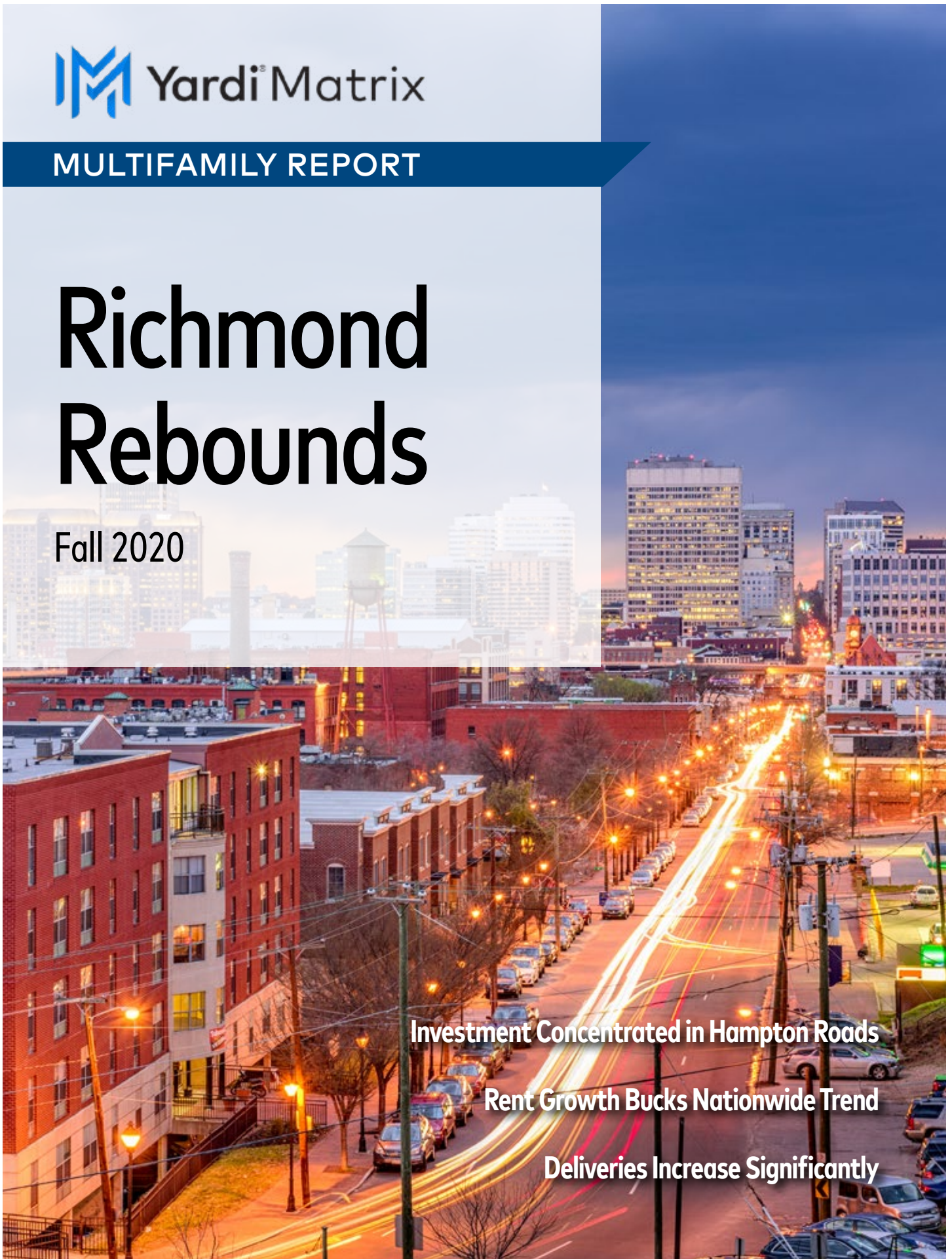




MULTIFAMILY REPORT

# Richmond Rebounds

Fall 2020



**Investment Concentrated in Hampton Roads**

**Rent Growth Bucks Nationwide Trend**

**Deliveries Increase Significantly**

# RICHMOND MULTIFAMILY



## Rent Growth Endures Despite Economic Woes

This year was forecast to be a strong one for Richmond's economy and multifamily market, following steady demand in 2019 and the prospect of above-average rent gains. Indeed, while fundamentals took a hit as a result of the health crisis, rents were still up 0.6% on a trailing three-month basis through September, bucking nationwide trends. What's more, the metro's occupancy rate in stabilized assets rose 0.2% over 12 months, to 95.6% as of August.

Richmond's employment pool contracted by more than 90,000 positions in the 12 months ending in July—down 5.3%—with all sectors recording drops. While many of the national job losses reported at the beginning of the pandemic consisted of temporary layoffs and furloughs, in September, the national number of workers who permanently lost their jobs spiked to 3.8 million. That's almost twice as many as the number in April.

Almost 4,000 of the 9,578 units under development as of September are slated to reach completion as early as year-end. However, due to supply chain disruptions and economic and health factors, some projects will inevitably register delays. Meanwhile, transaction volume over the first nine months of 2020 dropped almost 75% compared to the same period last year, to \$256.1 million.

### Market Analysis | Fall 2020

#### Contacts

**Jeff Adler**

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

**Jack Kern**

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

**Ron Brock, Jr.**

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

**Author****Razvan Cimpean**

Senior Associate Editor

#### Recent Richmond Transactions

##### Brittany Place



City: Norfolk, Va.  
Buyer: Levco Management  
Purchase Price: \$17 MM  
Price per Unit: \$114,189

##### Harborstone



City: Newport News, Va.  
Buyer: AION Partners  
Purchase Price: \$16 MM  
Price per Unit: \$55,405

##### Falcon Point



City: Virginia Beach, Va.  
Buyer: Seminole Trail Properties  
Purchase Price: \$7 MM  
Price per Unit: \$102,734

##### McGuire Park



City: Richmond, Va.  
Buyer: Richmond Area Housing  
Purchase Price: \$5 MM  
Price per Unit: \$60,000