

# SNAP STATS

## EXECUTIVE SUMMARY INFOGRAPHIC

### SACRAMENTO MSA | MULTIFAMILY

### YE 2020 | 5+ Unit Properties Overview

#### Sacramento MSA Overview (5+ Unit Properties)

**Total Population** **2,384,963**

CoStar

**Unemployment Rate (%)** **6.7%**

BLS as of Nov 2020

**Employment Growth (%)** **-6.5%**

BLS as of Nov 2020

**Median HH Income** **\$81,172**

CoStar

**Per Capita Income** **\$35,563**

2019 ACS 5-Year Estimate

**Transaction Volume** **\$1.33B**

\$1.31B (YE 2019) +2.0% y-o-y

**Avg Price/Unit** **\$243,617**

\$168,284 (YE 2019) +44.8% y-o-y

**Avg Price/SF** **\$258.96**

\$202.20 (YE 2019) +28.1% y-o-y

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

YE 2020	YE 2019	Increase / Decrease
<b>\$1,509</b>	<b>\$1,406</b>	<b>+\$103</b>
Avg Rent y-o-y (All Units)		
<b>96.0%</b>	<b>94.9%</b>	<b>+1.1%</b>
Avg Occupancy Rate y-o-y		

#### New Construction (5+)

**Delivered | Avg Absorption**

**1,533 Units | 2,729 Units**

**Under Construction**

**3,707 Units**

**Planned Projects**

**7,371 Units**

#### Total Inventory

**50+ Units**

**145,888**

**5-49 Units**

**35,120**

**Total Units (5+)**

**181,008**

### YE 2020 Sales Stats

**50+ Units**

**\$1.15B**

\$1.12B (YE 2019)  
+2.9% y-o-y

Q4 2020 **\$357M**

**Transaction Volume**

**\$181M**

\$187M (YE 2019)  
-3.2% y-o-y

Q4 2020 **\$33.9M**

**5-49 Units**

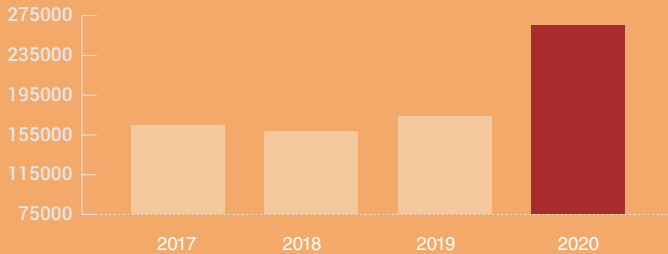
50+ Units

Avg Sales Price Per Unit

5-49 Units

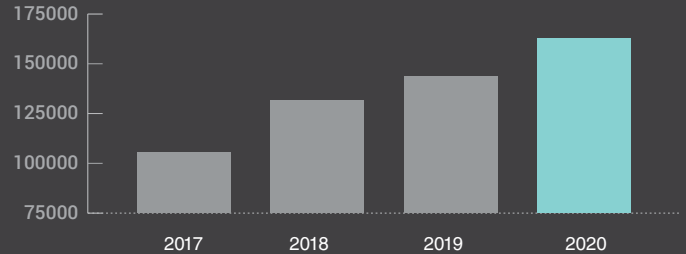
\$264,243

\$173,311 (YE 2019)  
+52.5% y-o-y



\$162,706

\$143,359 (YE 2019)  
+13.5% y-o-y



\$275.30

\$202.11 (YE 2019)  
+36.2% y-o-y

Avg Price/SF

\$187.89

\$202.72 (YE 2019)  
-7.3% y-o-y



1988

Avg Year Built

1963

1982  
(YE 2019)

1961  
(YE 2019)

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

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



Sol @ West Village  
Davis, 663 Units  
\$292,690,000  
\$441,463/unit  
\$364.59/SF  
Built 2011



9205 Elk Grove Blvd  
Elk Grove, 16 Units  
\$6,510,000  
\$406,875/unit  
\$46.50/SF



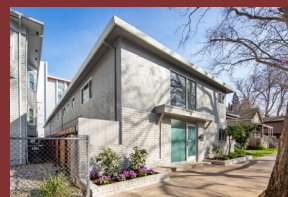
The Press @ Midtown Quarter  
Sacramento, 277 Units  
\$118,000,000  
\$425,993/unit  
\$588.19/SF  
Built 2020



5499 Carlson Drive  
Sacramento, 15 Units  
\$5,200,000  
\$346,667/unit  
\$345.42/SF  
Built 2016



The Terraces at Highland Reserve  
Roseville, 273 Units  
\$95,000,000  
\$347,985/unit  
\$342.75/SF  
Built 2002



SUR Apartments at 1317 F  
Sacramento, 10 Units  
\$3,250,000  
\$325,000/unit  
\$439.19/SF  
Built 1964

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