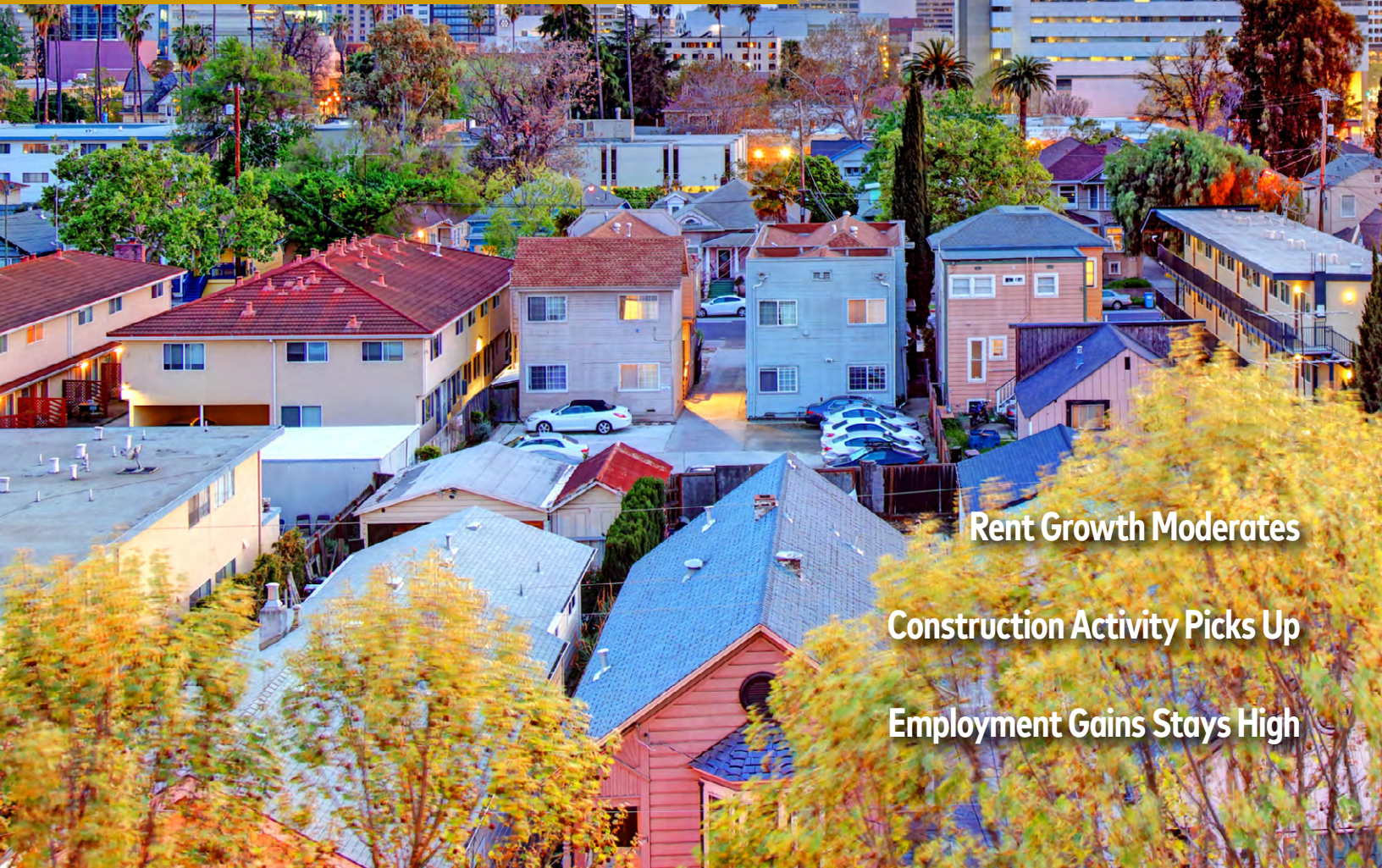


# Yardi® Matrix

## MULTIFAMILY REPORT

# Garden City: Still In Full Bloom

Winter 2020



**Rent Growth Moderates**

**Construction Activity Picks Up**

**Employment Gains Stays High**

# SAN JOSE MULTIFAMILY

## Yardi® Matrix

### Job Increases Support Demand

San Jose's multifamily market is sustained by one of the country's strongest economies. Rent growth stagnated in the second part of 2019, advancing 0.1% year-over-year through November to \$2,876. Despite the elevated rents in the metro, the occupancy rate in stabilized properties inched up another 10 basis points year-over-year to 95.7% in October.

After hovering below the 2.0% mark for most of 2018, job growth picked up in 2019, rising 2.6% year-over-year through September—80 basis points above the national rate. San Jose gained 33,600 jobs in the 12 months ending in September, with the professional and business services sector leading job growth (9,500 jobs), followed by the information sector (7,800 positions). Manufacturing—San Jose's second-largest employment sector—rounded out the top three, expanding by 6,300 jobs. This growth is poised to continue with support from top companies including Tesla, Apple and Splunk, among others.

Apartment deliveries picked up again in 2019 with 2,393 units, or 2.0% of total stock, coming online year-to-date through November. The transaction volume crossed the \$1 billion mark in the first 10 months of the year, for an average price per unit of \$497,574, more than three times the \$162,751 national average per-unit price.

### Market Analysis | Winter 2020

#### Contacts

**Jeff Adler**

Vice President & General Manager of Yardi Matrix  
*Jeff.Adler@Yardi.com*  
(800) 866-1124 x2403

**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**

Associate Editor

#### Recent San Jose Transactions

##### The Village Residences



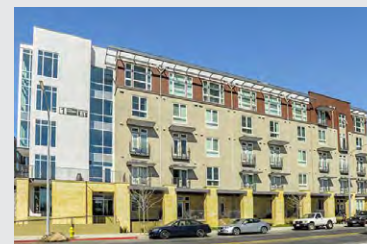
City: Mountain View, Calif.  
Buyer: Brookfield Properties  
Purchase Price: \$292 MM  
Price per Unit: \$884,848

##### Lex



City: San Jose, Calif.  
Buyer: Equity Residential  
Purchase Price: \$181 MM  
Price per Unit: \$466,408

##### Domain



City: San Jose, Calif.  
Buyer: Prime Group  
Purchase Price: \$256MM  
Price per Unit: \$575,450

##### Sofi Riverview Park



City: San Jose, Calif.  
Buyer: Pacific Urban Residential  
Purchase Price: \$61 MM  
Price per Unit: \$226,576