

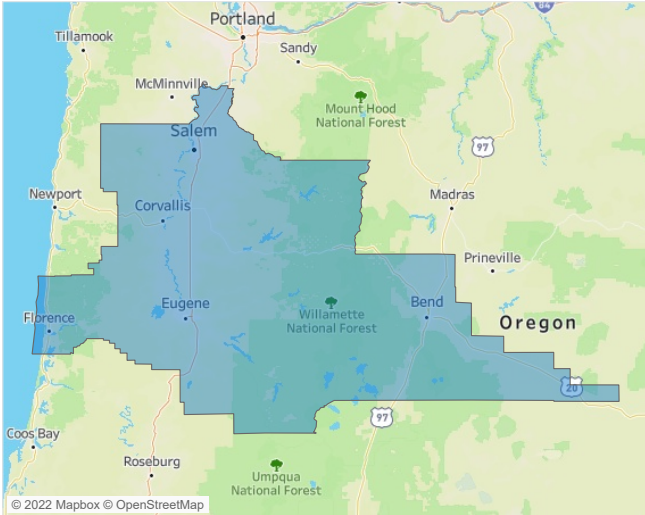


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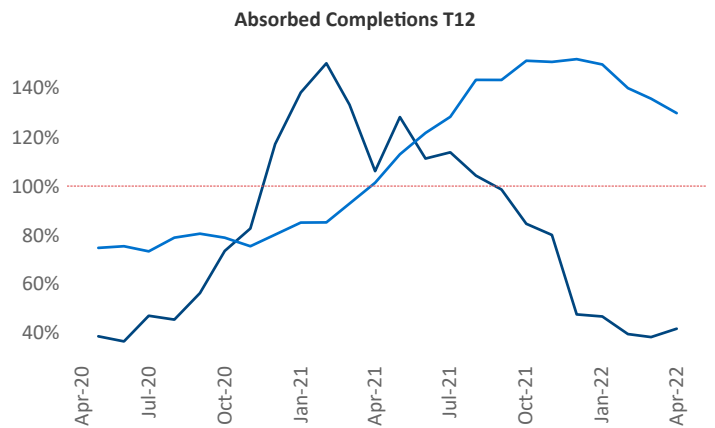
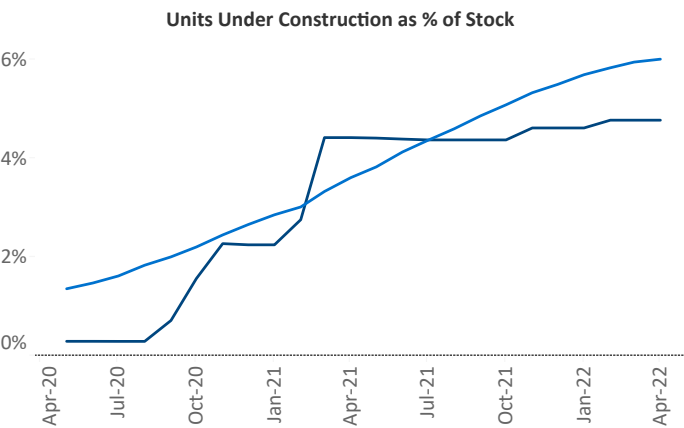
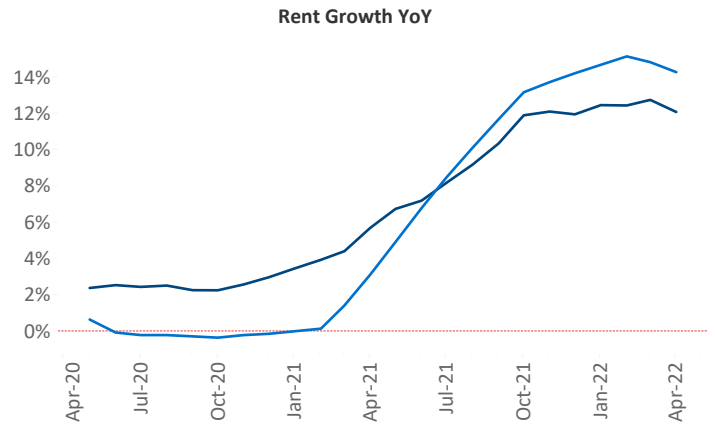
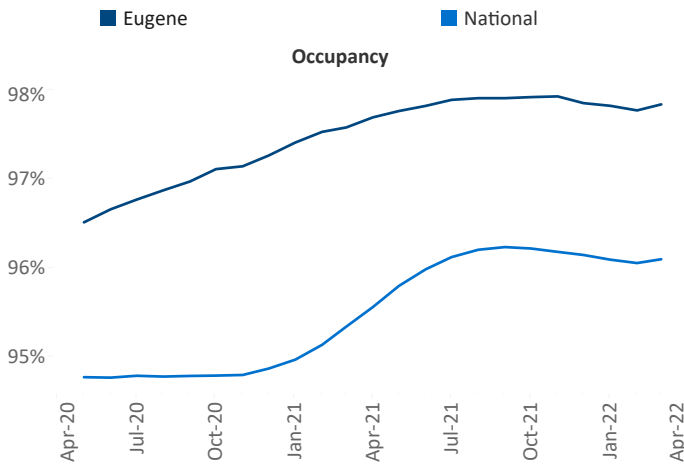


Eugene is the 77th largest multifamily market with 46,945 completed units and 8,487 units in development, 2,243 of which have already broken ground.

New lease asking rents are at \$1,477, up 12.1% ▲ from the previous year placing Eugene at 66th overall in year-over-year rent growth.

Multifamily housing demand has been rising with 890 ▲ net units absorbed over the past twelve months. This is down -1,073 ▼ units from the previous year's gain of 1,963 ▲ absorbed units.

Employment in Eugene has grown by 3.5% ▲ over the past 12 months, while hourly wages have risen by 4.8% ▲ YoY to \$28.60 according to the Bureau of Labor Statistics.



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