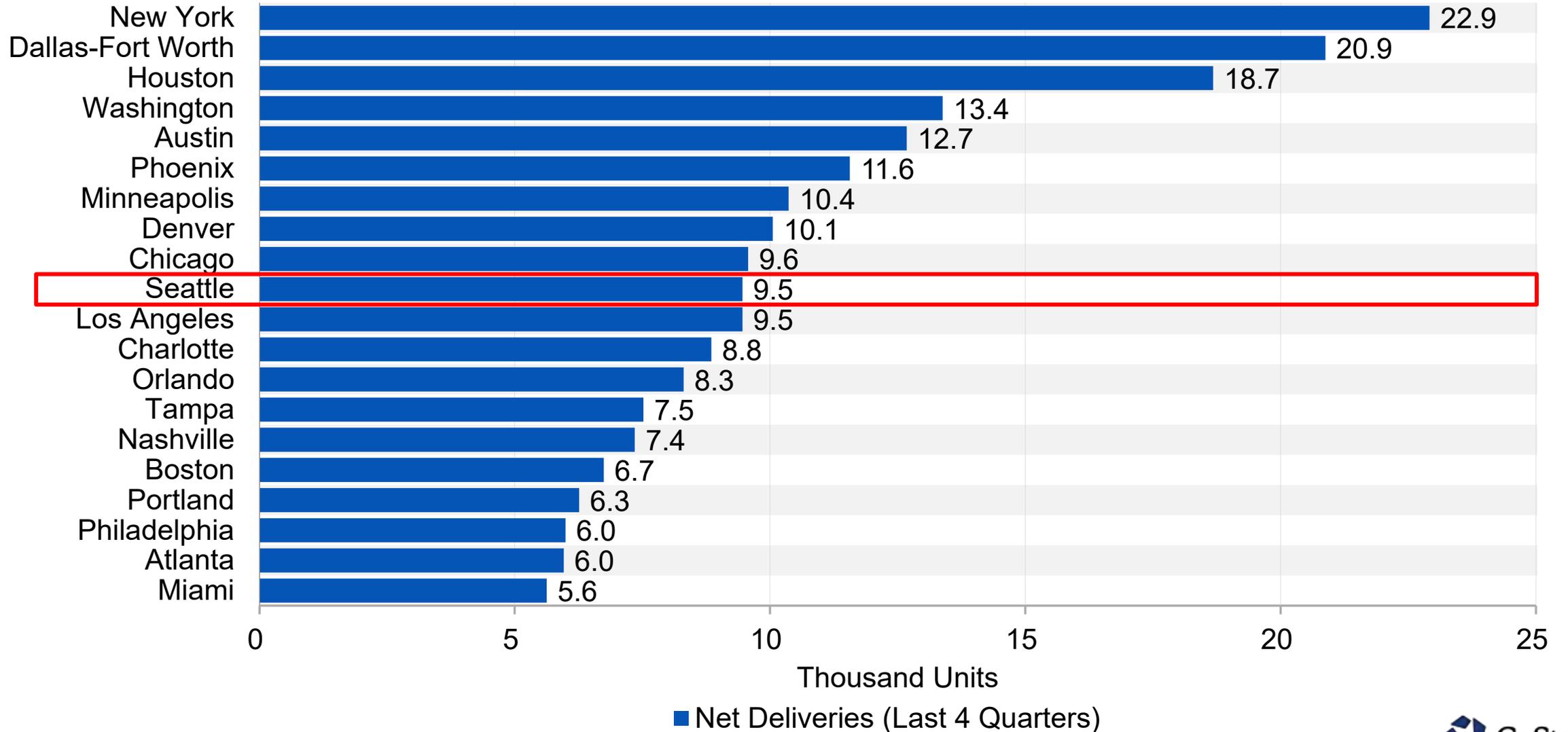


**Red**  
 Austin  
 Phoenix  
 Tampa  
 Ft Lauderdale

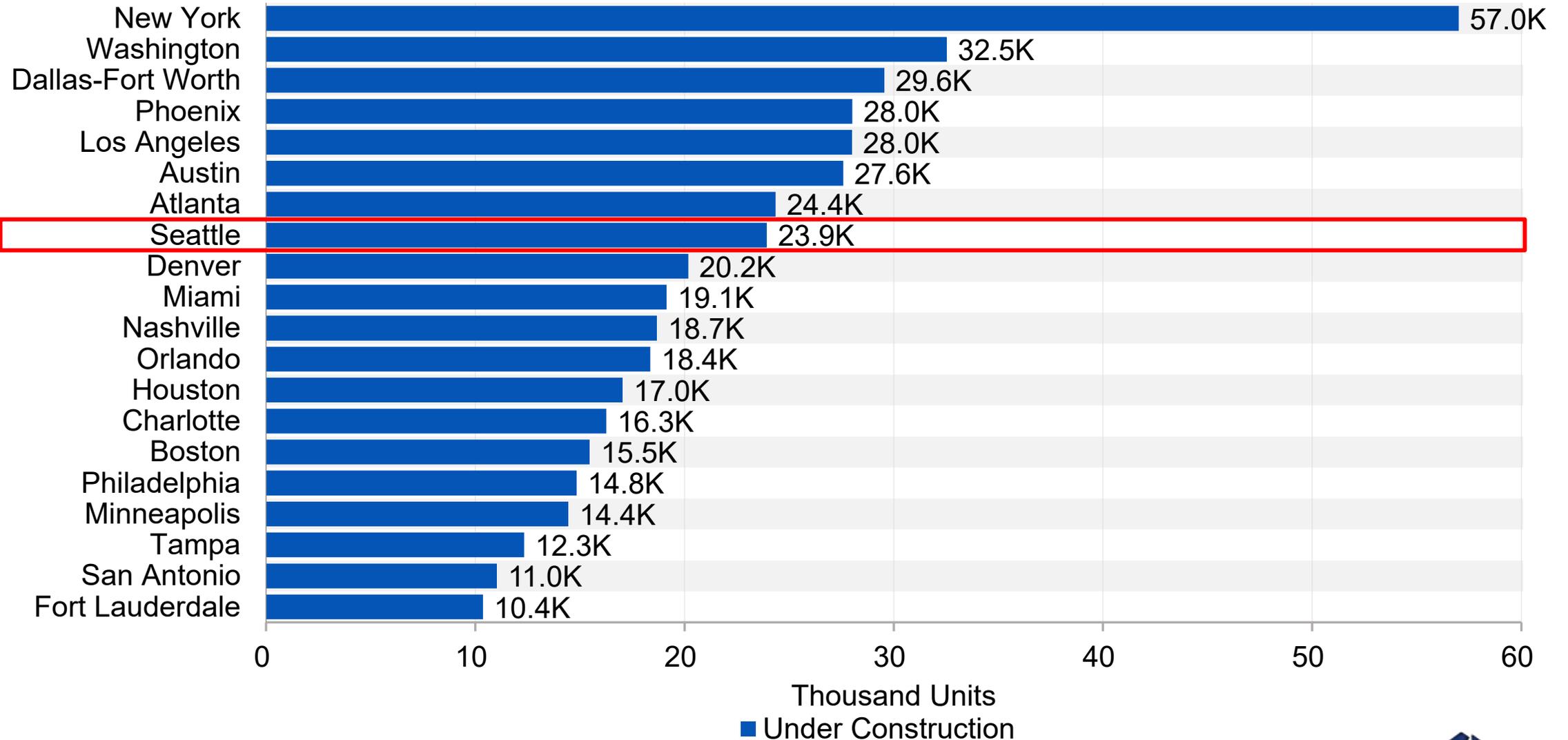
**Yellow**  
 New York  
 Nashville  
 Houston  
 Seattle

Source: CoStar, April 2022

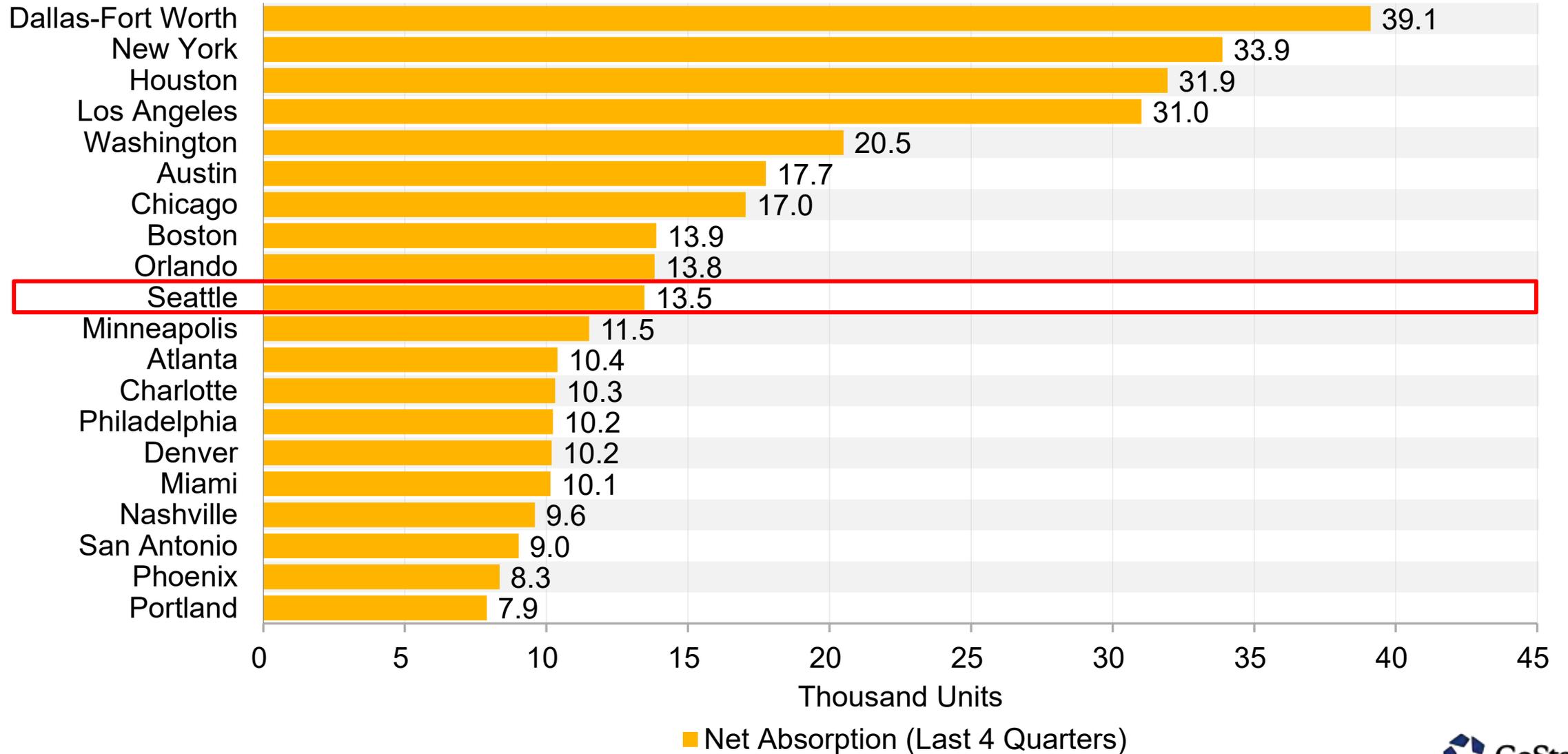
# Top Net Deliveries



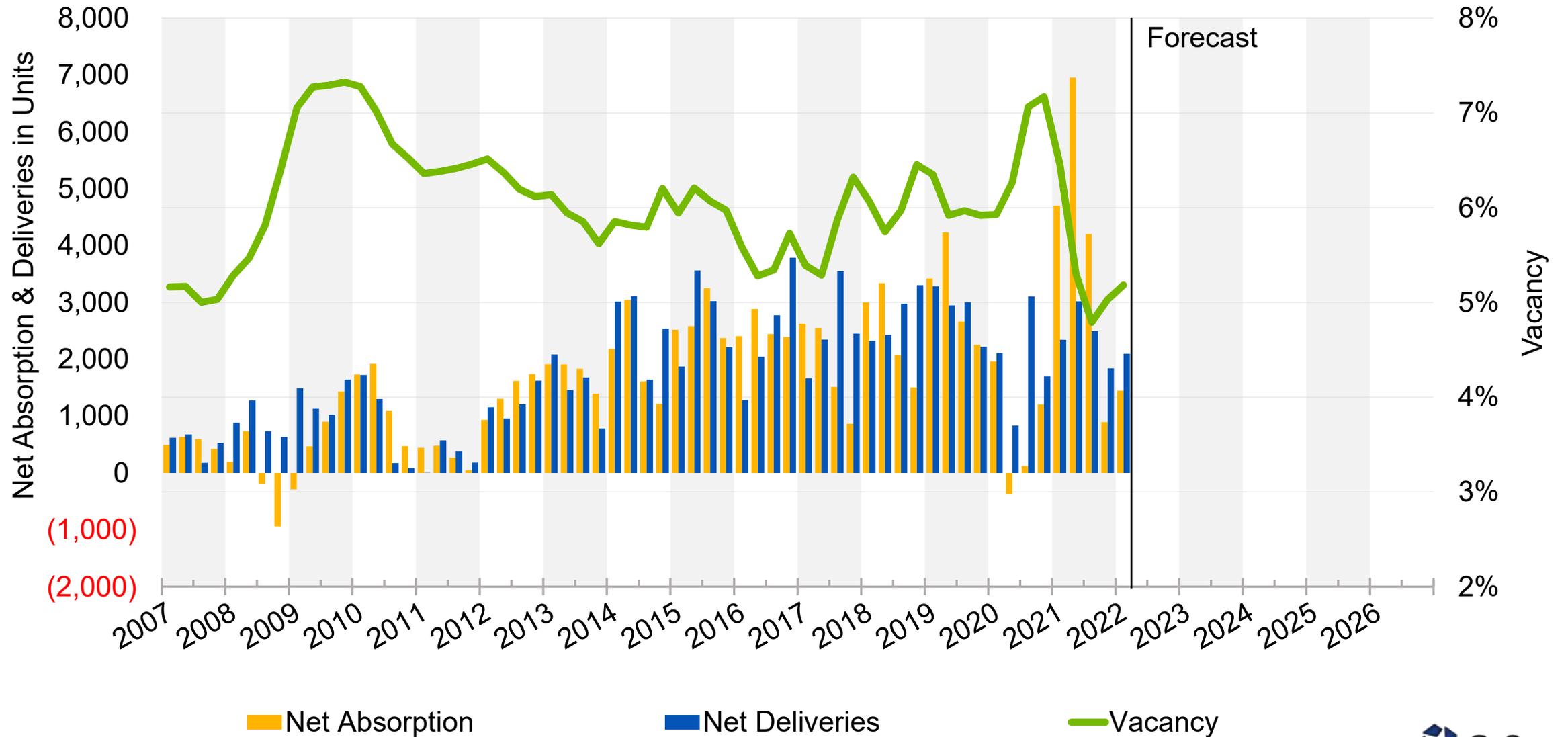
# Most Units Under Construction



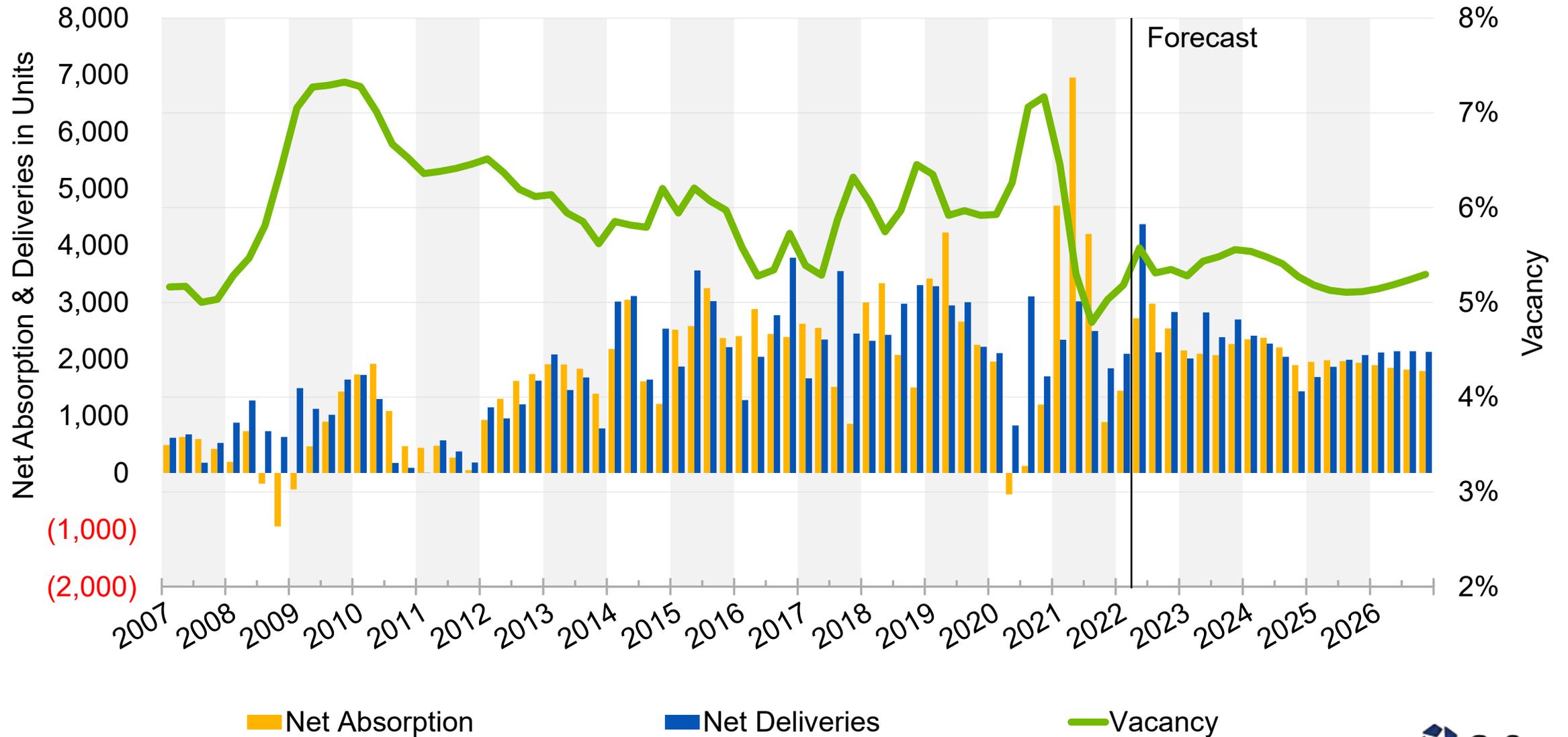
# Top Net Absorption



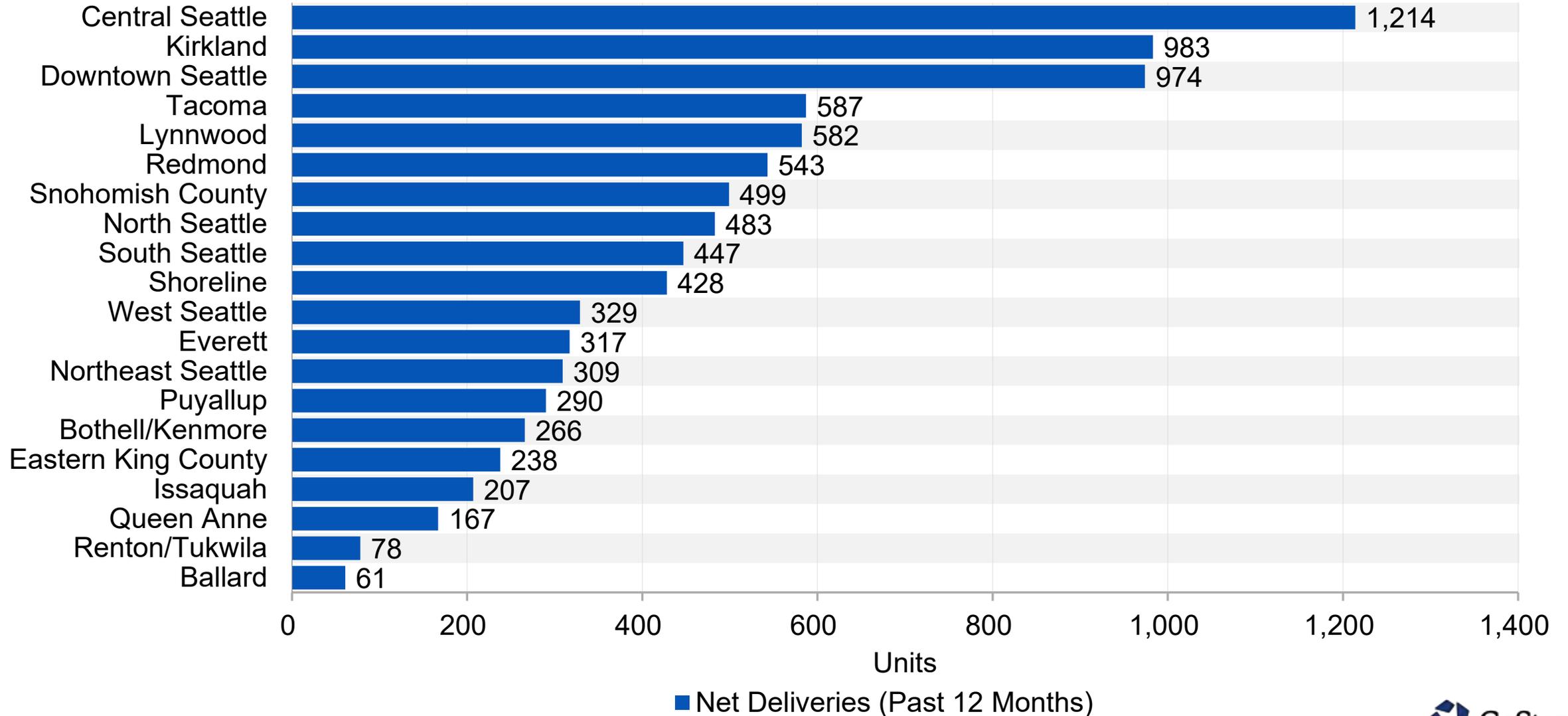
# Seattle Multifamily Fundamentals



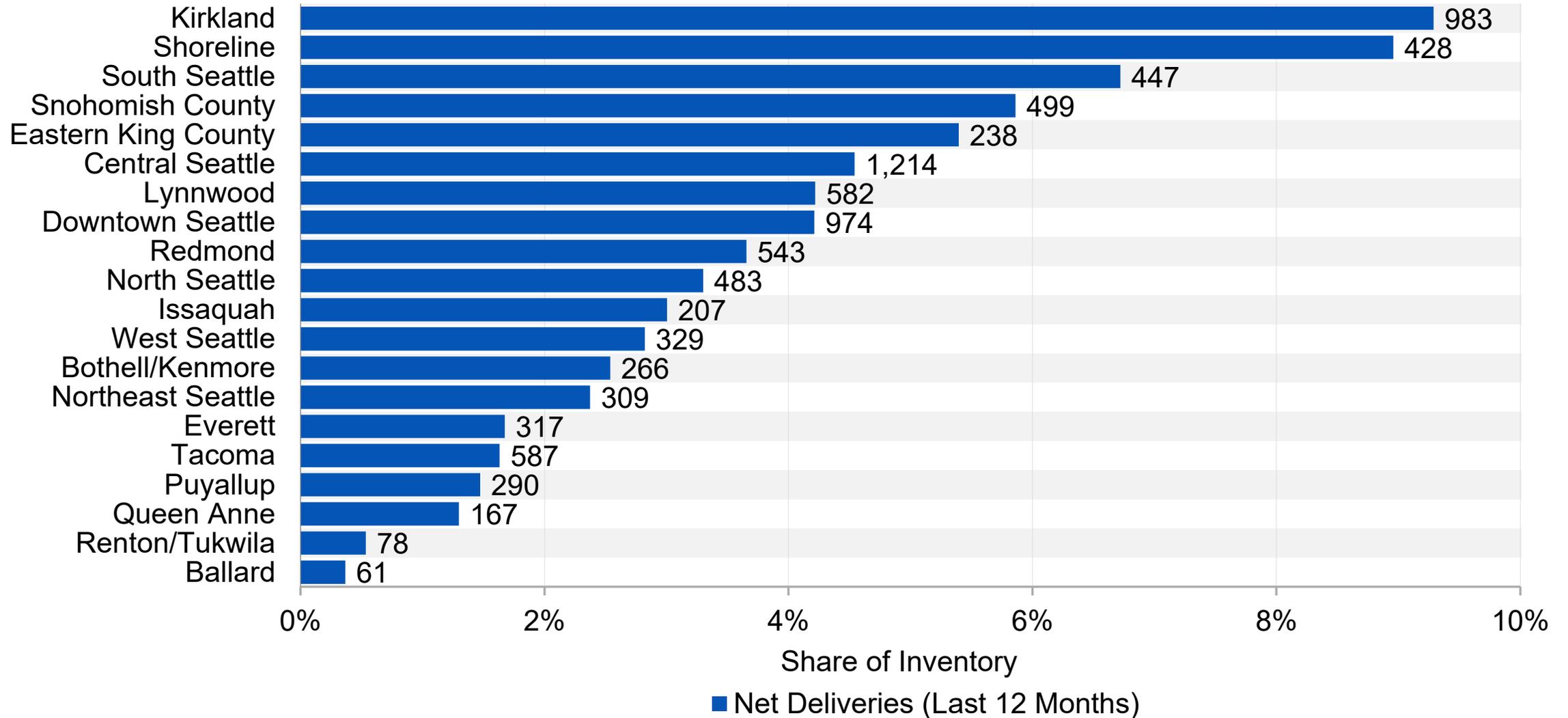
# Seattle Multifamily Fundamentals



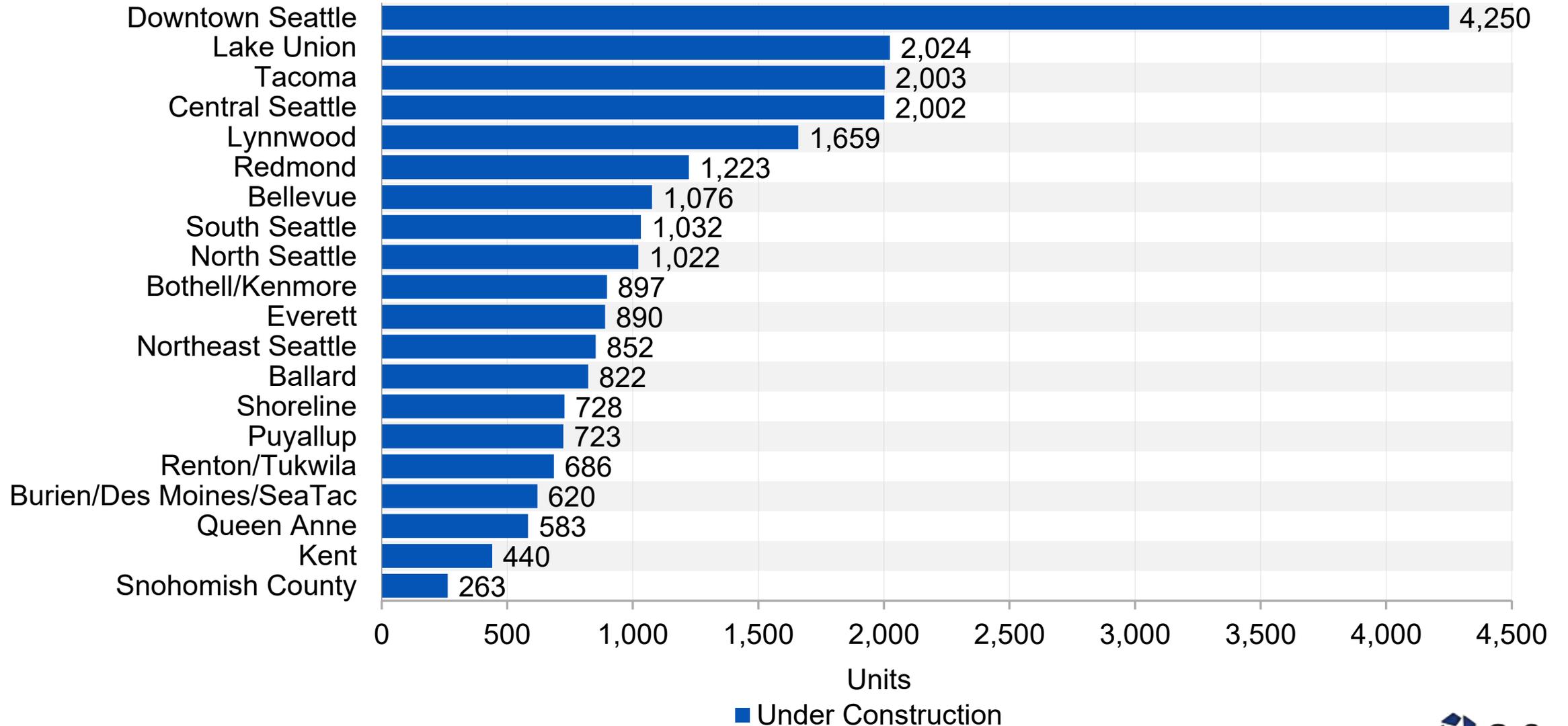
# Net Deliveries by Submarket – Top 20



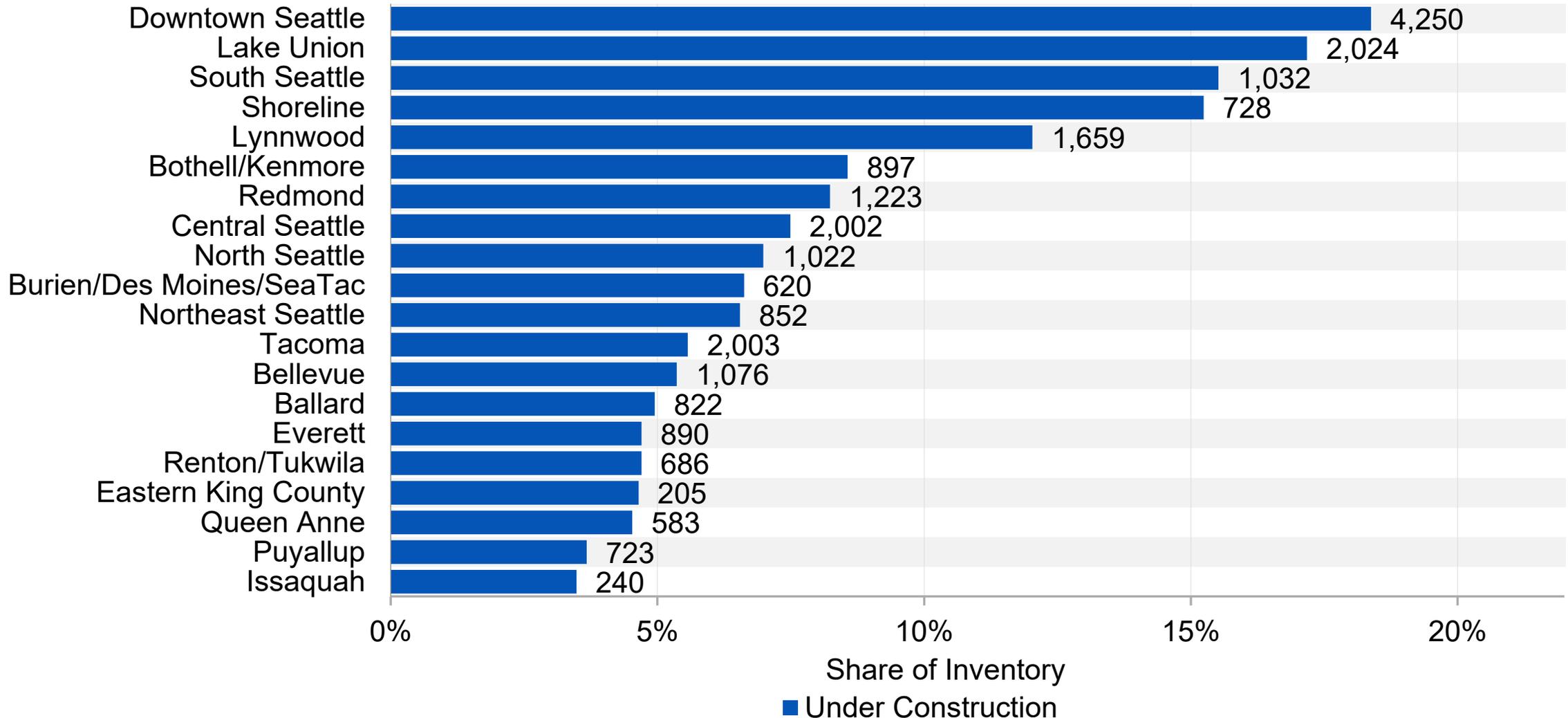
# Net Deliveries As Share of Inventory – Top 20



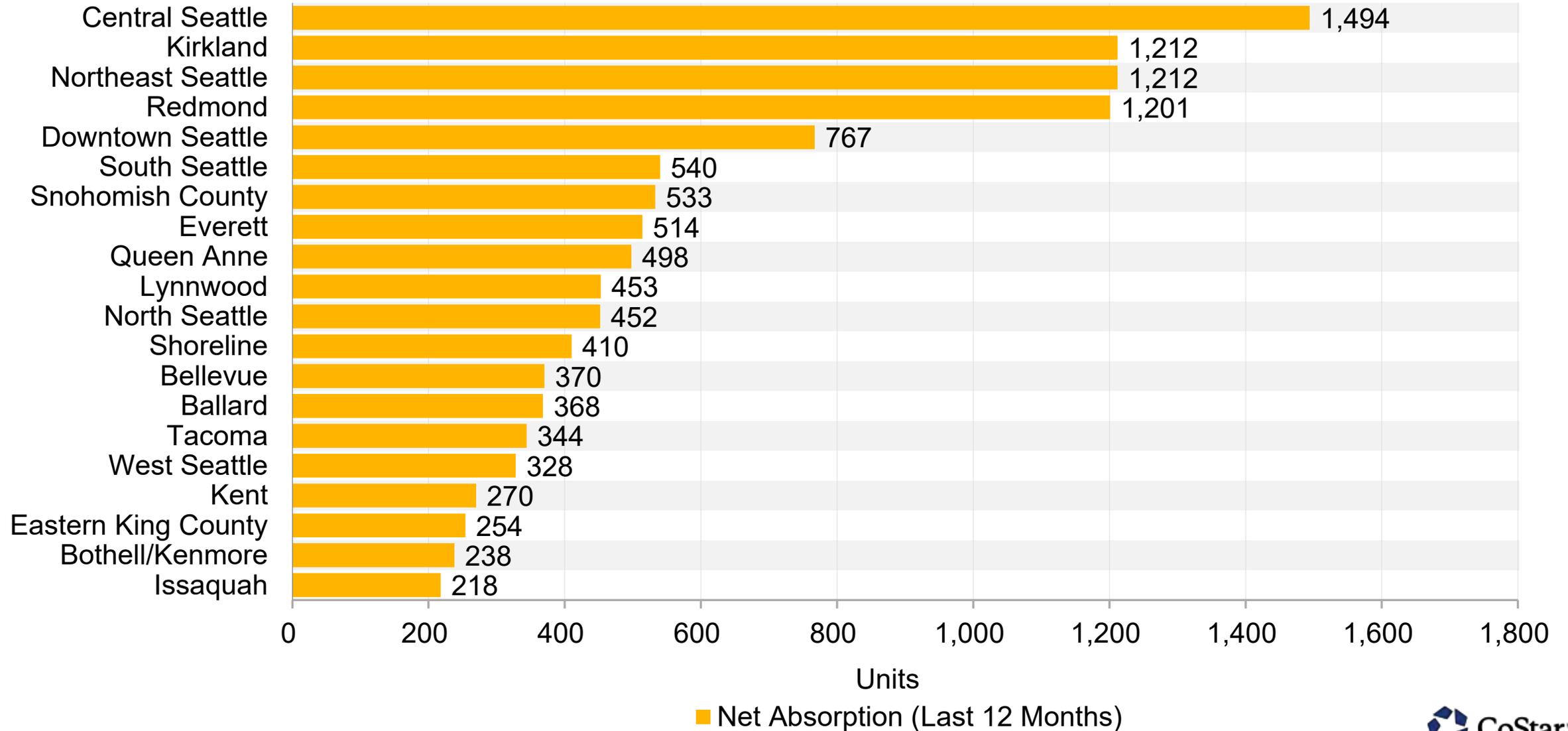
# Most Units Under Construction by Submarket – Top 20



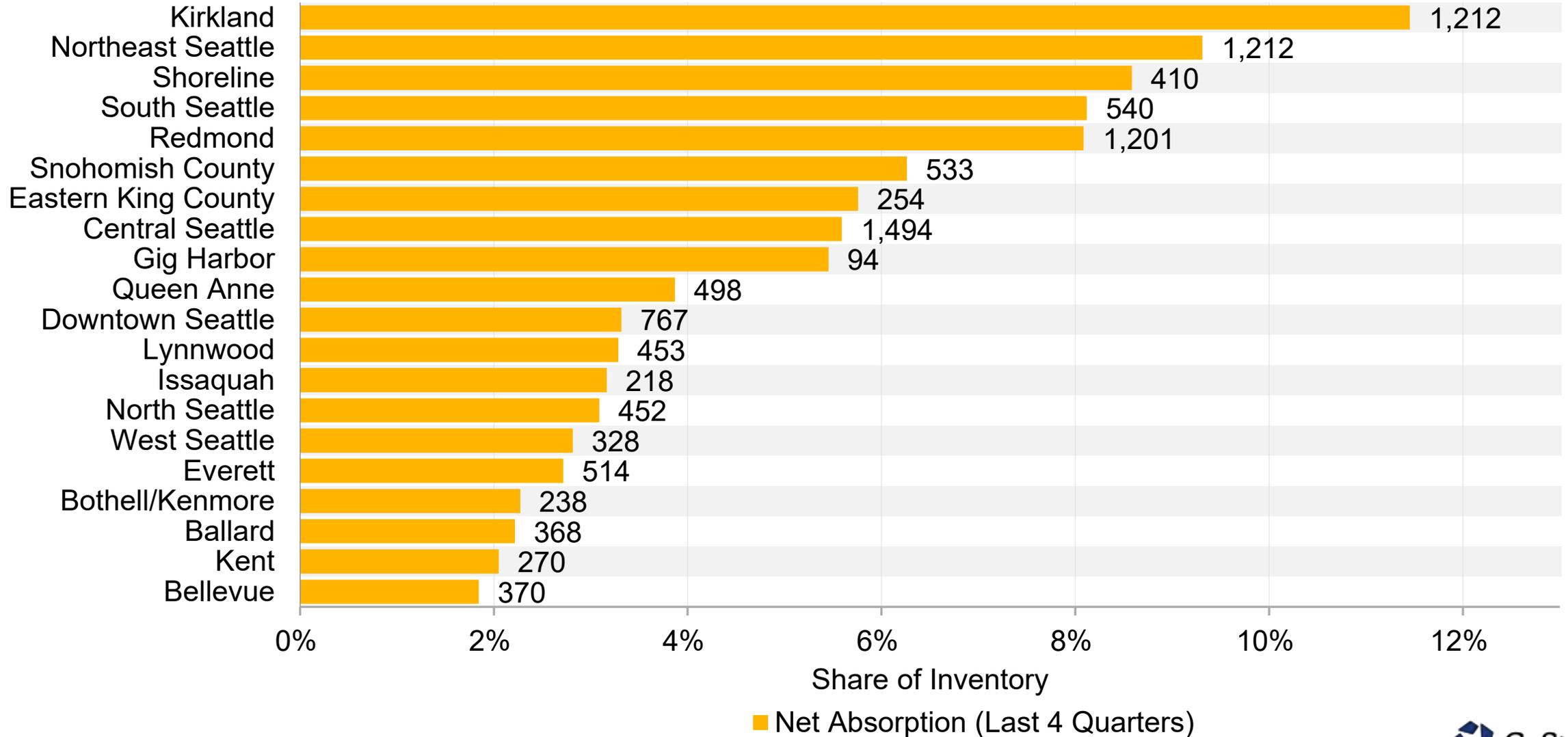
# Units Under Construction As Share of Inventory – Top 20



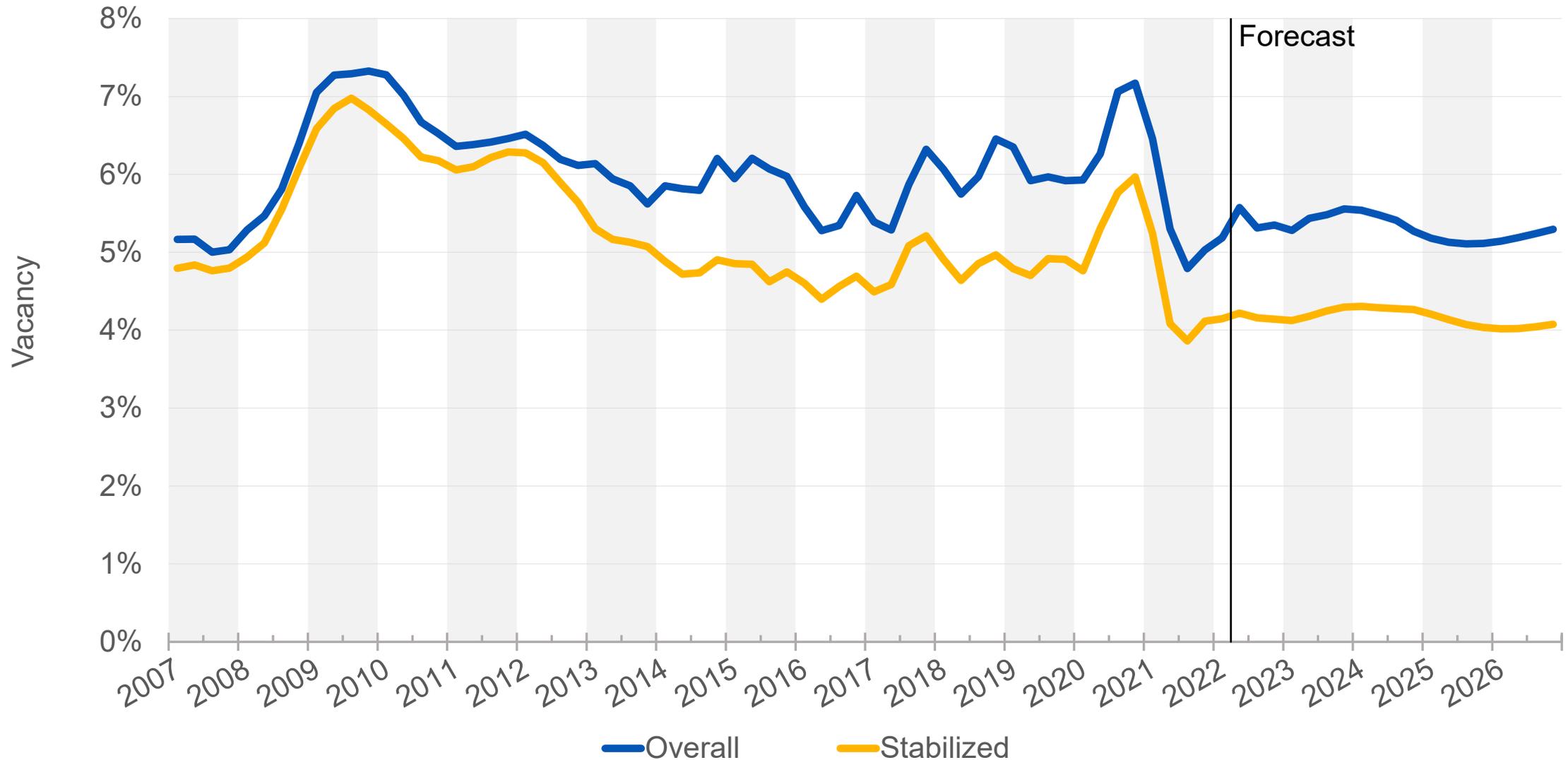
# Top Net Absorption by Submarket – Top 20



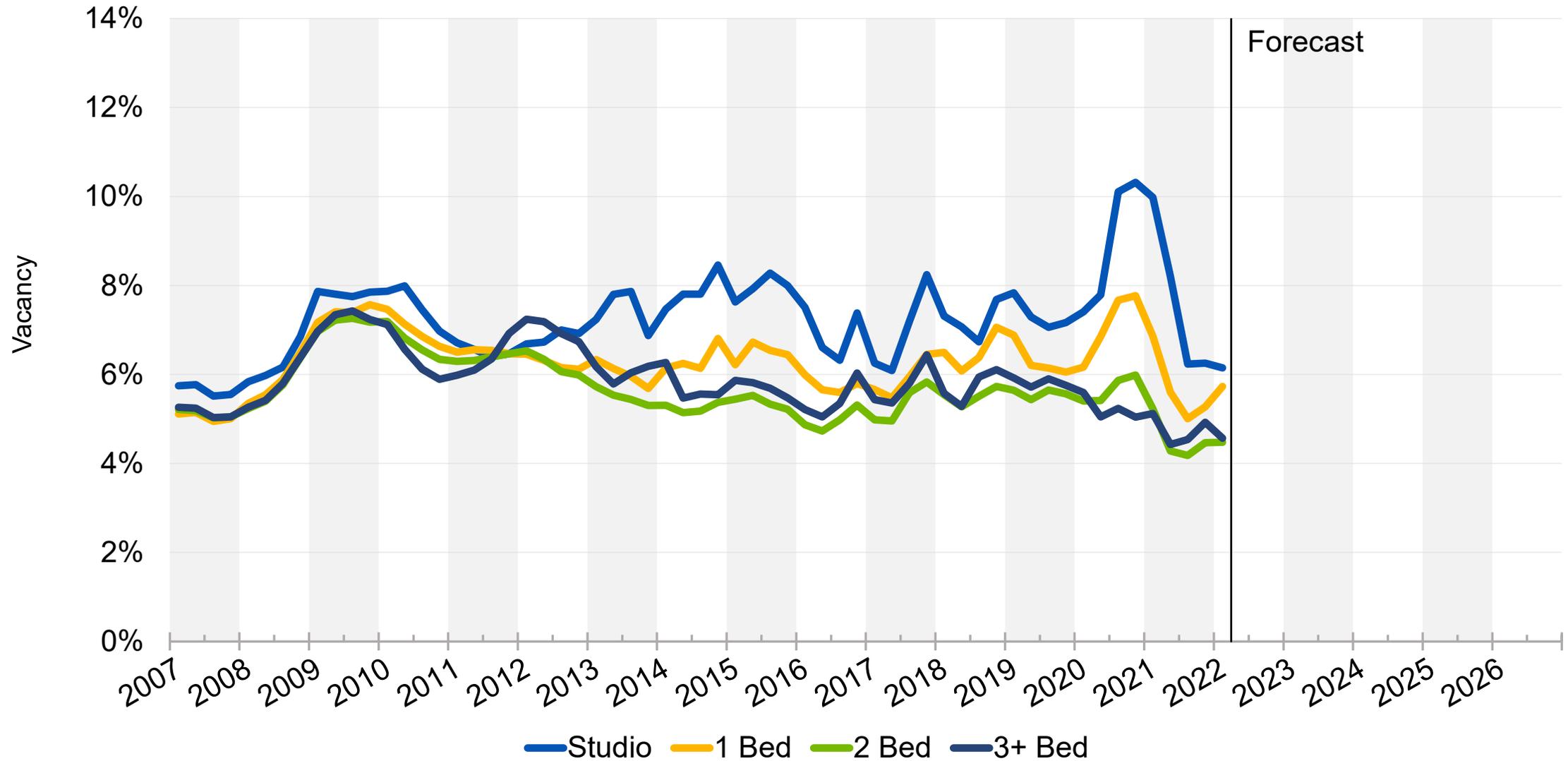
# Net Absorption As Share of Inventory – Top 20



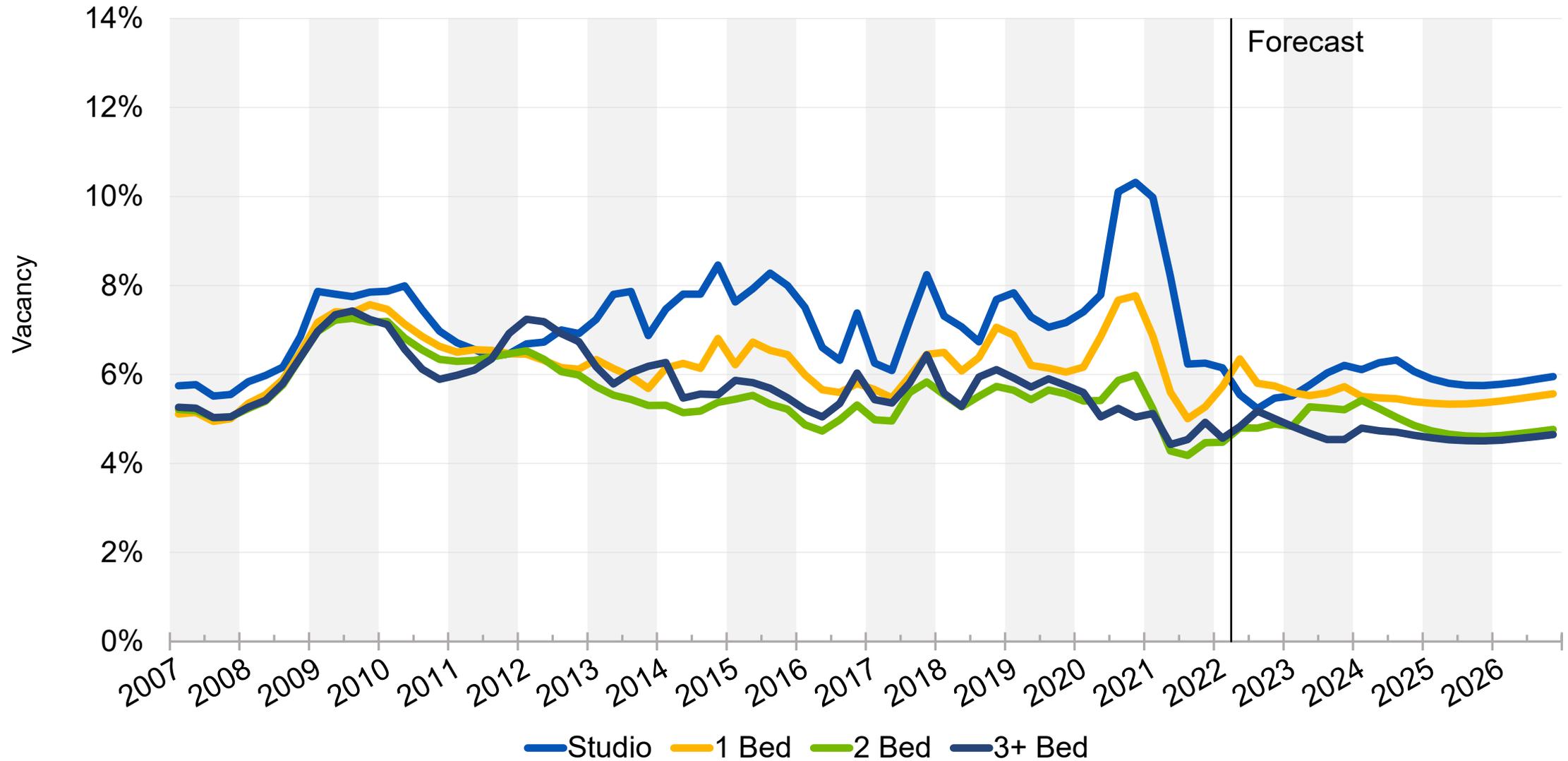
# Overall and Stabilized Apartment Vacancy Rate



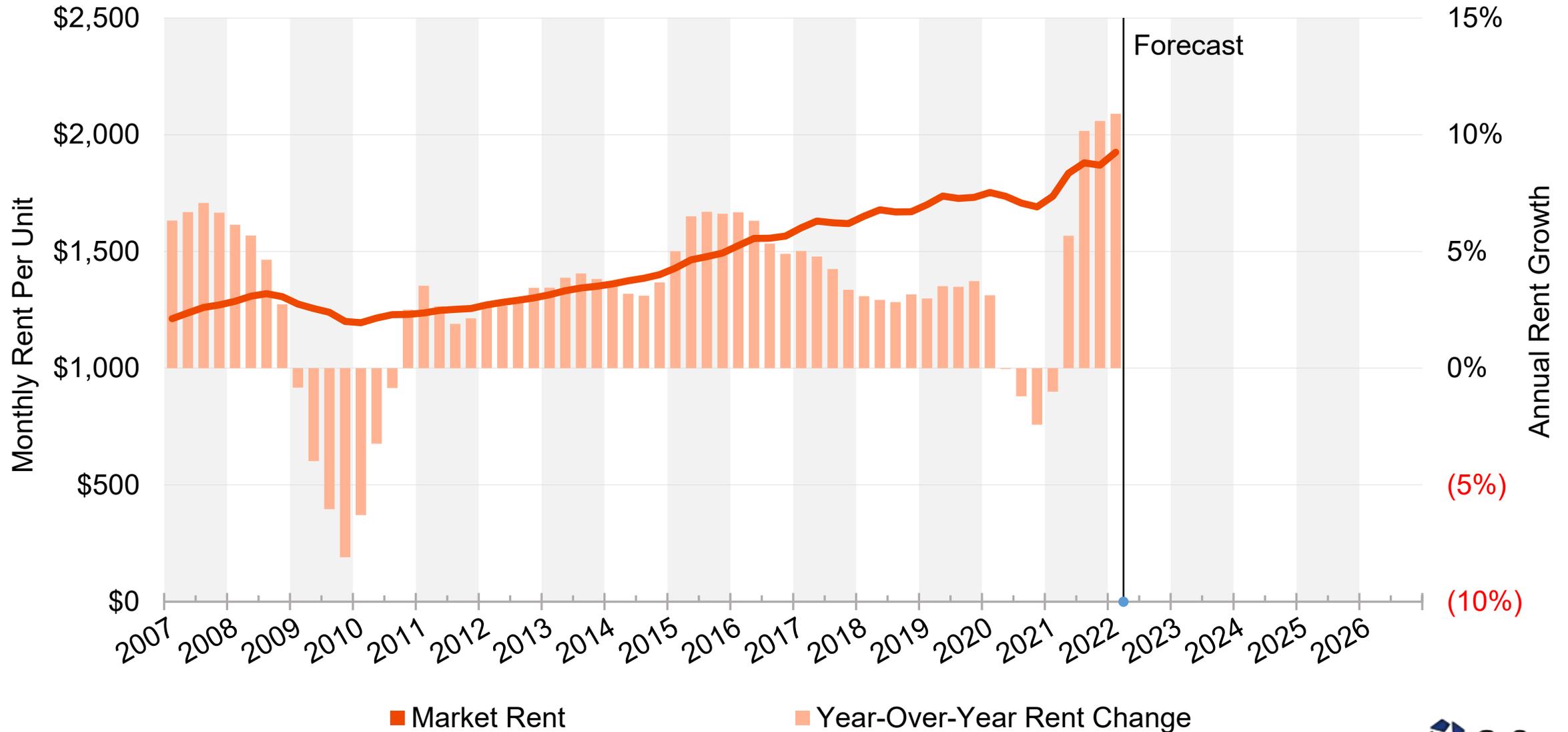
# Seattle Apartment Vacancy Rate - Seattle



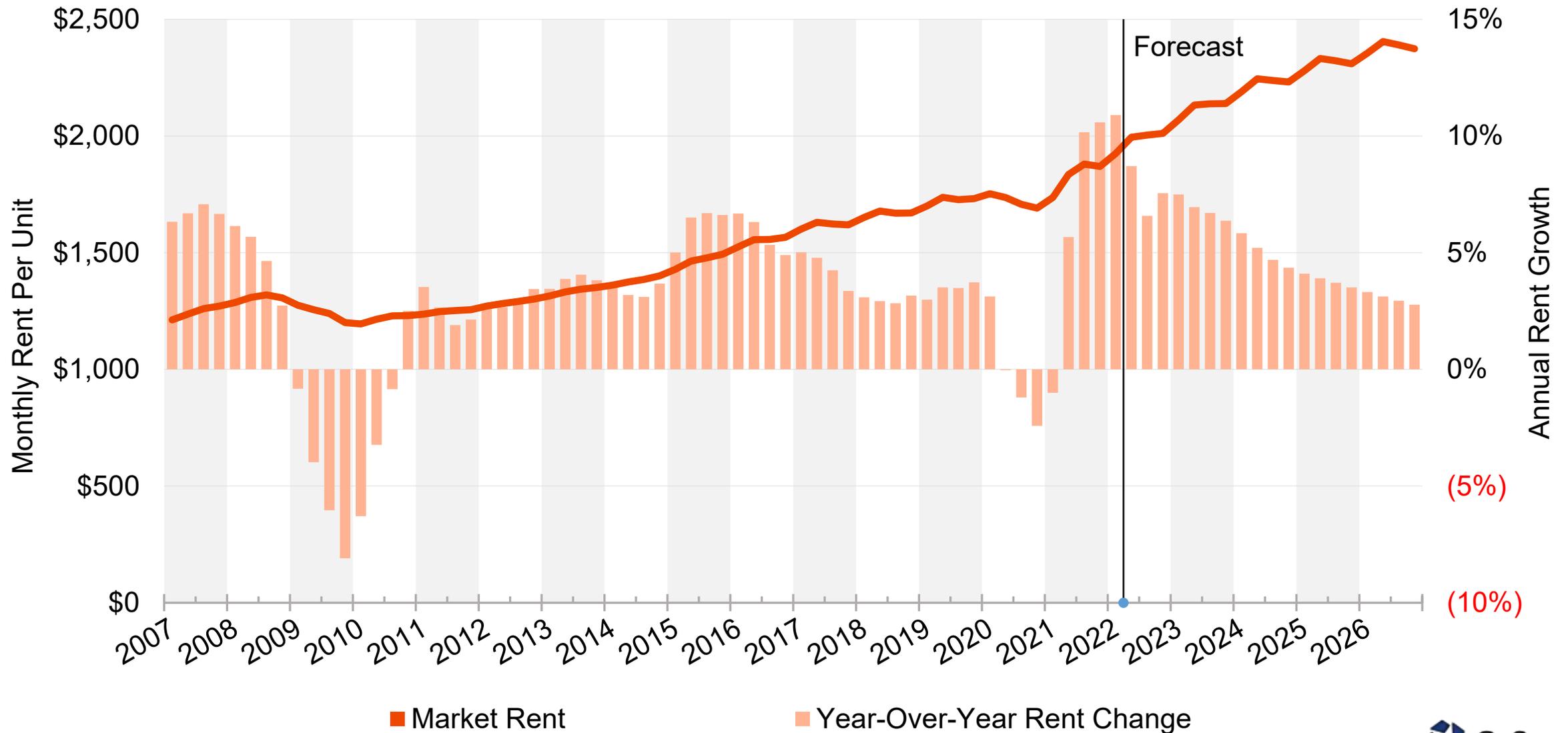
# Seattle Apartment Vacancy Rate - Seattle



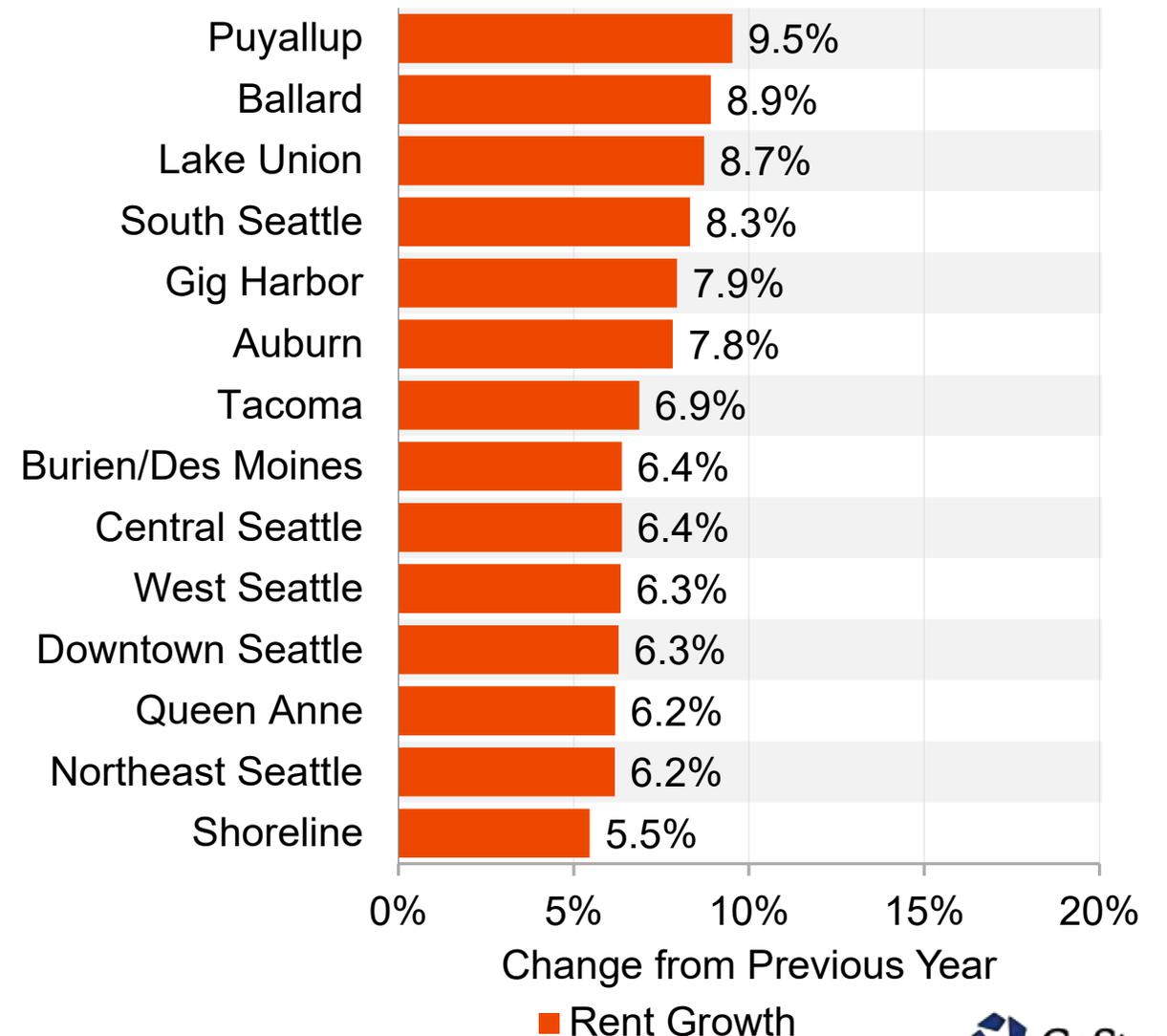
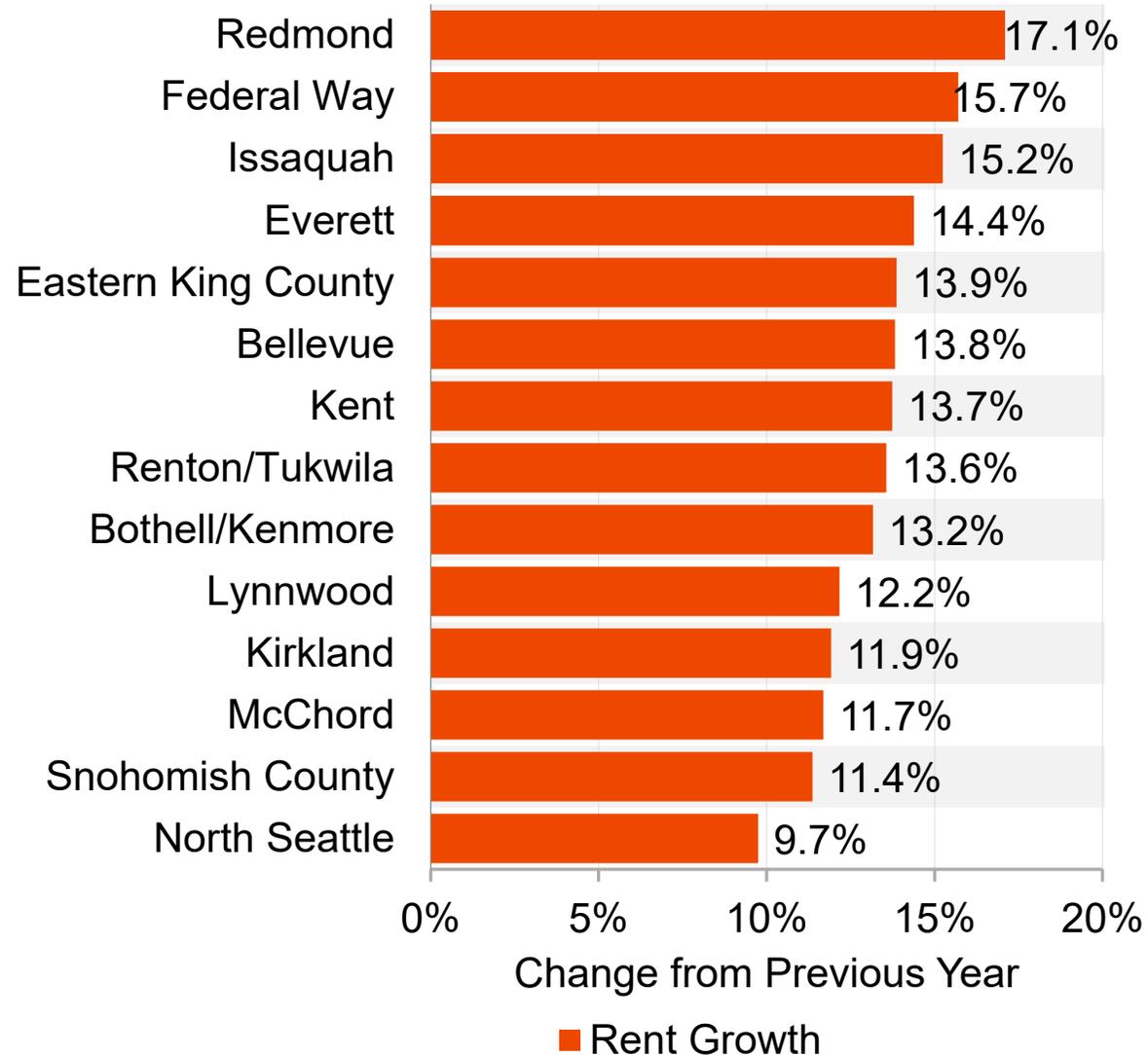
# Seattle Apartment Rent Growth



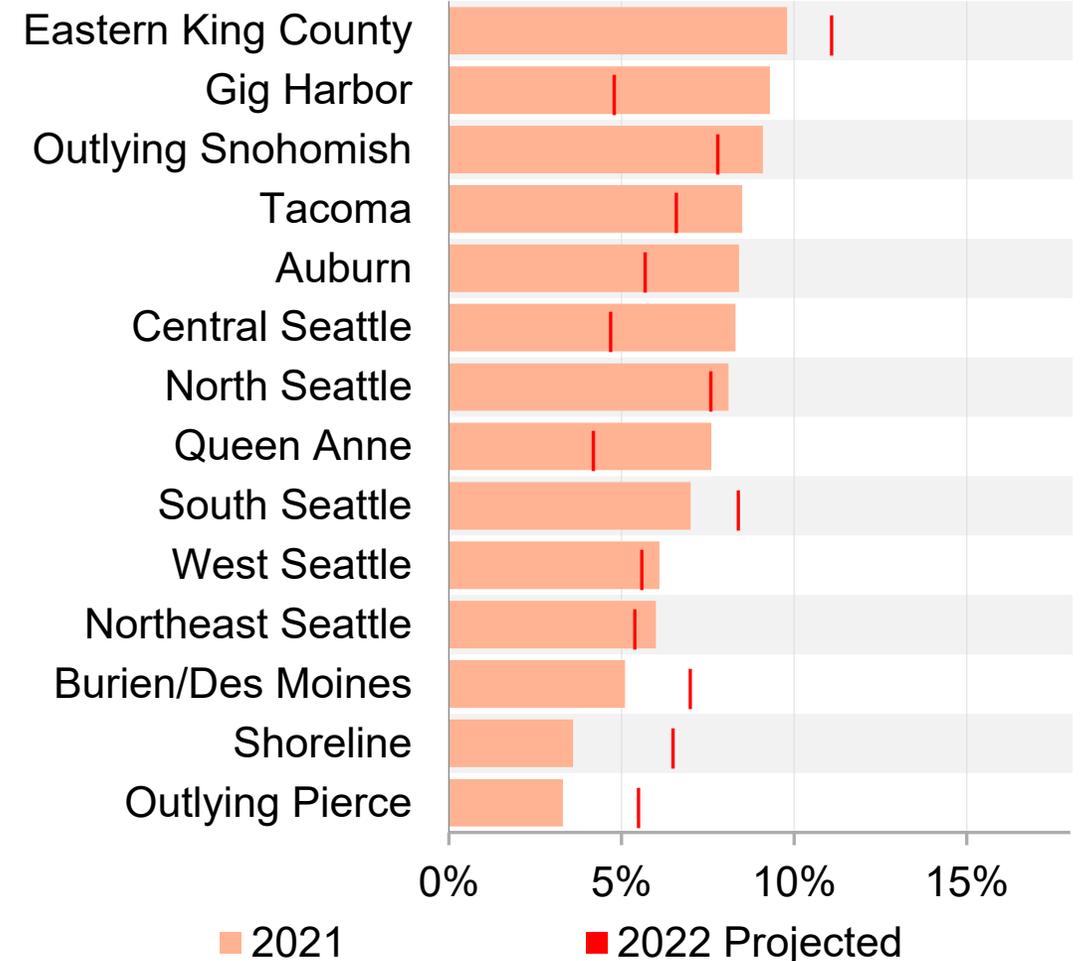
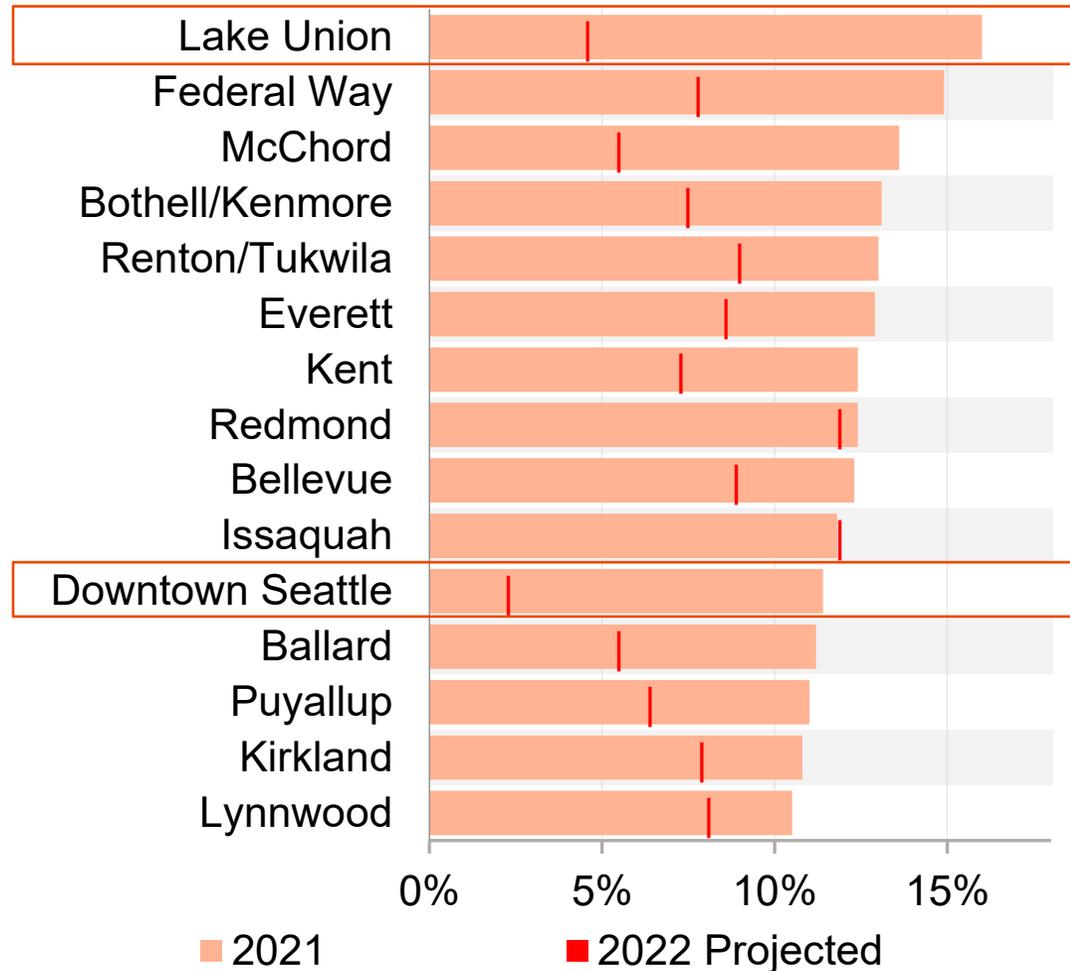
# Seattle Apartment Rent Growth



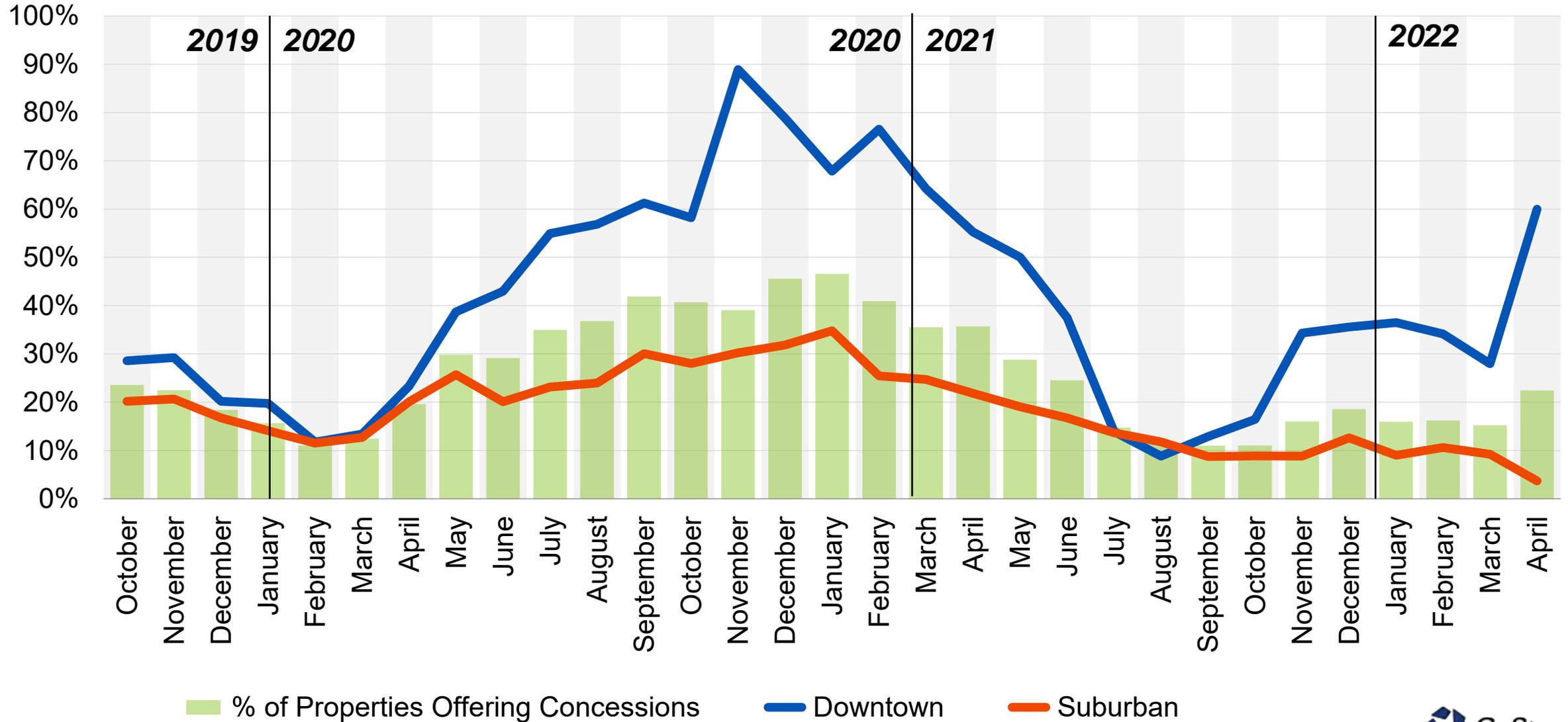
# Rent Growth, by Submarket



# Rent Growth Slowing Fastest in Lake Union and Downtown Seattle

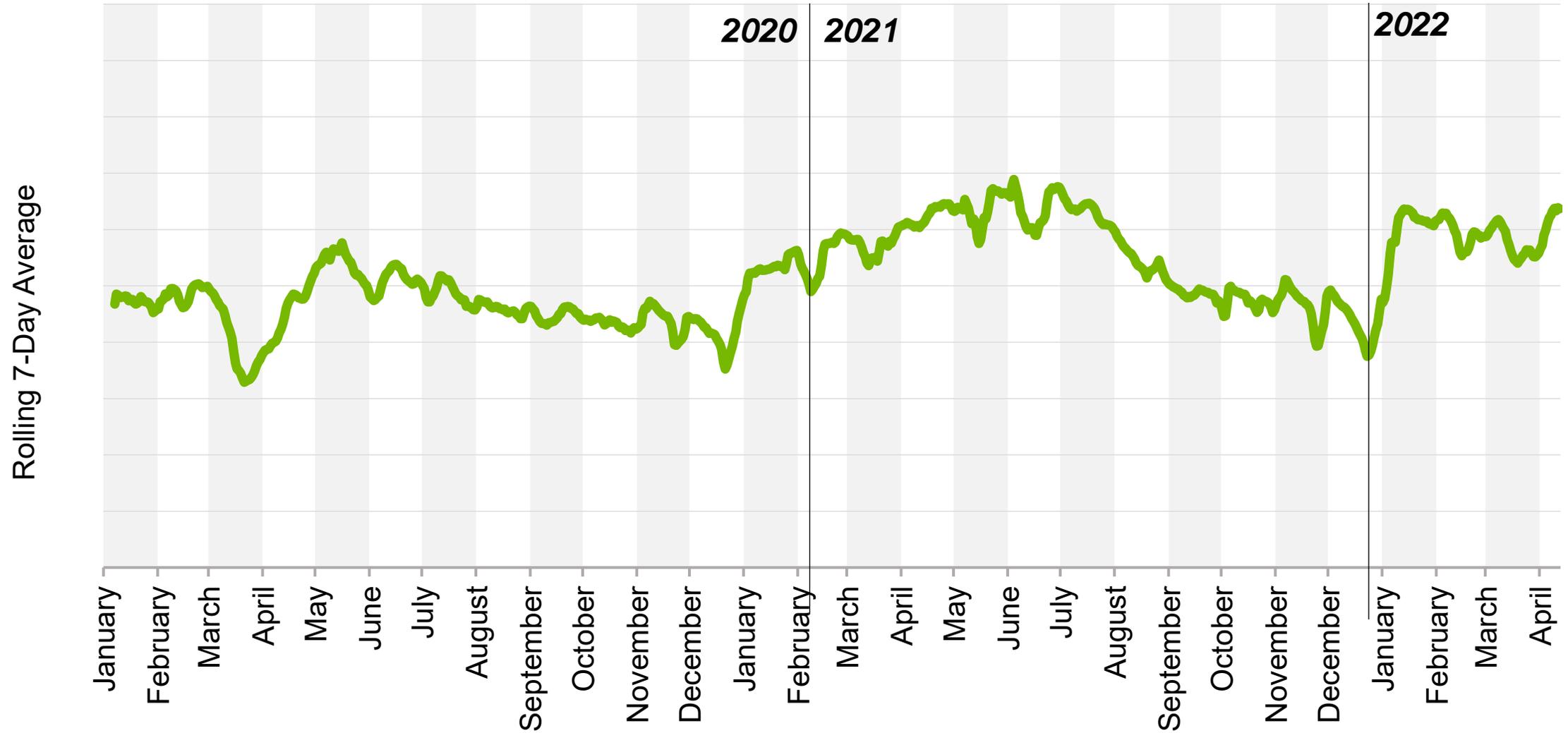


# Seattle Concessions



Includes properties with at least 25 units.

# Apartments.com Search Activity for Seattle

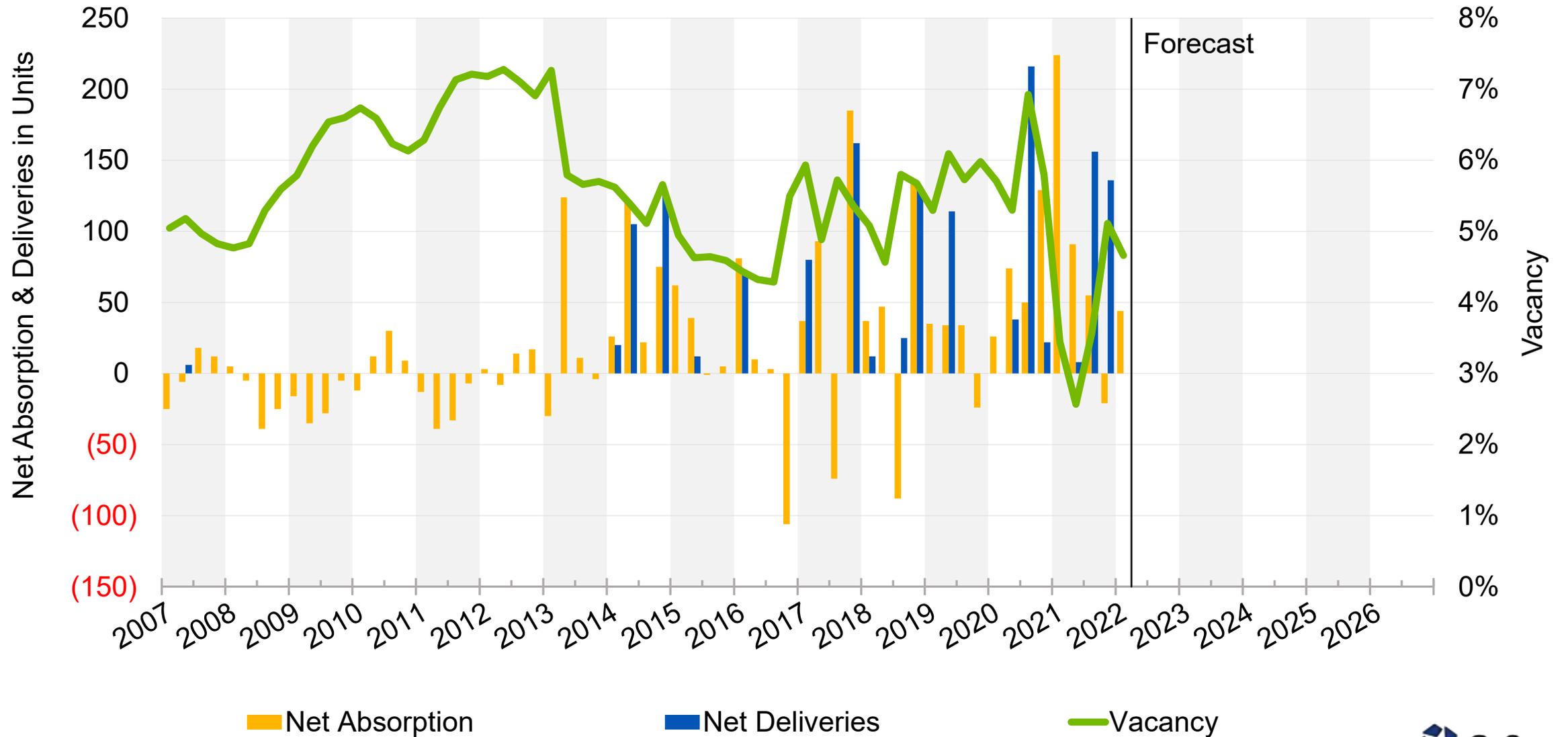


# Bremerton Metro Multifamily Market

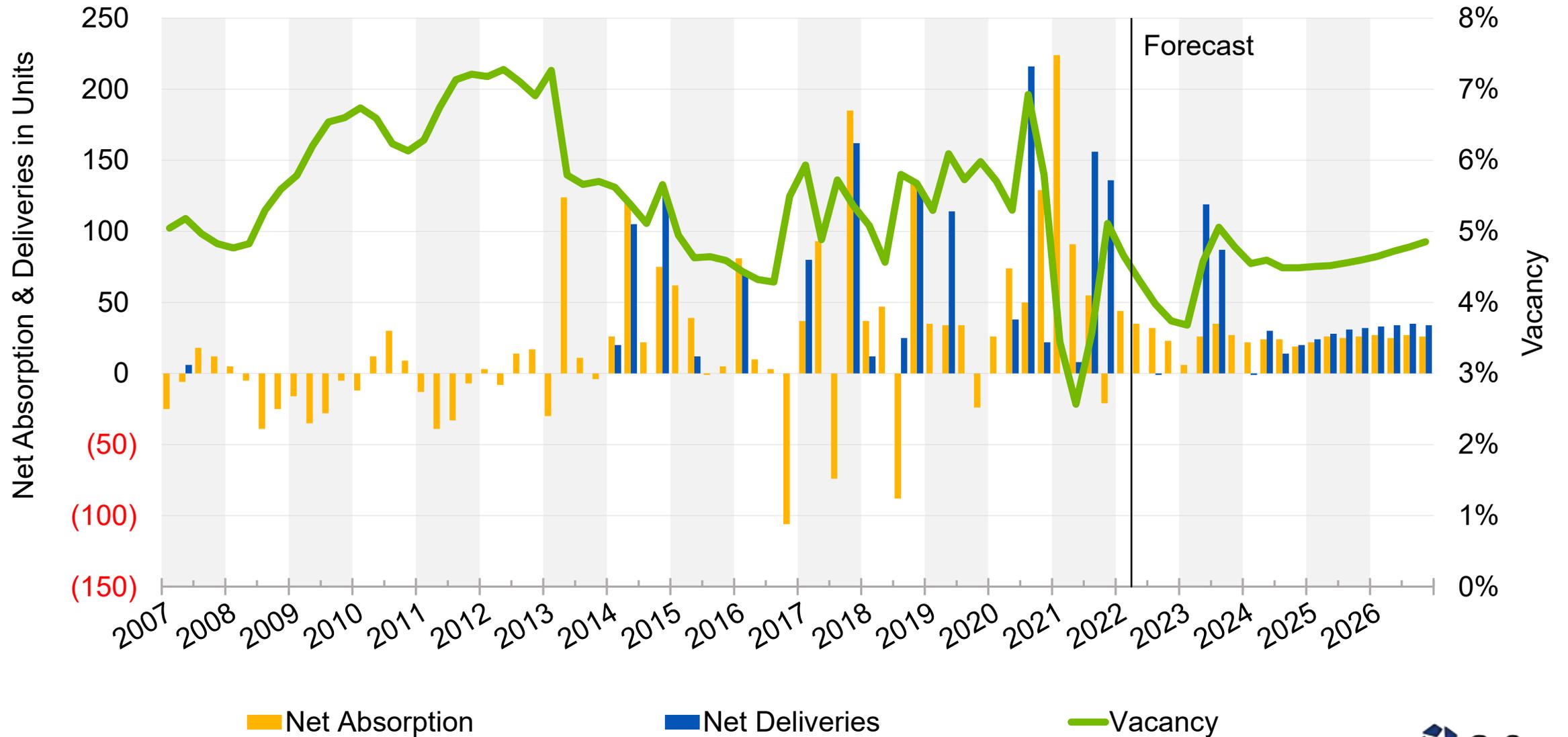
(Kitsap County)



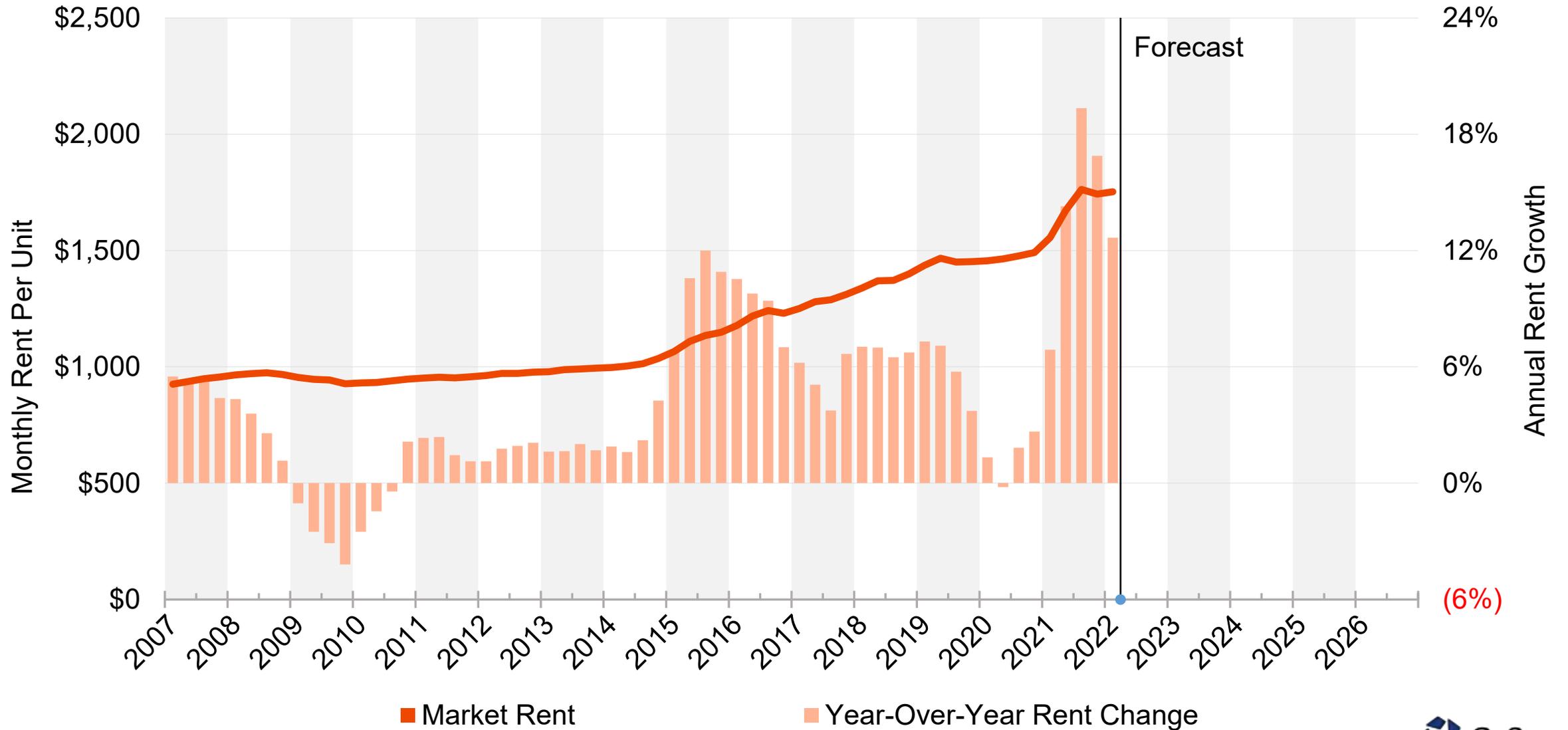
# Bremerton Multifamily Fundamentals



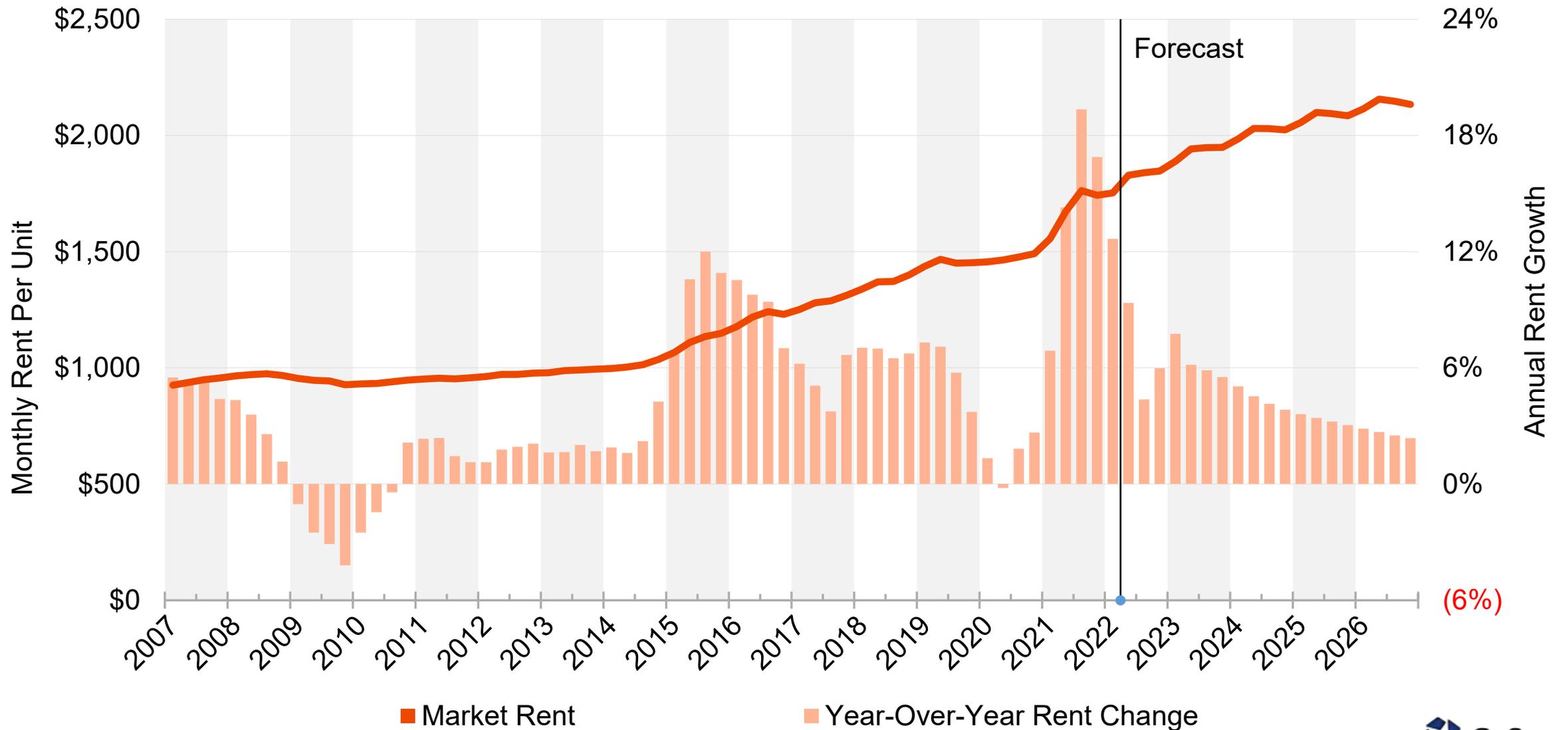
# Bremerton Multifamily Fundamentals



# Bremerton Apartment Rent Growth



# Bremerton Apartment Rent Growth

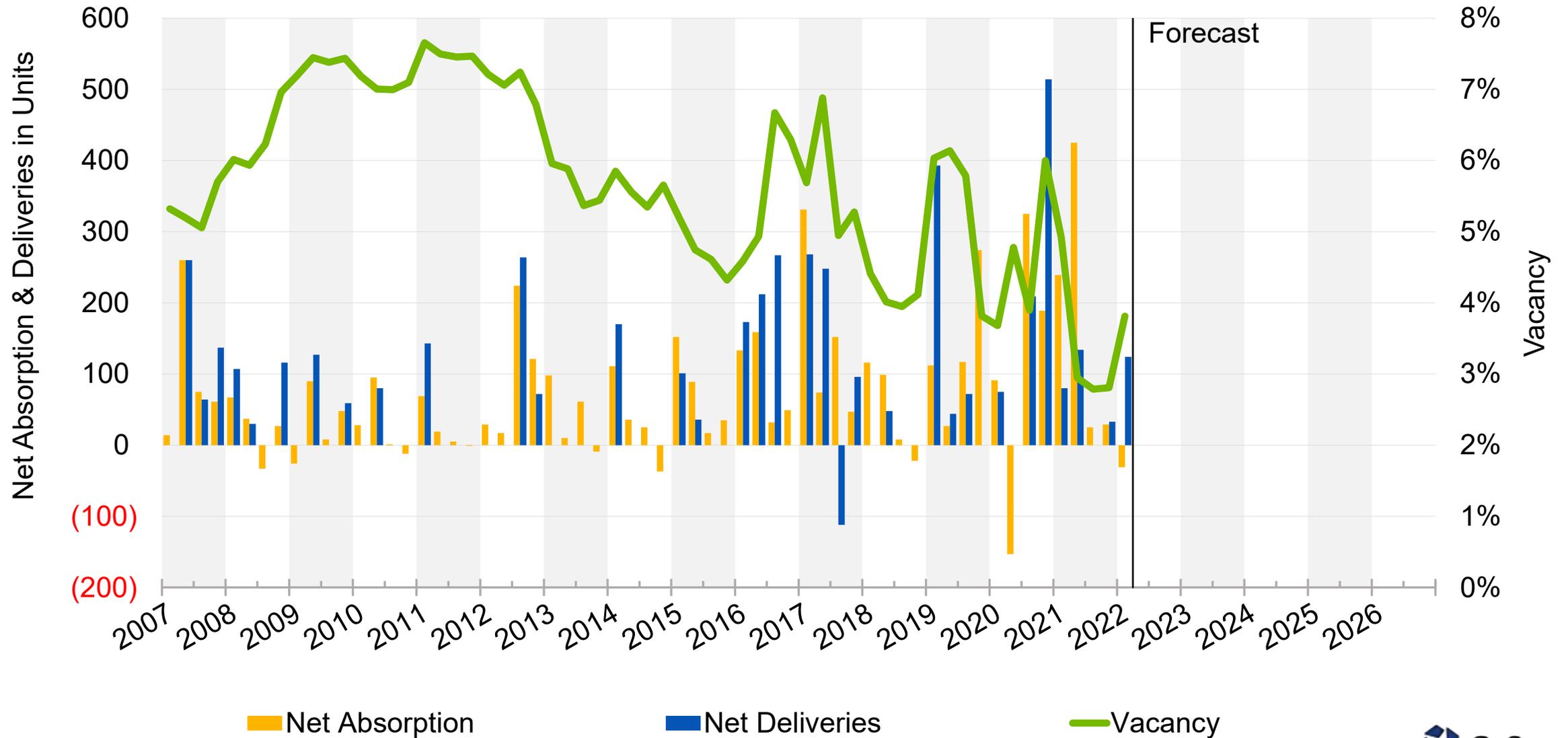


# Olympia Metro Multifamily Market

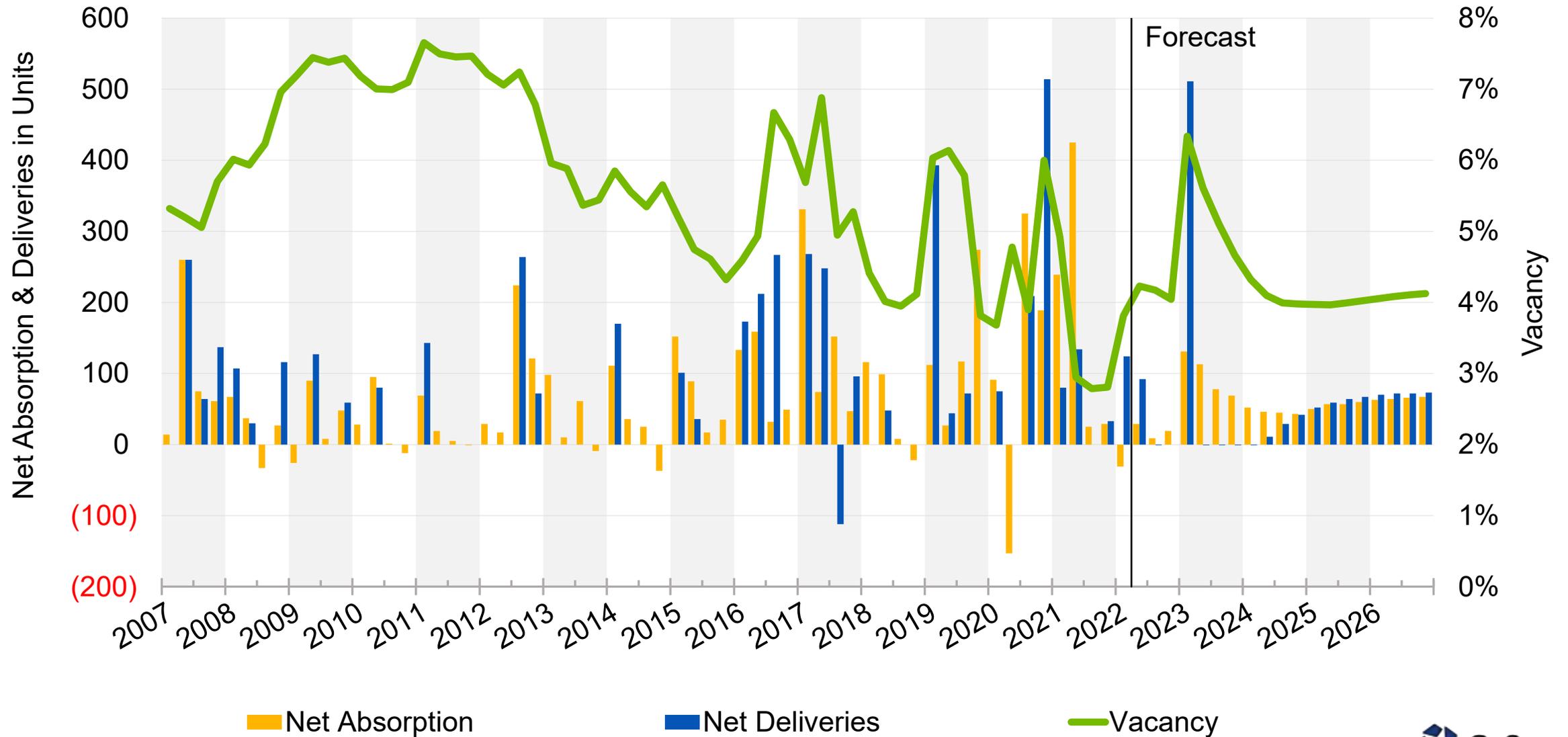
(Thurston County)



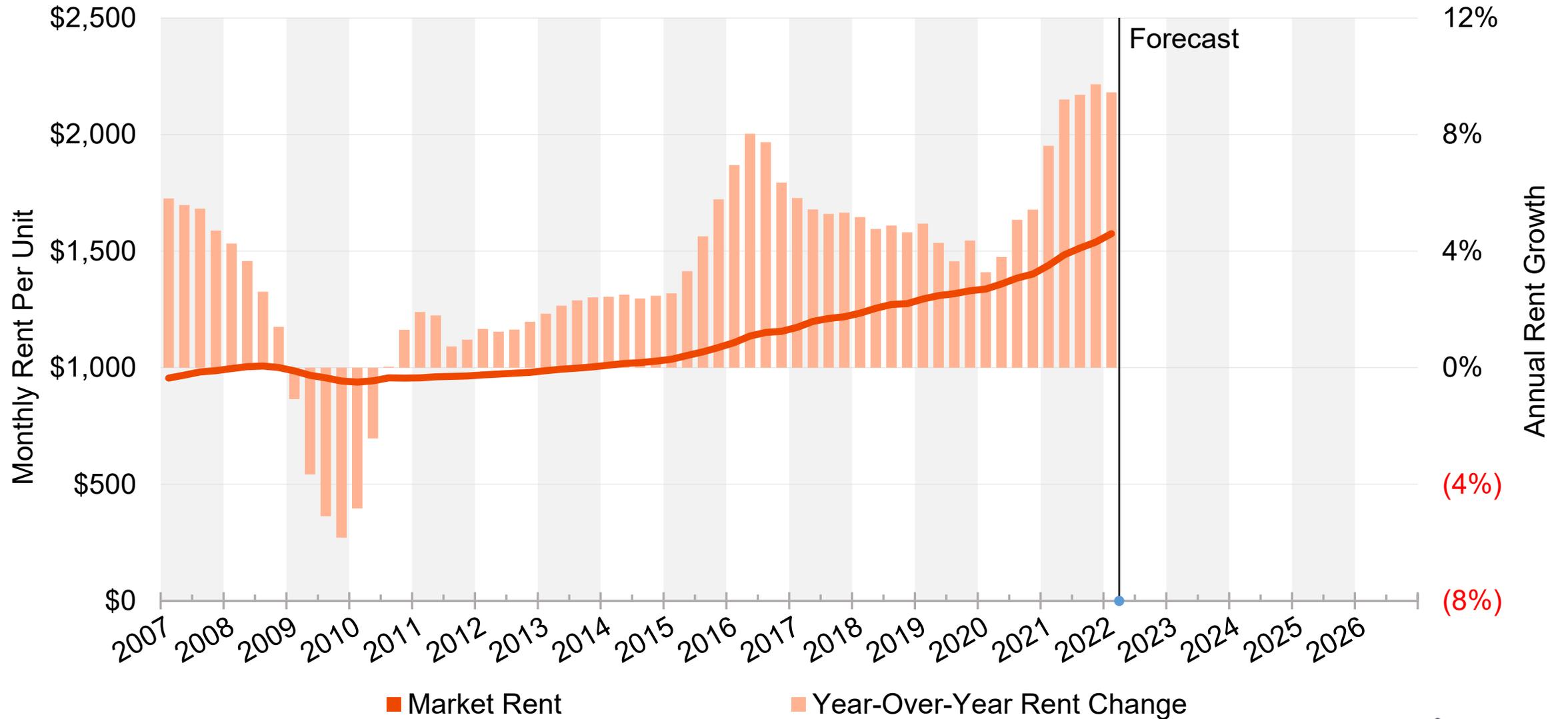
# Olympia Multifamily Fundamentals



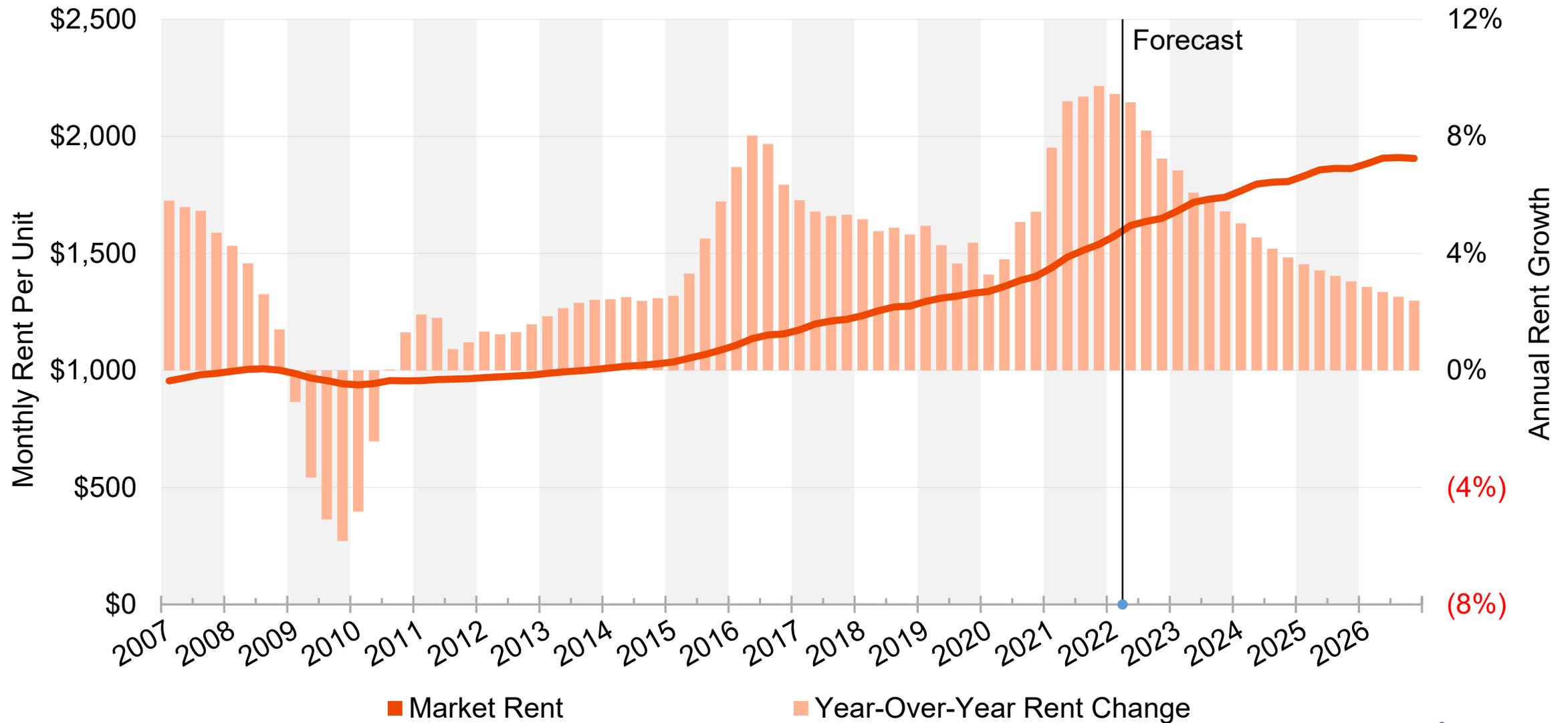
# Olympia Multifamily Fundamentals



# Olympia Apartment Rent Growth



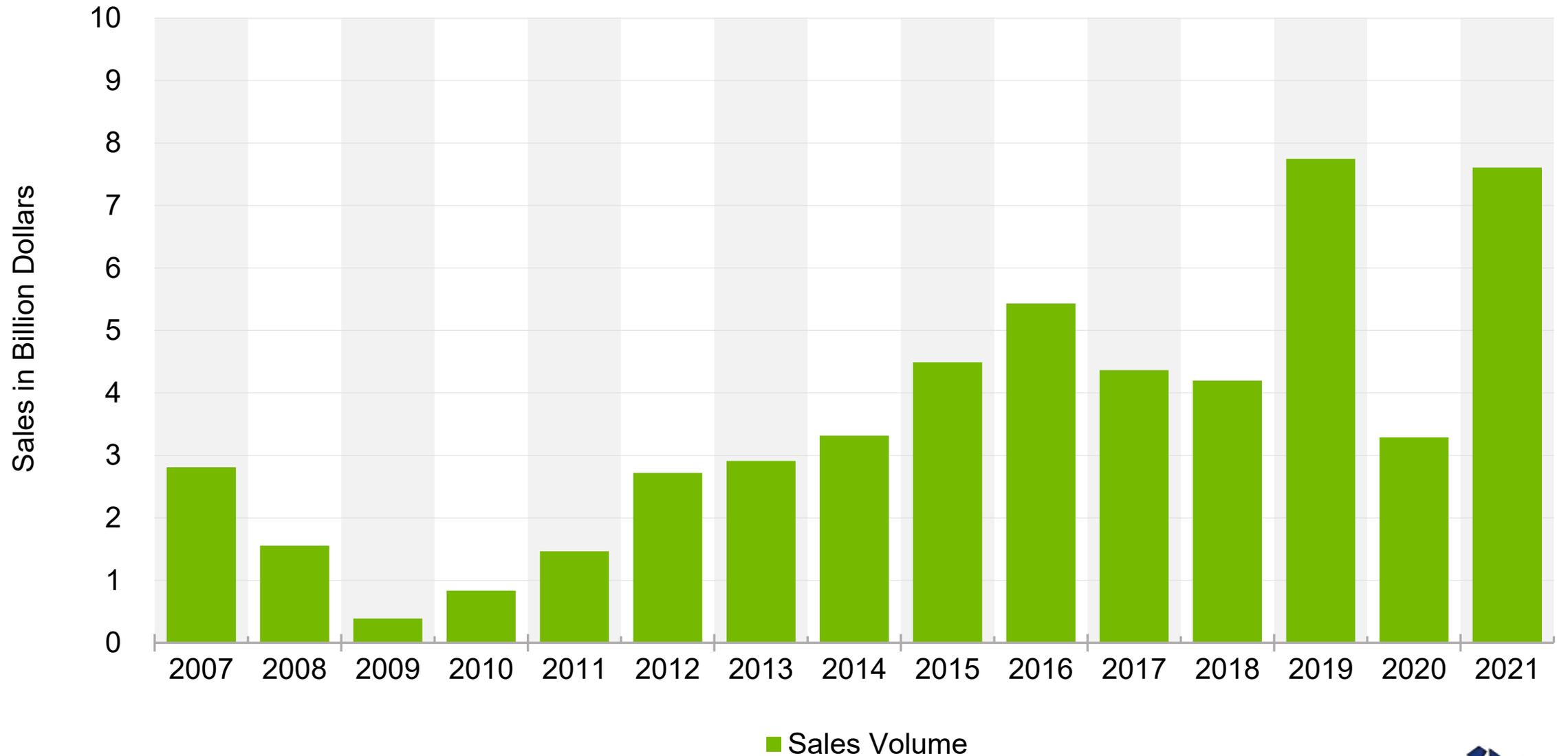
# Olympia Apartment Rent Growth



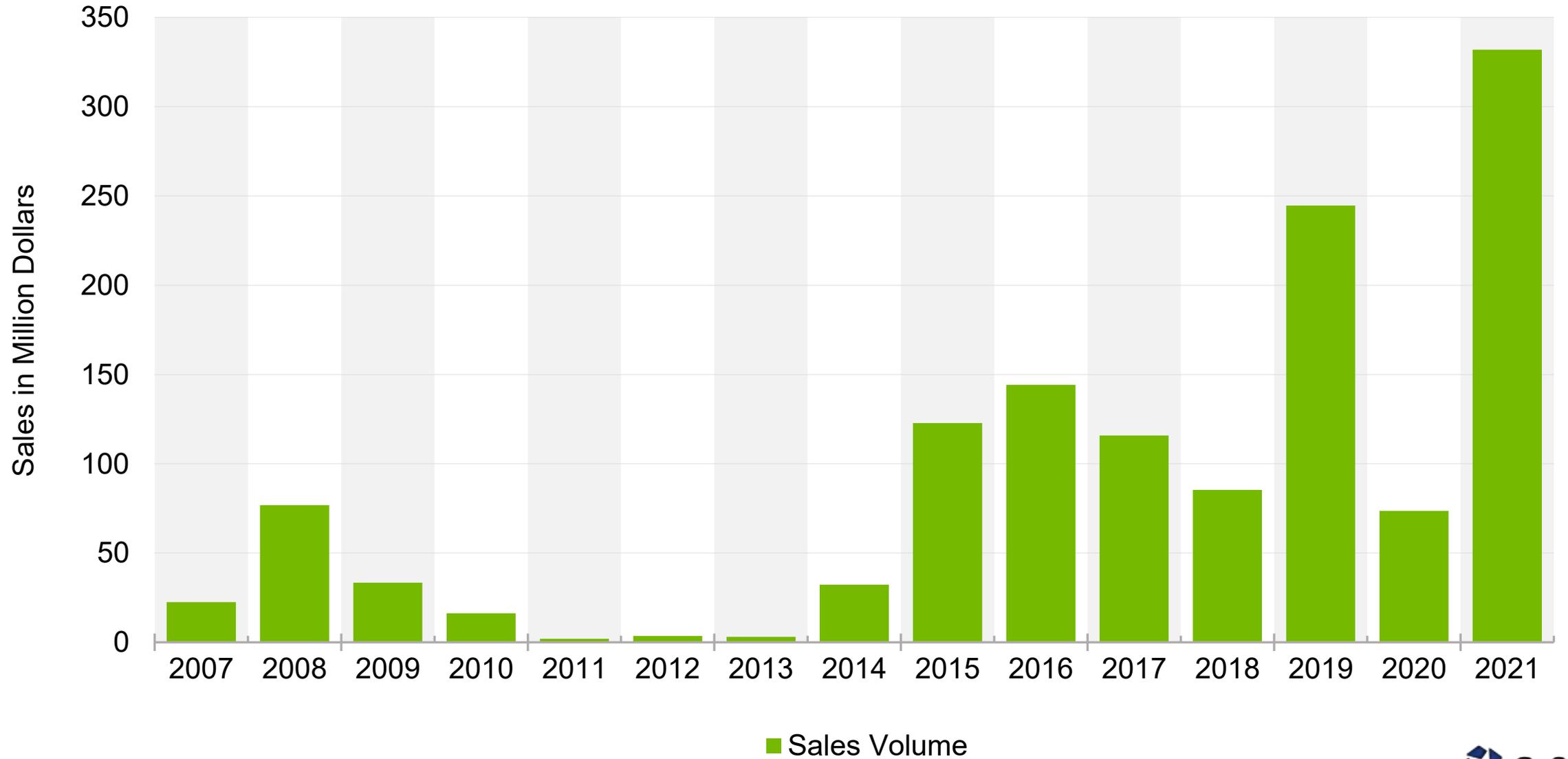
# Multifamily Market Investment Trends



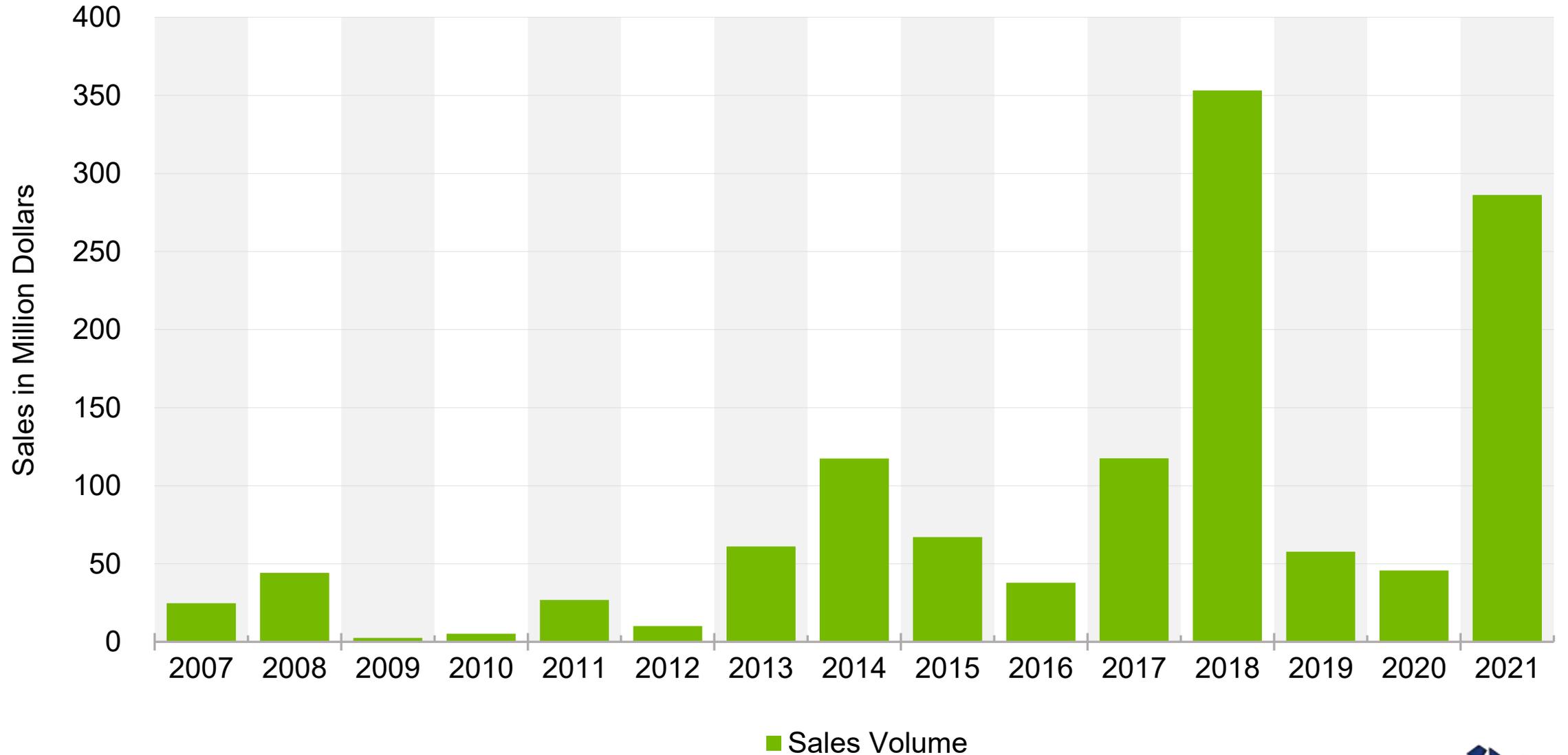
# Annual Multifamily Sales Volume - Seattle



# Annual Multifamily Sales Volume - Bremerton



# Annual Multifamily Sales Volume - Olympia



# Takeaways

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- Occupancy on the rise in both central and suburban submarkets
  - Though still positive, absorption is slowing in all three markets.
- Record high rent growths are softening but still at historically elevated levels.
  - Some submarkets are seeing negative rent growth when accounting for inflation.
- High levels of construction will temper rent growth, but it should remain positive.
- Apartment Sales are in record territory.
  - Sales volume on track for another record year in 2022 in Seattle but slowing in Olympia and Bremerton.



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