

## MARKET AT A GLANCE



### OCCUPANCY RATE

95.5%

Up 280 bps since 1Q19



### EFFECTIVE RENT

\$809

Up 3.3% since 1Q19



### DELIVERIES

80

Units YTD

## MARKET IMPACT ANALYSIS

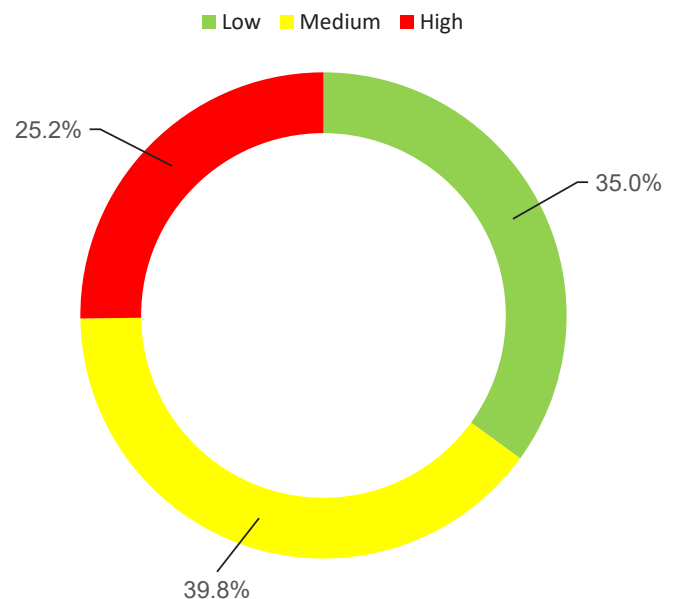
### INTERNATIONAL TRADE CONTINUES AS SERVICE INDUSTRIES CONTRACT

Parts of the El Paso economy remain open while others have been disrupted since the statewide enactment of the April 2 stay-at-home order. As of April 27, commercial and international trade continues through the ports connecting El Paso and Ciudad Juárez. Supply chain issues may diminish the more than \$81 billion of annual trade at those crossings, but the reduction is unknown at this time. In mid-April, most of the maquiladoras in Juárez were open, though the Mexican government closed 14 factories in the city on April 21 for violating COVID-19 safety regulations. The greater issue is passenger vehicle and foot traffic—together totaling 19.6 million annual crossings—which have mostly been halted. This interruption in traffic across the border and the stay-at-home directive have caused great upheaval in the El Paso leisure and hospitality industry which in February 2020 employed 11.7% of metro workers, and in the retail trade subsector, which supported another 11.7% of the local workforce. The information, the financial activities, and the professional and business services sectors are the job segments most likely to employ those who can work at home, but only about 17% of metro workers fall into these job sectors. Meanwhile, those employed by the city of El Paso are now taking reduced pay and are concerned about furloughs and layoffs because of an anticipated \$100 million budget deficit.

### INDUSTRY COMPOSITION

Risk Level	% of Market	National Avg
<b>LOW</b>		
Agriculture, forestry, fishing, & hunting	0.3%	1.1%
Finance & insurance	3.3%	4.7%
Health care & social assistance	18.3%	16.0%
Information	1.9%	2.2%
Transportation & warehousing	5.8%	4.4%
Utilities	0.6%	0.4%
Wholesale trade	4.7%	4.7%
<b>Total</b>	<b>35.0%</b>	<b>33.4%</b>
<b>MEDIUM</b>		
Administrative & waste services	10.4%	7.4%
Educational services	1.0%	2.3%
Manufacturing	6.9%	10.1%
Mining, quarrying, & oil & gas extraction	0.0%	0.5%
Other services, except public administration	2.8%	3.6%
Professional & technical services	3.2%	7.5%
Retail trade	15.5%	12.2%
<b>Total</b>	<b>39.8%</b>	<b>43.6%</b>
<b>HIGH</b>		
Accommodation & food services	14.6%	11.1%
Arts, entertainment, & recreation	0.9%	1.9%
Construction	6.9%	6.1%
Management of companies & enterprises	0.6%	1.9%
Real estate & rental & leasing	2.0%	1.8%
Unclassified	0.1%	0.1%
<b>Total</b>	<b>25.2%</b>	<b>23.0%</b>

### JOBS EXPOSURE



Analysis based on RealPage Market Analytics' first quarter 2020 data, which sources more than 3 million units across more than 400 U.S. markets in real time. Data may be revised in future publications as additional information becomes available after the initial release. Risk level based on the percentage of essential vs. nonessential jobs for that sector, along with work-from-home opportunity and impacted revenue.



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**Document sources:** Axiometrics; Berkadia Research; Federal Reserve Bank of St. Louis; Moody's

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