

SAN DIEGO MSA | MULTIFAMILY | YE 2019

SNAP STATS

SAN DIEGO MSA SNAP STATS

YE 2019 | 5+ Unit Property Sales Overview

San Diego MSA Overview (5+ Unit Properties)

Total Population **3,376,860**
CoStar

Unemployment Rate (%) **3.1%**
CoStar

Employment Growth (%) **2.3%**
as of Nov 2019

Median HH Income **\$82,692**
CoStar

Per Capita Income **\$34,350**
Census Estimate

Transaction Volume **\$2.62B**
\$2.09B (YE 2018) +25.2% y-o-y

Avg Price/Unit **\$265,515**
\$244,212 (YE 2018) +8.7% y-o-y

Avg Price/SF **\$331.98**
\$292.78 (YE 2018) +13.4% y-o-y

AVG Rent/Occupancy (5+ Unit Properties)

YE 2019	YE 2018	Increase / Decrease
\$1,861 <small>Avg Rent y-o-y (All Units)</small>	\$1,803	+\$58
95.0% <small>Avg Occupancy Rate y-o-y</small>	94.9%	+0.1%

New Construction (50+)*

Delivered | Avg Absorption
3,925 Units | 3,284 Units

Under Construction
7,177 Units

Planned Projects
23,078 Units

Total Inventory

50+ Units
227,478

5-49 Units
114,702

Total Units
342,180

* Project: Figures based on when total projects are delivered.

YE 2019 Sales Stats

50+ Units

\$1.57B

\$1.29B (YE 2018)
+21.9% y-o-y

Q4 2019 \$469M

Transaction Volume

\$1.05B

\$804M (YE 2018)
+30.6% y-o-y

Q4 2019 \$279M

5-49 Units

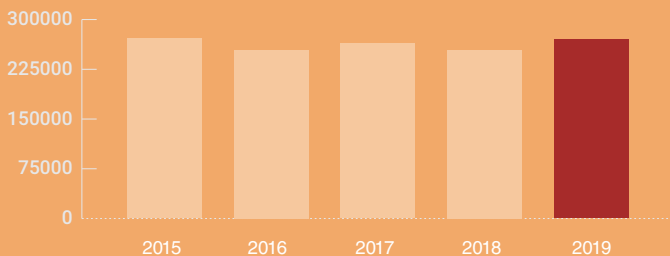
50+ Units

Avg Sales Price Per Unit

5-49 Units

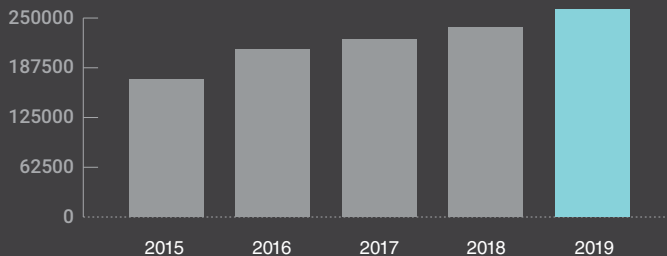
\$268,861

\$248,130 (YE 2018)
+8.4% y-o-y



\$260,660

\$238,181 (YE 2018)
+9.4% y-o-y



\$325.06

\$284.15 (YE 2018)
+14.4% y-o-y

Avg Price/SF

\$342.79

\$307.76 (YE 2018)
+11.4% y-o-y



1987

Avg Year Built

1968

1986
(YE 2018)

1966
(YE 2018)

Top YE 2019 (50+) Sales by Price/Unit

Top YE 2019 (5-49) Sales by Price/Unit



Broadstone North Park
San Diego, 118 Units
\$61,550,000
\$521,610/unit
\$410.33/SF
Built 2018



981 Coast Blvd
La Jolla, 9 Units
\$12,600,000
\$1,400,000/unit
\$1,939.06/SF
Built 1955



The Millennium Mission Valley
San Diego, 305 Units
\$140,000,000
\$459,016/unit
\$533.83/SF
Built 2018



6177 El Tordo
Rancho Santa Fe, 5 Units
\$5,100,000
\$1,020,000/unit
\$737.95/SF
Built 1989



Regents La Jolla
La Jolla, 333 of 574 Units
\$141,500,000
\$424,925/unit
\$459.72/SF
Built 1999



7299 -7303 Draper Avenue
La Jolla, 5 Units
\$4,250,000
\$850,000/unit
\$531.25/SF
Built 1986, 1991

DISCLAIMER © 2020 ABI Multifamily | The information and details contained herein have been obtained from third-party sources believed to be reliable; however, ABI Multifamily has not independently verified its accuracy. ABI Multifamily makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau / CoStar / Vizzda / US Chamber of Commerce / RED Comps / ARMLS