

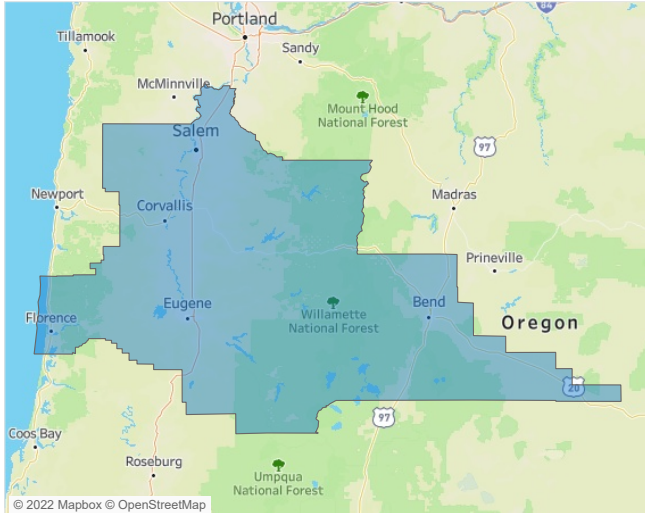


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Eugene
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Eugene is the 77th largest multifamily market with 47,609 completed units and 7,759 units in development, 2,316 of which have already broken ground.

New lease asking rents are at \$1,532, up 10.5% ▲ from the previous year placing Eugene at 57th overall in year-over-year rent growth.

Multifamily housing demand has been positive with 343 ▲ net units absorbed over the past twelve months. This is down -1,465 ▼ units from the previous year's gain of 1,808 ▲ absorbed units.

Employment in Eugene has grown by 2.1% ▲ over the past 12 months, while hourly wages have risen by 4.2% ▲ YoY to \$28.93 according to the Bureau of Labor Statistics.

