

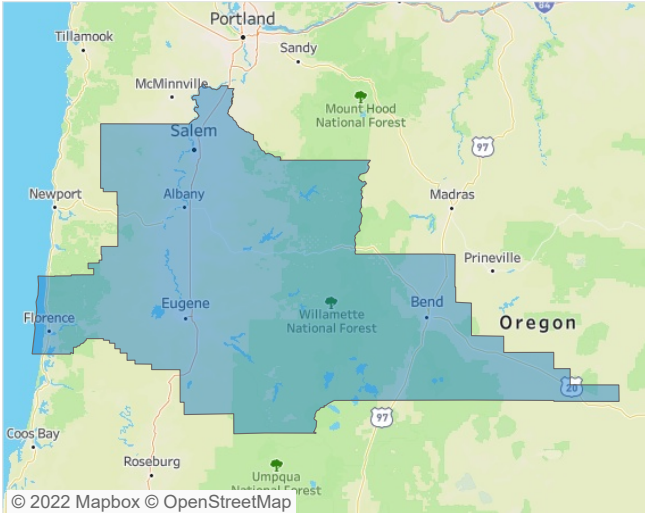


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Eugene is the 77th largest multifamily market with 46,945 completed units and 8,300 units in development, 2,123 of which have already broken ground.

New lease asking rents are at \$1,472, up 12.8% ▲ from the previous year placing Eugene at 55th overall in year-over-year rent growth.

Multifamily housing demand has been rising with 886 ▲ net units absorbed over the past twelve months. This is down -1,311 ▼ units from the previous year's gain of 2,197 ▲ absorbed units.

Employment in Eugene has grown by 3.9% ▲ over the past 12 months, while hourly wages have risen by 5.6% ▲ YoY to \$28.14 according to the Bureau of Labor Statistics.

