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**TOTAL UNIT INVENTORY**

 5+ UNIT PROPERTIES: **350,591**

 50+ UNIT PROPERTIES: **234,405**
**Q1 2021 Sales Stats**
**50+ Units**
**\$220M**

 \$250M (Q1 2020)  
 -11.8% y-o-y

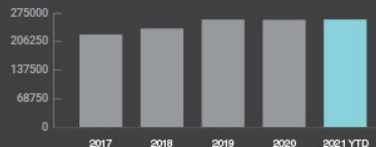
**Transaction Volume**
**\$285M**

 \$268M (Q1 2020)  
 +6.4% y-o-y

**5-49 Units**
**50+ Units**
**\$292,123**

 \$339,419 (Q1 2020)  
 -13.9% y-o-y

**Avg Sales Price Per Unit**
**5-49 Units**
**\$259,213**

 \$271,623 (Q1 2020)  
 -4.6% y-o-y

**\$344.38**

 \$398.83 (Q1 2020)  
 -13.7% y-o-y

**Avg Price/SF**
**\$321.32**

 \$354.26 (Q1 2020)  
 -9.3% y-o-y

**1980**

1981 (Q1 2020)

**Avg Year Built**
**1965**

1963 (Q1 2020)

**50+ UNIT PROPERTIES | Q1 2021 TRANSACTIONS BY YEAR BUILT**

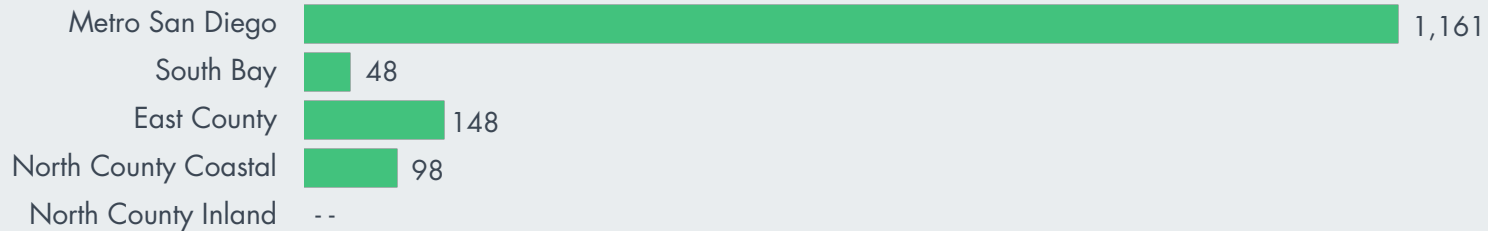
Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	--	--	--
1980-89	\$325K	\$352	4
Pre-1980	\$248K	\$332	3

**5-49 UNIT PROPERTIES | Q1 2021 TRANSACTIONS BY YEAR BUILT**

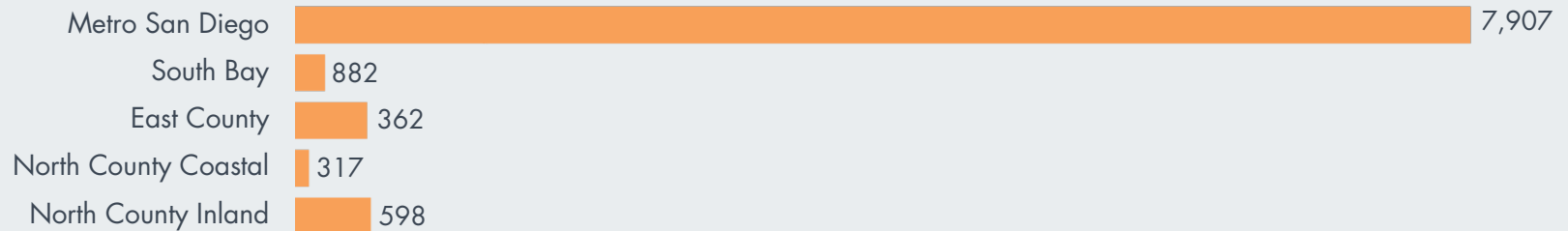
Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$215K	\$277	4
2000-09	\$151K	\$110	2
1990-99	\$201K	\$311	3
1980-89	\$291K	\$371	10
Pre-1980	\$272K	\$344	78

## PER SUBMARKET ANALYSIS OF SAN DIEGO MSA

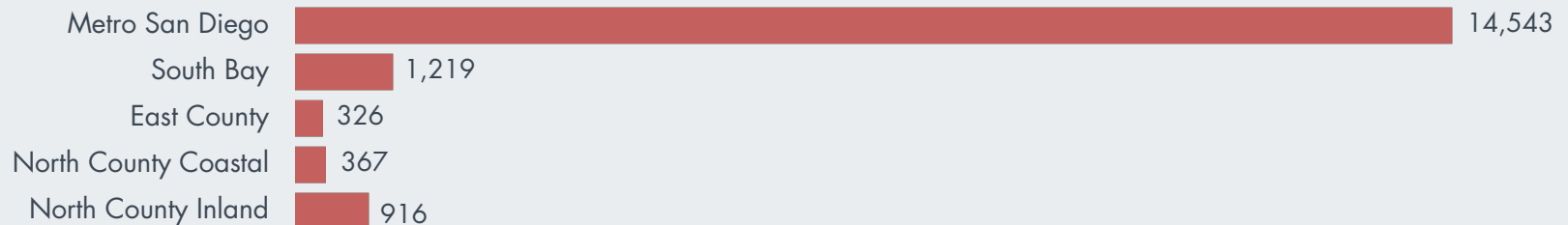
### RECENTLY COMPLETED (# OF UNITS – Q1 2021) \*



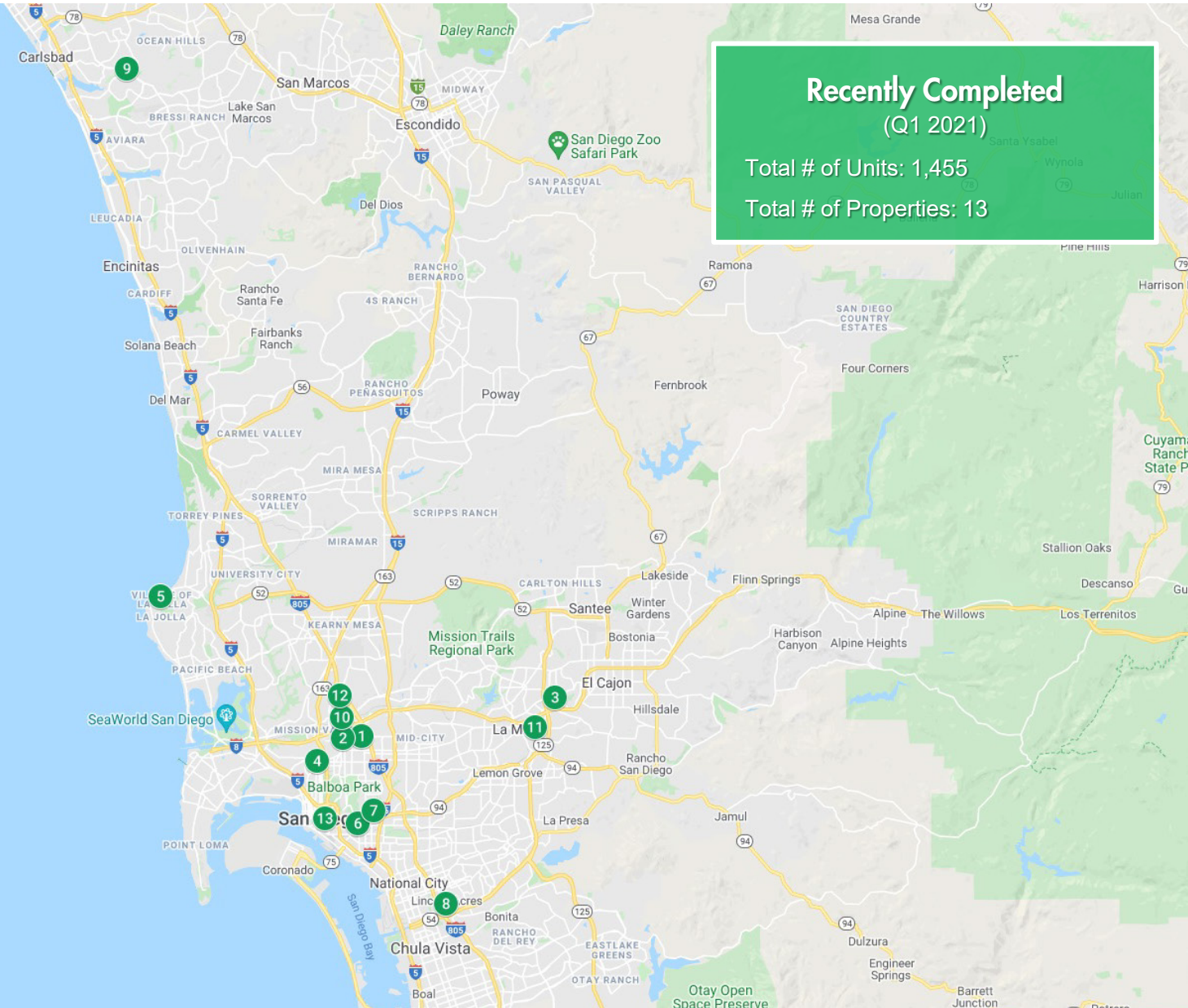
### UNDER CONSTRUCTION (# OF UNITS)



### PLANNED (# OF UNITS)



\* Project Units Delivered. Based on when total projects are delivered, not as individual buildings/units are delivered



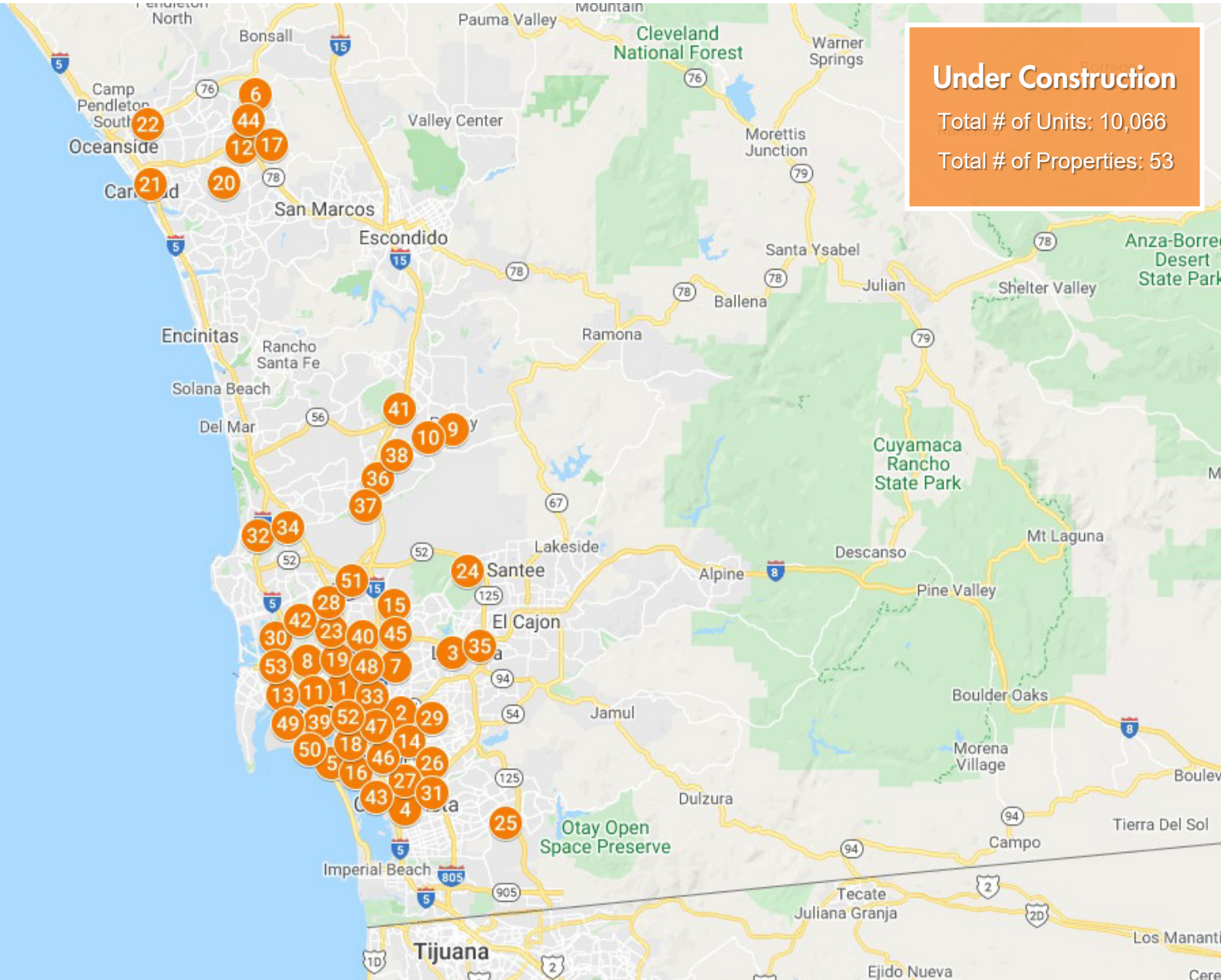
**Recently Completed**  
(Q1 2021)  
Total # of Units: 1,455  
Total # of Properties: 13



## RECENTLY COMPLETED (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
1 4726 Utah Street	4726 Utah Street	San Diego	5	Unknown
2 One Passion	1811 Adams Aveue	San Diego	10	Unknown
3 5900 Severin Drive	5900 Severin Drive	La Mesa	18	Hub & Spoke Communities
4 First Avenue Apartments	3953 1st Avenue	San Diego	19	Bosa Development
5 1141 Silverado Street	1141 Silverado Street	La Jolla	31	Unknown
6 2828 - 2834 Broadway	2828 - 2834 Broadway	San Diego	34	Unknown
7 The Buzz Apartments	2995 B Street	San Diego	36	Silvergate Development, LLC
8 Ridgeway Apartments	2602 - 2614 Ridgeway Drive	National City	48	Unknown
9 Casa Aldea at Carlsbad	2615 Cannon Road	Carlsbad	98	Chelsea Investment Corporation
10 Siena Senior Apartments	8310 Rio San Diego Drive	San Diego	103	Unknown
11 The Haven	8585 La Mesa Blvd	La Mesa	130	Unknown
12 Stylus & Siena	2350 Russell Pky	San Diego	306	Unknown
13 Diega	702 Broadway	San Diego	617	Unknown
<b>2021 COMPLETED</b>			<b>1,455</b>	

**Under Construction**  
Total # of Units: 10,066  
Total # of Properties: 53



## UNDER CONSTRUCTION (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
1 1860 6th Ave	1860 6th Ave	San Diego	9	Unknown
2 Creativo	301 16th St	San Diego	13	Fabric Investments
3 Veterans Village	7561 El Cajon Blvd	La Mesa	19	Bradley Land Group
4 C and C Flats	288 Center St	Chula Vista	43	City of Chula Vista Development Services
5 Ezabelle	454 13th St	San Diego	45	Nakhshab Development & Design
6 Santa Fe Heights Townhomes	1470 N Santa Fe Ave	Vista	45	KSB Development
7 The AIDN	2411 El Cajon Blvd	San Diego	48	Unknown
8 Arbor Crest on Fourth	4186 4th Ave	San Diego	50	JLL
9 Outpost	13247 Poway Rd	Poway	53	Capexco Inc.
10 Villa de Vida Poway	12341 Oak Knoll Rd	Poway	54	Unknown
11 Foley Financial Center	2131 3rd Ave	San Diego	56	Foley Enterprises, Inc.
12 Paseo Artist Village	501 S Santa Fe Ave	Vista	60	Community Housing Works
13 Cielo	915 W Grape St	San Diego	70	Ibex Limited, LLC
14 Keeler Court Apartments	1290-1294 Keeler Ct	San Diego	71	Community Housing Works
15 Trinity Place Apartments	4445 Glacier Ave	San Diego	74	Wakeland Housing & Development Corp.
16 14C VHHP Apartments	1 14th St	San Diego	81	Unknown
17 The Grove	815 Civic Center Dr	Vista	81	Wakeland Housing & Development Corp.
18 811-825 13th St	811-825 13th St	San Diego	87	Unknown
19 Secoya On Fifth	3067 5th Ave	San Diego	100	Unknown
20 Ocean Hills Senior Living Apartments	4500 Cannon Rd	Oceanside	102	Unknown

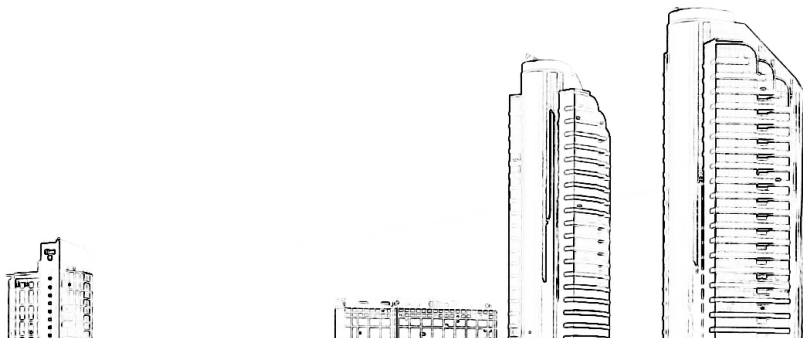
## UNDER CONSTRUCTION (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
21 Carlsbad Village Lofts	1044 Carlsbad Village Dr	Carlsbad	106	AVRP Studios
22 Vista Blue	3240 Mission Ave	Oceanside	109	Unknown
23 Mode	635 Robinson Ave	San Diego	112	Greystar Real Estate Partners
24 7941 Mission Gorge Rd	7941 Mission Gorge Rd	Santee	113	Davisson Enterprises
25 Otay Ranch II	La Media Rd	Chula Vista	116	Unknown
26 2303 E 8th St	2303 E 8th St	National City	126	Unknown
27 8th & B	130 E 8th St	National City	127	Malick Infill Development
28 Camden Hillcrest	4305 Third Ave	San Diego	132	Camden Property Trust
29 5256 Naranja	5256 Naranja St	San Diego	140	Unknown
30 The Seaton	1579 Morena Blvd	San Diego	150	Fairfield Residential
31 Bonita Glen	Bonita Glen Dr	Chula Vista	170	Silvergate Development, LLC
32 Belmont Village Senior Living of La Jolla	3880 Nobel Dr	San Diego	180	Greystar Real Estate Partners
33 525 Olive Tower	501 Olive Rd	San Diego	205	Greystar Real Estate Partners
34 LUX UTC - Tower B	4200 Brooke Ct	San Diego	225	Garden Homes
35 Jefferson La Mesa	4969-4999 Baltimore Ave	La Mesa	230	JPI/TDI
36 The Hub at Scripps Ranch	9850 Carroll Canyon Rd	San Diego	260	Sudberry Properties, Inc.
37 Carroll Canyon	NE I-15 & Carroll Canyon Rd	San Diego	260	Sudberry Properties, Inc.
38 Scripps Mesa Joint Occupancy Project	10380 Spring Canyon Rd	San Diego	264	Monarch Group
39 Hanover 3rd & A	1301 3rd Ave	San Diego	270	Unknown
40 Witt Mission Valley	588 Camino Del Rio N	San Diego	277	The Dinerstein Companies



### UNDER CONSTRUCTION (5+ UNIT PROPERTIES)


Property Name	Address	City	Units	Developer
41 The Courtyards Pacific Village	10977 Pacific Point Pl	San Diego	277	Unknown
42 Alexan Gallerie	375 Camino De La Reina	San Diego	285	Trammell Crow Residential Company
43 National Tower	1010-1040 National City Blvd	National City	300	Global Premier Development, Inc.
44 Persea	1333 N Santa Fe Ave	Vista	305	Orion Pacific
45 Gravity	4560 Mission Gorge Pl	San Diego	325	Fairfield Residential
46 Modera San Diego	241 14th St	San Diego	368	Mill Creek Residential Trust LLC
47 Block A at Makers Quarter - Residential	1508 15th St	San Diego	368	Wermers Companies
48 Winslow	4353 Park Blvd	San Diego	379	LMC
49 Simone	1401 Union St	San Diego	395	AAA Management LLC
50 Courthouse Commons	220 W Broadway	San Diego	431	Holland Partner Group
51 Vive Luxe	8620 Spectrum Rd	San Diego	442	Sunroad Holding Corporation
52 Broadway Towers	1150 E St	San Diego	618	Pinnacle International
53 The Society Bradbury	610 Del Sol Dr N	San Diego	840	Unknown
<b>TOTAL (UNDER CONSTRUCTION)</b>			<b>10,066</b>	



**Planned**

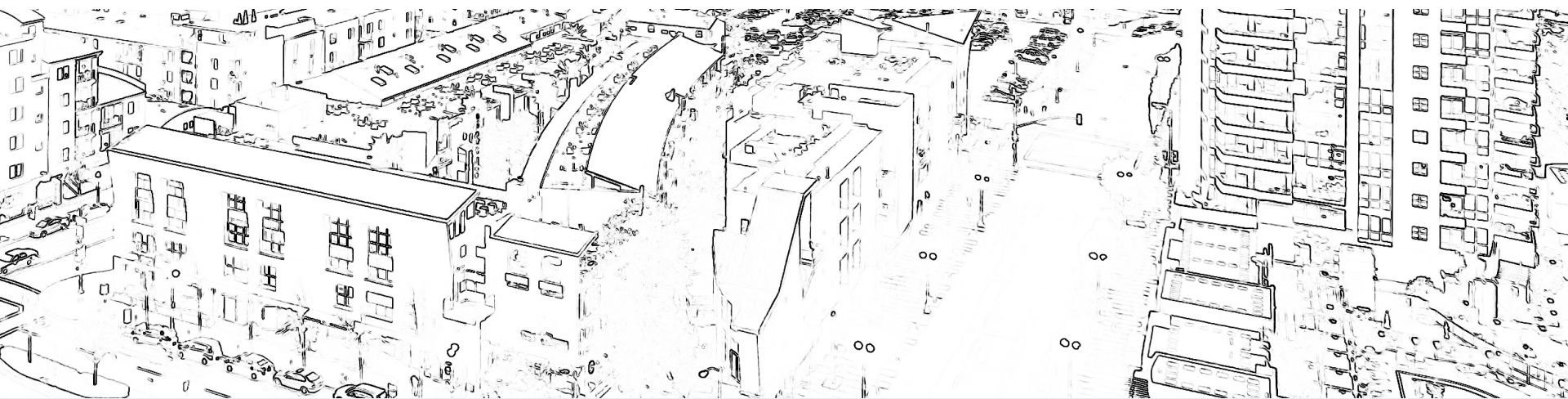
Total # of Units: 17,371

Total # of Properties: 89



# PLANNED

## (5+ UNIT PROPERTIES)



**PLANNED (5+ UNIT PROPERTIES)**

Property Name	Address	City	Units	Developer
1 215 Oceanside Blvd	215 Oceanside Blvd	Oceanside	5	Unknown
2 Park Avenue Apartments	260-262 E Park Ave	San Ysidro	5	Unknown
3 Lighthouse Point	951 Seacoast Dr	Imperial Beach	5	Unknown
4 Avocado Terrace Duplexes	9924 San Juan St	Spring Valley	6	Unknown
5 3922-3932 Park Blvd	3922-3932 Park Blvd	San Diego	8	Unknown
6 627 Civic Center Dr	627 Civic Center Dr	Vista	10	Unknown
7 577 4th Ave	577 4th Ave	Chula Vista	10	The Showbox Market
8 Carlton Oaks Townhomes	9225 Carlton Hills Blvd	Santee	10	Unknown
9 2828 Howard Ave	2828 Howard Ave	San Diego	12	Unknown
10 3530 Indiana St	3530 Indiana St	San Diego	13	Unknown
11 220 Montecito Way	220 Montecito Way	San Diego	15	Unknown
12 5061 72nd St	5061 72nd St	San Diego	16	Unknown
13 Girard Lofts	7606 Girard Ave	La Jolla	18	Unknown
14 CoPlace Logan - Container Multifamily	2995 Commercial St	San Diego	21	Unknown
15 290 E St	290 E St	Chula Vista	24	Unknown
16 801 Pearl St	801 Pearl St	La Jolla	25	Unknown
17 Nimitz Crossing	3909 Voltaire St	San Diego	25	Unknown
18 Block 20	200 N Myers St	Oceanside	29	GF Properties Group, LLC
19 Foley Plaza at Bankers Hill	1801 5th Ave	San Diego	30	Foley Enterprises, Inc.
20 Columbia and Hawthorn	2041 Columbia St	San Diego	33	Property Services

**PLANNED (5+ UNIT PROPERTIES)**

Property Name	Address	City	Units	Developer
21 Block 5	300-382 N Myers St	Oceanside	35	GF Properties Group, LLC
22 Alpine Family Apartments	1460-1464 Marshall Rd	Alpine	38	Unknown
23 3910 Centre St	3910 Centre St	San Diego	42	Unknown
24 Bella Vista Luxury Apartments	1225 N Santa Fe Rd	Vista	46	Unknown
25 929 W Grape St	929 W Grape St	San Diego	49	Unknown
26 Aldea La Mesa	7808 El Cajon Blvd	La Mesa	56	Esquiline, Inc.
27 Ulrich Street Apartments II	2601-2641 Ulrich St	San Diego	60	Unknown
28 MISSISSIPPI ECB AFFORDABLE	2149 El Cajon Blvd	San Diego	61	Trestle Build
29 The Kelvin	7946 Broadway	Lemon Grove	66	Citymark Development
30 2903 4th Ave	2903 4th Ave	San Diego	70	Unknown
31 Sunset Building	303 Horne St	Oceanside	76	Unknown
32 Alexan Little Italy	Columbia St & W Hawthorn	San Diego	85	Trammell Crow Residential Company
33 Bahia View	1425-1431 Market St	San Diego	87	Unknown
34 Taylor Vista Apartments	1885-1941 E Vista Way	Vista	90	Taylor-Vista LP
35 TENTEN Oceanside	901 Mission Ave	Oceanside	90	Unknown
36 Southwest Village	323-338 Willie James Jones Ave	San Diego	91	Related California
37 The Ivy	343 E 2nd Ave	Escondido	95	Touchstone Communities
38 Anita Street Apartments	748-760 Anita St	Chula Vista	96	Wakeland Housing and Development Corporation
39 Alora Apartments	604 Richmar Ave	San Marcos	100	Unknown
40 777 Beech St	777 Beech St	San Diego	104	Unknown

**PLANNED (5+ UNIT PROPERTIES)**

Property Name	Address	City	Units	Developer
41 Aspire	137-151 Valley Pky	Escondido	106	Touchstone Communities
42 The Lofts at Eleventh Avenue	G St	San Diego	118	Carleton Management, Inc.
43 8650 Genessee Ave	8650 Genessee Ave	San Diego	120	Regency Centers Corporation
44 Paradise Senior Apartments	2328 E 6th St	National City	126	Parkview Financial LLC
45 Encinas Creek Apartments	3900 Cannon Rd	Carlsbad	127	Unknown
46 Pinnacle Columbia & A Tower	1262 Columbia St	San Diego	144	Pinnacle - Pinnacle on the Park
47 Fifth and Palm	2929 5th Ave	San Diego	145	Zephyr Partners
48 Citiplace	110 W Ash St	San Diego	147	Essex Property Trust, Inc.
49 4970 Market St	4970 Market St	San Diego	149	Jacobs Center For Neighborhood Innovation
50 Riverview Parkway	Riverview Parkway	Santee	150	William Lyon Homes, Inc.
51 3170 4th Ave	3170 4th Ave	San Diego	150	Unknown
52 2565 Clairemont Dr	2565 Clairemont Dr	San Diego	156	Unknown
53 Airway Gardens	Airway Rd	San Diego	160	ColRich
54 5474 El Cajon Blvd	5474 El Cajon Blvd	San Diego	162	Unknown
55 1105 National City Blvd	1105 National City Blvd	National City	170	AMG & Associates, LLC
56 7th & Market	517 Seventh	San Diego	205	Cisterra Partners LLC
57 Lilac Hills Ranch	8850 W Lilac Rd	Escondido	211	Ranch Capital LLC
58 Merge 56	Camino Del Sur	San Diego	242	Sea Breeze Properties
59 Palomar Heights	555 E Valley Pky	Escondido	258	Integral Communities, Inc.
60 1035-1045 E St	1035-1045 E St	San Diego	260	Capexco Inc.

**PLANNED (5+ UNIT PROPERTIES)**

Property Name	Address	City	Units	Developer
61 Connect 1895	1895 Hancock St	San Diego	276	Unknown
62 7th & A	750 A St	San Diego	281	Cisterra Partners LLC
63 Overture	304 C St	San Diego	282	Presidio Bay Ventures
64 StreetLights Makers Quarter- Block F	15th St	San Diego	295	Foulger-Pratt Companies
65 Otay Ranch - Freeway Commercial North (East)	Centerpark Rd	Chula Vista	308	The REMM Group
66 The Heights at Fashion Valley	7050 Friars Rd	San Diego	319	Fairfield Residential
67 Two Lakes Edge	10955 Camel Mountain Rd	San Diego	331	Two Lakes Edge
68 The Milano	499 W Ash St	San Diego	336	Toll Brothers, Inc.
69 India & Beech	601 W Beech St	San Diego	337	Forge Development Partners
70 Rhodes Crossing	Camino Del Sur	San Diego	342	Holland Partner Group
71 Little Italy	1502 Kettner Blvd	San Diego	356	Holland Partner Group
72 408 Hollister St	408 Hollister St	San Diego	380	Jeff Phair
73 Spire	800 Broadway	San Diego	384	Ghods Builders, Inc.
74 6th & A	610 A St	San Diego	389	Ghods Builders, Inc
75 5255 Mount Etna Dr	5255 Mount Etna Dr	San Diego	404	Chelsea Investment Corporation
76 4464 Alvarado Canyon Rd	4464 Alvarado Canyon Rd	San Diego	410	Greystar Real Estate Partners
77 Lucia Nel Cielo	768 F St	San Diego	424	Avion Development LLC
78 1st + Beech	1450 2nd Ave	San Diego	429	Property Services
79 8225 Aero Dr	8225 Aero Dr	San Diego	434	Unknown
80 Pinnacle Pacific Heights	1221 11th Ave	San Diego	445	Pinnacle - Pinnacle on the Park

**PLANNED (5+ UNIT PROPERTIES)**

Property Name	Address	City	Units	Developer
81 Pinnacle 11th & E	1141 E St	San Diego	462	Pinnacle - Pinnacle on the Park
82 The Rey Phase II	8th Ave	San Diego	464	Wood Residential Services
83 1005 B St	1005 B St	San Diego	471	Liberty National Corp
84 Millenia	Metro Ave	Chula Vista	480	Meridian Development
85 5901-5927 Mission Gorge Rd	5901-5927 Mission Gorge Rd	San Diego	546	Community Development Partners
86 7634-7676 Clairemont	7634-7676 Clairemont	San Diego	634	Unknown
87 1015 Park Blvd	1015 Park Blvd	San Diego	640	Liberty National Corporation
88 Residential Development	Midway Dr	San Diego	699	Unknown
89 7131-7151 Carroll Rd	7131-7151 Carroll Rd	San Diego	750	Lehigh Hanson, Inc.
<b>TOTAL (PLANNED)</b>			<b>17,371</b>	

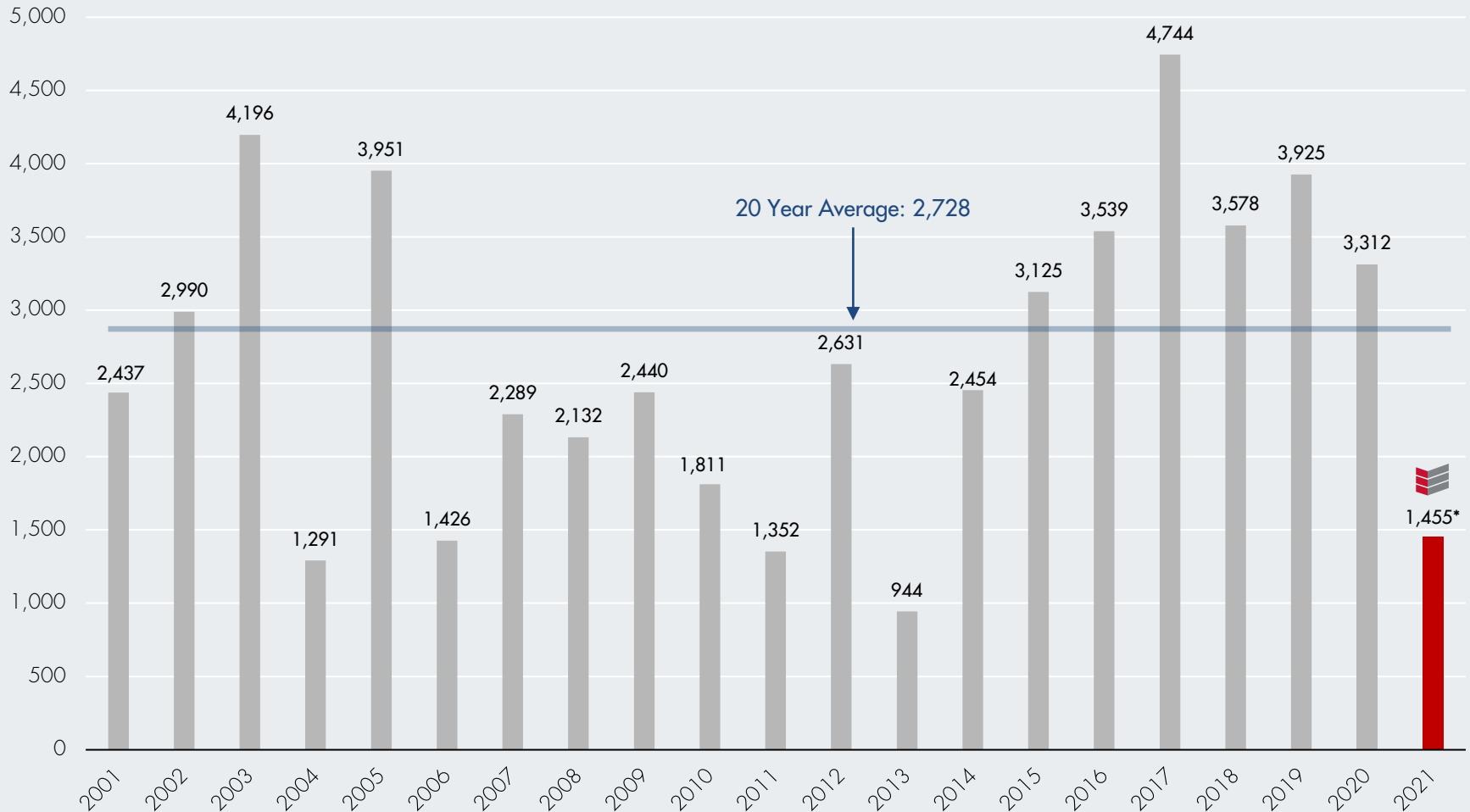
**TOTAL UNIT INVENTORY**

 5+ UNIT PROPERTIES: **350,591**

 50+ UNIT PROPERTIES: **234,405**
**ABSORPTION PER MARKET  
(12 MONTH)**
**6,274 Units**


\* Project Units Delivered (YTD)

Based on when total projects are delivered, not as individual buildings/units are delivered





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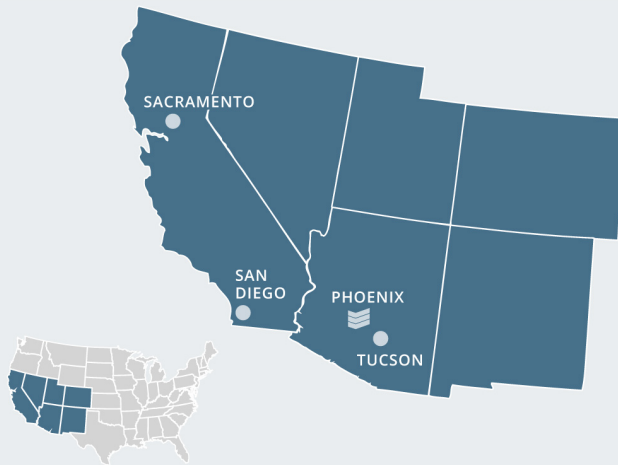
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