

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

SACRAMENTO MSA | MULTIFAMILY

Q1 2021 | 5+ Unit Properties Overview

Sacramento MSA Overview (5+ Unit Properties)

Total Population **2,365,946**

CoStar

Unemployment Rate (%) **7.2%**

BLS as of Feb 2021

Employment Growth (%) **-5.4%**

BLS as of Mar 2021

Median HH Income **\$87,541**

CoStar

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

2019 ACS 5-Year Estimate

Transaction Volume **\$221M**

\$544M (Q1 2020) -59.5% y-o-y

Avg Price/Unit **\$163,227**

\$271,251 (Q1 2020) -39.8% y-o-y

Avg Price/SF **\$212.89**

\$253.57 (Q1 2020) -16.0% y-o-y

AVG Rent/Occupancy (5+ Unit Properties)

Q1 2021	Q1 2020	Increase / Decrease
\$1,577	\$1,444	+\$133
Avg Rent y-o-y (All Units)		
96.4%	94.9%	+1.5%
Avg Occupancy Rate y-o-y		

New Construction (5+)

Delivered | Avg Absorption

157 Units | **2,821 Units**

Under Construction

3,820 Units

Planned Projects

8,085 Units

Total Inventory

50+ Units

148,284

5-49 Units

35,257

Total Units (5+)

183,541

Q1 2021 Sales Stats

50+ Units

\$137M

\$471M (Q1 2020)
-71.0% y-o-y

Transaction Volume

\$84M

\$74M (Q1 2020)
+14.2% y-o-y

5-49 Units

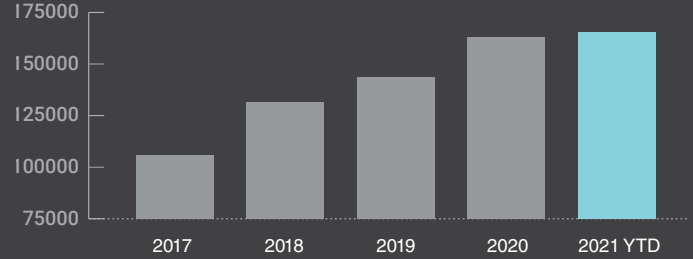
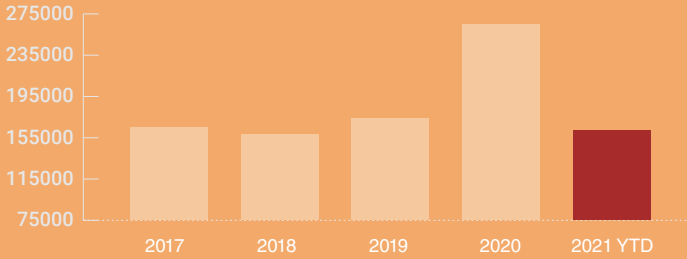
50+ Units

Avg Sales Price Per Unit

5-49 Units

\$161,951 \$301,428 (Q1 2020)
-46.3% y-o-y

\$165,344 \$165,329 (Q1 2020)
+0.0% y-o-y



\$219.96

\$264.13 (Q1 2020)
-16.7% y-o-y

Avg Price/SF

\$202.32

\$201.90 (Q1 2020)
+0.2% y-o-y



1973

1987
(Q1 2020)

Avg Year Built

1956

1966
(Q1 2020)

Top Q1 2021 (50+) Sales by Price/Unit

Top Q1 2021 (5-49) Sales by Price/Unit



Apex on the River
Sacramento, 144 Units
\$31,000,000
\$215,278/unit
\$258.71/SF
Built 1972



The Crest at Memory Lane
Sacramento, 12 Units
\$3,195,000
\$266,250/unit
\$138.14/SF
Built 2009



Woodmore Manor
Citrus Heights, 110 Units
\$22,725,000
\$206,591/unit
\$297.64/SF
Built 1985



296 California Street
Auburn, 6 Units
\$1,550,000
\$258,333/unit
\$226.58/SF
Built 1915, 2018



The Woods
Citrus Heights, 124 Units
\$25,350,000
\$204,435/unit
\$252.19/SF
Built 1986



Sierra Court
Sacramento, 37 Units
\$9,454,536
\$255,528/unit
\$339.31/SF
Built 1963

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