

# SNAP STATS

## EXECUTIVE SUMMARY INFOGRAPHIC

### SAN DIEGO MSA | MULTIFAMILY

### YE 2020 | 5+ Unit Properties Overview

#### San Diego MSA Overview (5+ Unit Properties)

**Total Population** **3,362,665**

CoStar

**Unemployment Rate (%)** **6.6%**

BLS as of Nov 2020

**Employment Growth (%)** **-6.4%**

BLS as of Nov 2020

**Median HH Income** **\$86,595**

CoStar

**Per Capita Income** **\$34,103**

2019 ACS 5-Year Estimate

**Transaction Volume** **\$2.02B**

\$2.74B (YE 2019) -26.4% y-o-y

**Avg Price/Unit** **\$281,516**

\$266,401 (YE 2019) +5.7% y-o-y

**Avg Price/SF** **\$337.29**

\$332.95 (YE 2019) +1.3% y-o-y

#### AVG Rent/Occupancy (5+ Unit Properties)

YE 2020	YE 2019	Increase / Decrease
<b>\$1,891</b>	<b>\$1,863</b>	<b>+\$28</b>
Avg Rent y-o-y (All Units)		
<b>95.6%</b>	<b>95.0%</b>	<b>+0.6%</b>
Avg Occupancy Rate y-o-y		

#### New Construction (5+)

**Delivered | Avg Absorption**

**3,346 Units | 4,456 Units**

**Under Construction**

**9,674 Units**

**Planned Projects**

**19,332 Units**

#### Total Inventory

**50+ Units**

**233,045**

**5-49 Units**

**115,751**

**Total Units**

**348,796**

### YE 2020 Sales Stats

**50+ Units**

**\$1.16B**

**\$1.66B (YE 2019)**  
**-30.3% y-o-y**

**Q4 2020 \$576M**

**Transaction Volume**

**\$863M**

**\$1.09B (YE 2019)**  
**-20.5% y-o-y**

**Q4 2020 \$258M**

**5-49 Units**

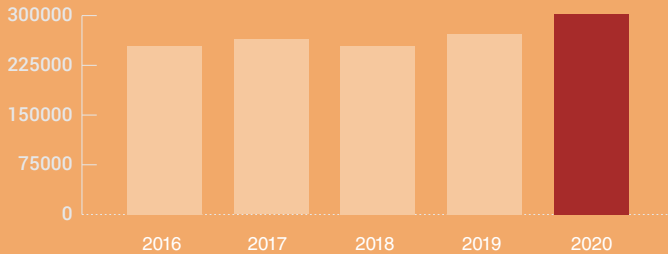
# 50+ Units

## Avg Sales Price Per Unit

# 5-49 Units

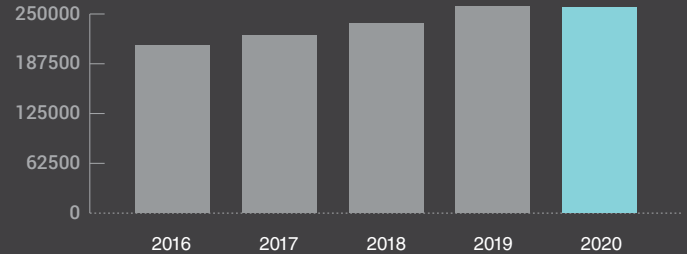
### \$301,688

\$271,490 (YE 2019)  
+11.1% y-o-y



### \$258,377

\$258,993 (YE 2019)  
-0.2% y-o-y



## Avg Price/SF

### \$341.62

\$326.62 (YE 2019)  
+4.6% y-o-y

### \$331.67

\$342.99 (YE 2019)  
-3.3% y-o-y

## Avg Year Built

### 1983

1987  
(YE 2019)

### 1965

1968  
(YE 2019)

### Top YE 2020 (50+) Sales by Price/Unit



**Valentina by Alta**  
San Diego, 110 Units  
\$78,000,000  
\$709,091/unit  
\$644.72/SF  
Built 2019



**625 Broadway**  
San Diego, 232 Units  
\$143,000,000  
\$616,379/unit  
\$621.74/SF  
Built 2020



**Park & Polk**  
San Diego, 54 Units  
\$32,148,090  
\$595,335/unit  
\$633.19/SF  
Built 2017

### Top YE 2020 (5-49) Sales by Price/Unit



**3449 Ocean Front Walk**  
San Diego, 6 Units  
\$7,450,000  
\$1,241,667/unit  
\$1,118.62/SF  
Built 1971



**Lofts on Laurel**  
San Diego, 21 Units  
\$19,000,000  
\$904,762/unit  
\$723.98/SF  
Built 2018



**2121 Newcastle Avenue**  
Cardiff, 18 Units  
\$11,700,000  
\$650,000/unit  
\$764.71/SF  
Built 1976

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