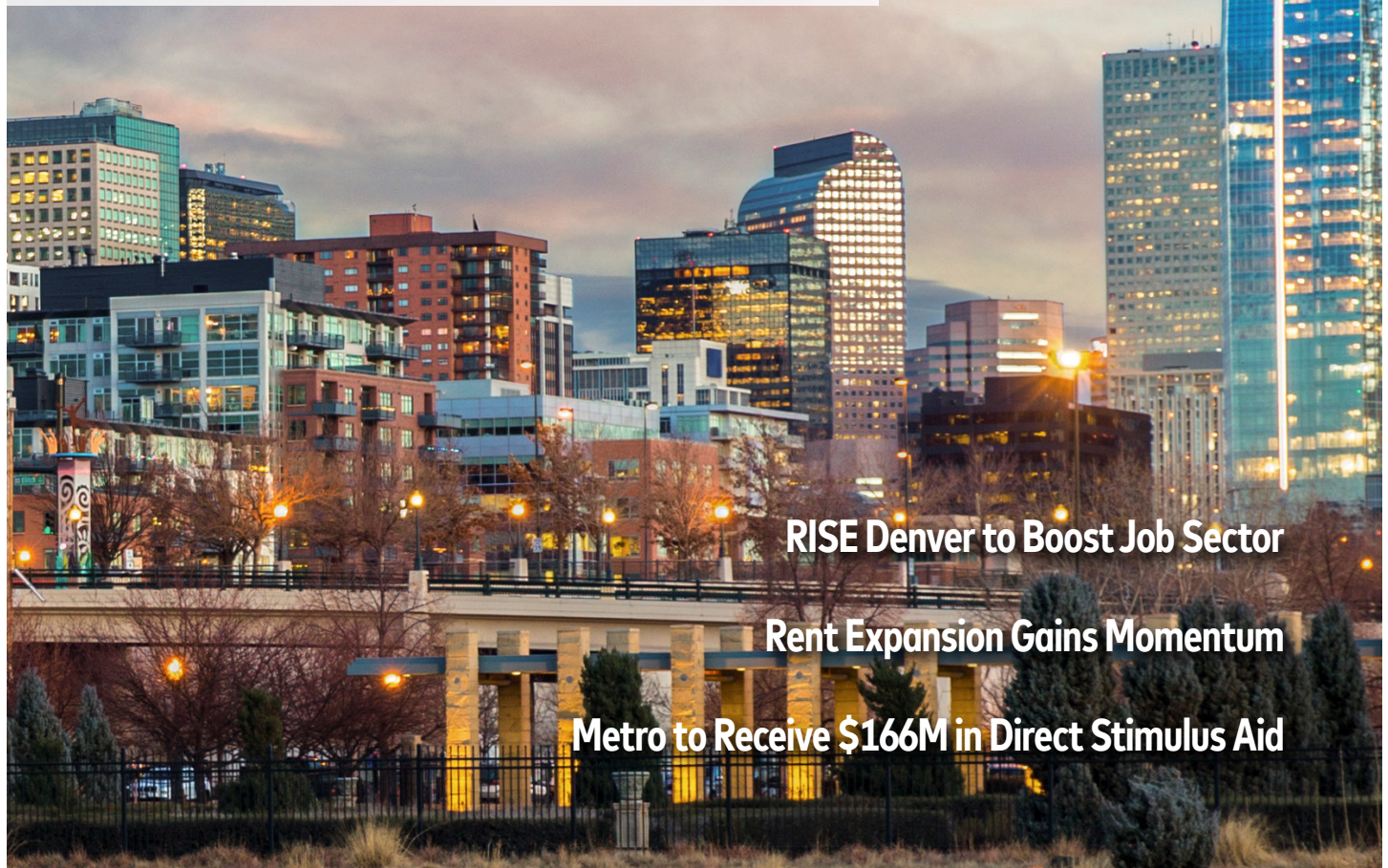




MULTIFAMILY REPORT

Denver Prepares To Spring Back

Summer 2021



RISE Denver to Boost Job Sector

Rent Expansion Gains Momentum

Metro to Receive \$166M in Direct Stimulus Aid

DENVER MULTIFAMILY



Recovery Strategies Start Taking Shape

As Denver gradually enters its recovery phase, local authorities are implementing Denver's Rebuilding for an Inclusive and Sustainable Economy plan—dubbed RISE Denver—over the coming months. As the metro lays the groundwork for a phased rebound, multifamily rates have also begun to improve: As of April, rents were up 0.5% on a trailing three-month basis, to \$1,578, above the \$1,417 U.S. average.

As of March, unemployment stood at 6.4% in Colorado and 6.7% in metro Denver, both slightly above the 6.0% March national rate, according to preliminary data from the U.S. Bureau of Labor Statistics. Aimed at addressing the heavy employment loss in the city and focused on the hardest-hit businesses, workers and communities, one of RISE Denver's main priorities is to create 40,000 jobs by the end of 2022. Furthermore, as part of the recovery strategy, Mayor Michael B. Hancock will send a proposal for a \$400 million bond package to city council for referral to the November ballot.

Denver had 21,185 units under construction as of April, with 81% of those targeting high-income renters. The largest share (68%) of the pipeline is expected to come online by year-end. Meanwhile, investment sales were off to a strong start in 2021, with 22 assets totaling 4,768 units sold for a combined \$1.3 billion in the first four months of the year.

Market Analysis | Summer 2021

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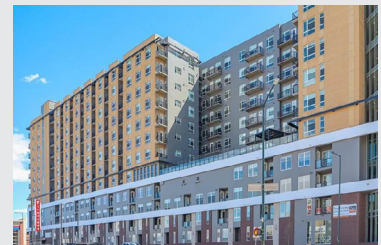
Recent Denver Transactions

Forum Fitzsimons



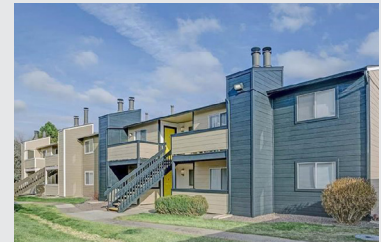
City: Aurora, Colo.
Buyer: Avanti Residential
Purchase Price: \$158 MM
Price per Unit: \$400,000

Alexan 20th Street Station



City: Denver
Buyer: Blackstone Group
Purchase Price: \$130 MM
Price per Unit: \$367,232

Westward Heights



City: Federal Heights, Colo.
Buyer: Marble Partners
Purchase Price: \$51 MM
Price per Unit: \$231,818

Echo Ridge at North Hills



City: Northglenn, Colo.
Buyer: Pathfinder Partners
Purchase Price: \$44 MM
Price per Unit: \$262,202