

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

SACRAMENTO MSA | MULTIFAMILY

Q2 2021 | 5+ Unit Properties Overview

Sacramento MSA Overview (5+ Unit Properties)

Total Population **2,367,300**

CoStar

Unemployment Rate (%) **6.3%**

BLS as of May 2021

Employment Growth (%) **4.7%**

BLS as of June 2021

Median HH Income **\$88,032**

CoStar

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

2019 ACS 5-Year Estimate

Transaction Volume **\$201M**

\$176M (Q2 2020) +14.5% y-o-y

Avg Price/Unit **\$170,503**

\$210,321 (Q2 2020) -18.9% y-o-y

Avg Price/SF **\$198.09**

\$250.18 (Q2 2020) -20.8% y-o-y

AVG Rent/Occupancy (5+ Unit Properties)

Q2 2021	Q2 2020	Increase / Decrease
\$1,667	\$1,474	+\$193
Avg Rent y-o-y (All Units)		
96.5%	95.3%	+1.2%
Avg Occupancy Rate y-o-y		

New Construction (5+)

Delivered (YTD)	Absorption (12 Months)
1,003 Units	2,631 Units
Under Construction	
4,986 Units	
Planned Projects	
7,653 Units	

Total Inventory

50+ Units

148,256

5-49 Units

35,463

Total Units (5+)

183,719

Q2 2021 Sales Stats

50+ Units

\$154M

\$154M (Q2 2020)
-0.2% y-o-y

Transaction Volume

\$47M

\$22M (Q2 2020)
+117.8% y-o-y

5-49 Units

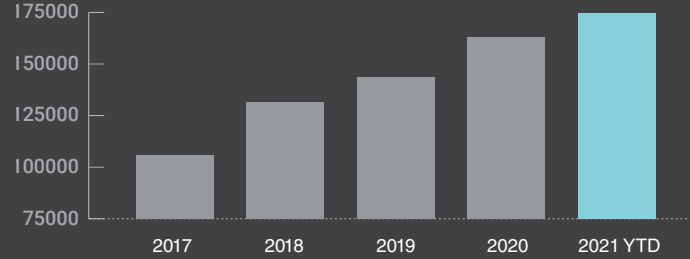
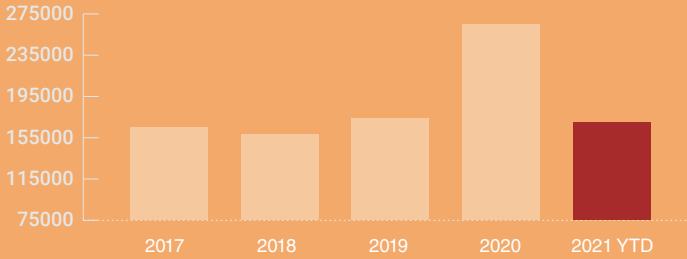
50+ Units

Avg Sales Price Per Unit

5-49 Units

\$169,308 \$213,356 (Q2 2020)
-20.6% y-o-y

\$174,489 \$191,126 (Q2 2020)
-8.7% y-o-y



\$189.60

\$245.89 (Q2 2020)
-22.9% y-o-y

Avg Price/SF

\$231.68

\$285.29 (Q2 2020)
-18.8% y-o-y



1972

1980
(Q2 2020)

Avg Year Built

1967
(Q2 2020)

1968

Top Q2 2021 (50+) Sales by Price/Unit



Vantage
Rancho Cordova, 114 Units
\$25,000,000
\$219,298/unit
\$232.22/SF
Built 1970



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



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

Top Q2 2021 (5-49) Sales by Price/Unit



North Fork
Auburn, 9 Units
\$2,500,000
\$277,778/unit
\$271.92/SF
Built 2008



1614 K Street
Sacramento, 8 Units
\$2,150,000
\$268,750/unit
\$262.45/SF
Built 1997



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

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