



MULTIFAMILY REPORT

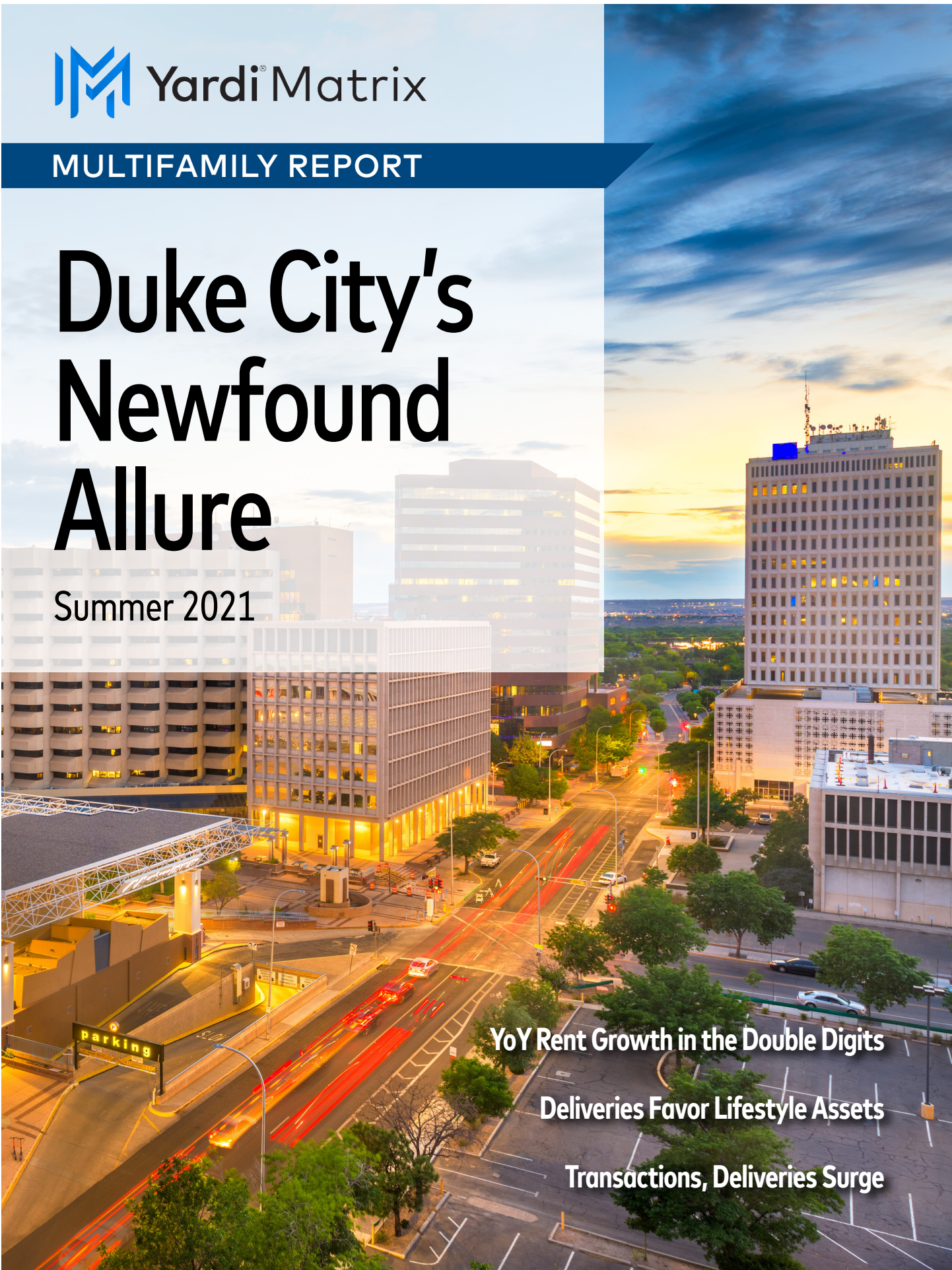
Duke City's Newfound Allure

Summer 2021

YoY Rent Growth in the Double Digits

Deliveries Favor Lifestyle Assets

Transactions, Deliveries Surge



ALBUQUERQUE MULTIFAMILY



Limited Inventory Boosts Rent Evolution

Albuquerque's multifamily market performed strongly during 2021's first seven months, with sustained activity on both the development and investment sides. Thanks to a tight rental market—the average occupancy rate in stabilized properties was up 100 basis points year-over-year as of June, to 96.8%—the average rent increased 1.9% on a trailing three-month basis, to \$1,079. On a year-over-year basis, the metro ranked 11th among all major U.S. metros. The scarcity of upscale units boosted the Lifestyle segment especially.

Unemployment rose again to 8.1% in June from 7.0% the month prior, trailing the 5.9% national average. The employment market posted a 3.2% contraction, lagging the -1.9% U.S. rate. Albuquerque added 31,400 jobs in the 12 months ending in May, with contractions in the financial activities, government and information sectors. Trade, transportation and utilities, Albuquerque's third-largest sector, added 6,700 jobs, and Amazon's announced expansion will create another 1,500 jobs. Netflix and Intel will create some 1,700 jobs combined in expansion and upgrade strategies.

Development and transaction activities picked up speed in Albuquerque, with developers delivering 415 units in 2021 through July and another 1,461 underway. Meanwhile, multifamily deals totaled \$234 million, for a per-unit price that slid to \$116,192.

Market Analysis | Summer 2021

Contacts

Jeff Adler

Vice President & General
Manager of Yardi Matrix
Jeff.Adler@Yardi.com
(303) 615-3676

Jack Kern

Director of Research
and Publications
Jack.Kern@Yardi.com
(800) 866-1124 x2444

Ron Brock, Jr.

Industry Principal, Matrix
JR.Brock@Yardi.com
(480) 663-1149 x2404

Author

Anca Gagiuc

Senior Associate Editor

Recent Albuquerque Transactions

Olympus Rodeo



City: Santa Fe, N.M.
Buyer: Olympus Property
Purchase Price: \$47 MM
Price per Unit: \$250,511

Glo



City: Albuquerque, N.M.
Buyer: Benedict Canyon Equities
Purchase Price: \$27 MM
Price per Unit: \$140,898