

Yardi® Matrix

Evergreen Seattle

Multifamily Report Fall 2019

Job Growth Ranks 3rd in the Nation

Investors Target Value-Add Assets

Development Surge Continues

SEATTLE MULTIFAMILY

Yardi® Matrix

Market Analysis

Fall 2019

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Employment Growth Bolsters Demand

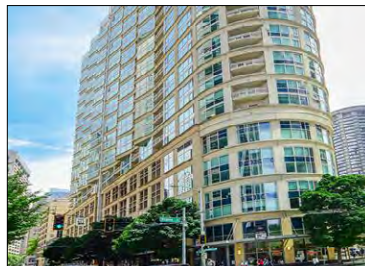
Seattle's strong economic expansion has lasted beyond expectations. Good demographic trends have strengthened the multifamily market and pressured developers despite the robust supply additions of recent years. Significant completions have kept rent growth moderate, up 2.9% year-over-year through October to \$1,903. Demand for apartments remains elevated, with the occupancy rate in stabilized properties rising 40 basis points year-over-year to 95.8% in September.

The market gained 61,100 jobs in the 12 months ending in September for a 3.1% year-over-year increase, only trailing Orlando (up 3.7%) and Dallas (up 3.2%). With a strong presence in the medical and tech industries, the metro continued to add jobs at a fast pace in these sectors—education and health services gained 11,800 jobs and professional and business services added 10,800 jobs. With medical facilities likely to expand for decades to come and with large corporations attracted by Seattle's talent pool and highly skilled workforce, both sectors are poised for growth for the foreseeable future.

Investment volume surpassed \$3.8 billion in 2019 through October, with a per-unit price up 3.1% to \$281,472. The development boom continued this year through October: 9,917 units came online while another 20,852 units were under construction.

Recent Seattle Transactions

Met Tower



City: Seattle
Buyer: Continental Properties
Purchase Price: \$216 MM
Price per Unit: \$589,687

Vue Issaquah



City: Issaquah, Wash.
Buyer: Pacific Urban Residential
Purchase Price: \$125 MM
Price per Unit: \$418,713

Bell Overlake



City: Redmond, Wash.
Buyer: Bell Partners
Purchase Price: \$96 MM
Price per Unit: \$393,469

Huntington Park



City: Everett, Wash.
Buyer: New York Life Real Estate Investors
Purchase Price: \$88 MM
Price per Unit: \$232,237