

ORLANDO, FLORIDA

RECORD APARTMENT CONSTRUCTION SCHEDULED OVER NEXT 12 MONTHS

The multifamily real estate market in Orlando proved remarkably resilient last year, a trend that will continue over the next 12 months. Apartment developers delivered new product at a torrid pace; just over 7,500 units were brought online last year. The surge of apartment construction, focused primarily near the booming development hub that is Downtown Orlando, will ramp up even further this year as city officials push forward on plans to expand access to amenities and turn the area into an attractive, walkable urban community. One such strategy is the long-discussed plans to redevelop the former home of the Orlando Sentinel newspaper into a modern, mixed-use office and residential space. About 10,200 apartment units are scheduled to come online metrowide this year, a 20-year peak, while demand is expected to return to pre-pandemic levels as renters absorb over 6,000 apartment units. The supply-side imbalance will result in occupancy shrinking 130 basis points to 93.6%. Apartment operators will increase effective rent 0.2% to \$1,252 this year, reversing course from 2020 when the pandemic softened demand and renter concessions increased. Another promising economic development stoking confidence in the metro's apartment market is the latest update to the new Brightline high-speed train. The current expansion connecting Miami and the Orlando International Airport will now also add a station connecting passengers directly to the four Walt Disney World theme parks. Scheduled for completion in 2022, this development could play a substantial role in bolstering the recovery of the area's tourism-based economy.



2021 MARKET AT A GLANCE



OCCUPANCY RATE

93.6%
Down 130 bps YOY



EFFECTIVE RENT

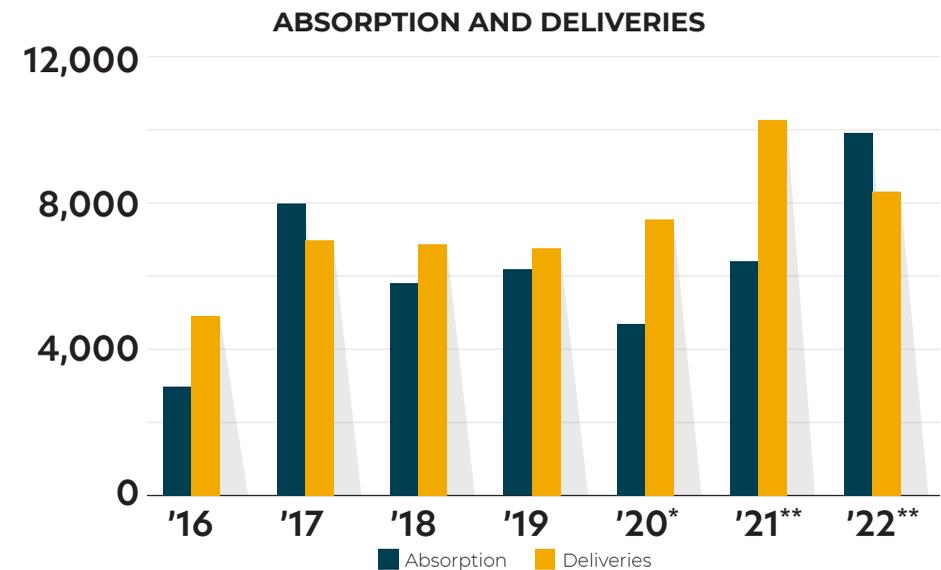
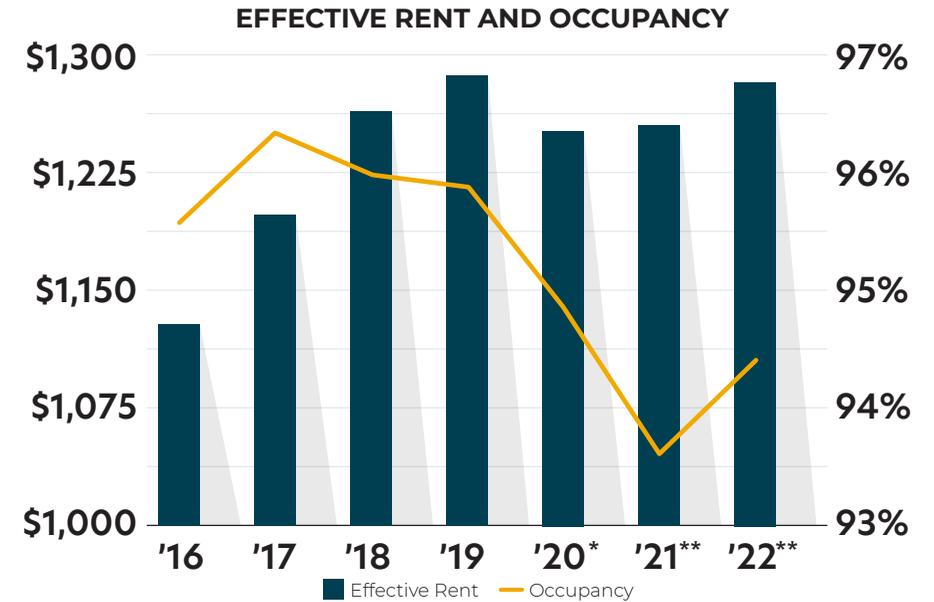
\$1,252
Up 0.2% YOY



RENT SHARE OF WALLET

23.9%
Down 70 bps YOY

MARKET TRENDS



Data and images pertaining to employment, income, permits, population, rents, single-family housing, and occupancy are year-end figures. Absorption, construction, and apartment sales figures are full-year totals. *Numbers for 2020 are projected values; **2021/2022 figures are forecast projections. Apartment market data criteria and methodologies vary by market.

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EMPLOYMENT TRENDS



2019	YOY CHANGE	2020*	YOY CHANGE	2021**
1,359,000	-10.7%	1,213,200	4.3%	1,265,400

2019	YOY CHANGE	2020	YOY CHANGE	2021
1.3%	1,210 BPS	13.4%	-230 BPS	11.1%

2019	YOY CHANGE	2020	YOY CHANGE	2021
2,630,300	1.4%	2,666,300	1.5%	2,706,800

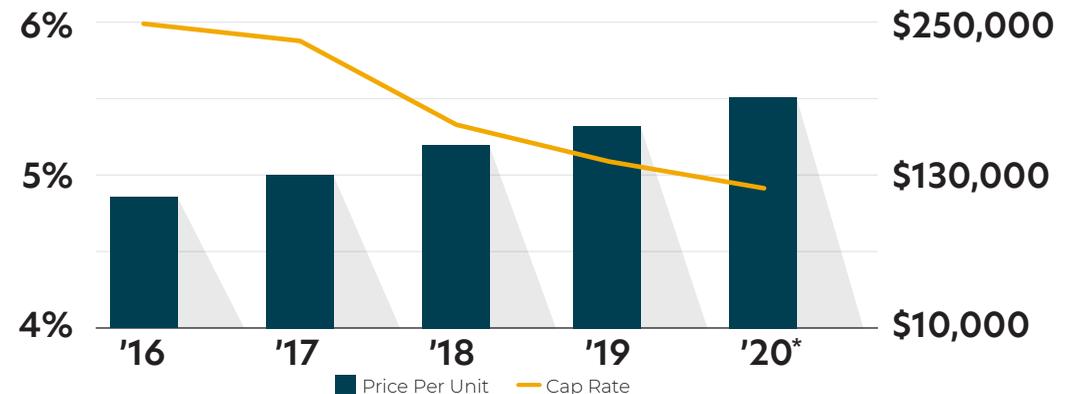
2019	YOY CHANGE	2020	YOY CHANGE	2021
977,500	2.1%	998,000	2.5%	1,022,600

2019	YOY CHANGE	2020	YOY CHANGE	2021
\$62,047	-1.8%	\$60,936	3.0%	\$62,777

SALES TRENDS

2019	YOY CHANGE	2020*
\$166,266	14.9%	\$190,997

2019	YOY CHANGE	2020
5.1%	-20 BPS	4.9%



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