



MARKET AT A GLANCE



**OCCUPANCY RATE** **95.1%**  
Down **90 bps** since 2Q19



**EFFECTIVE RENT** **\$1,681**  
Down **0.7%** since 2Q19

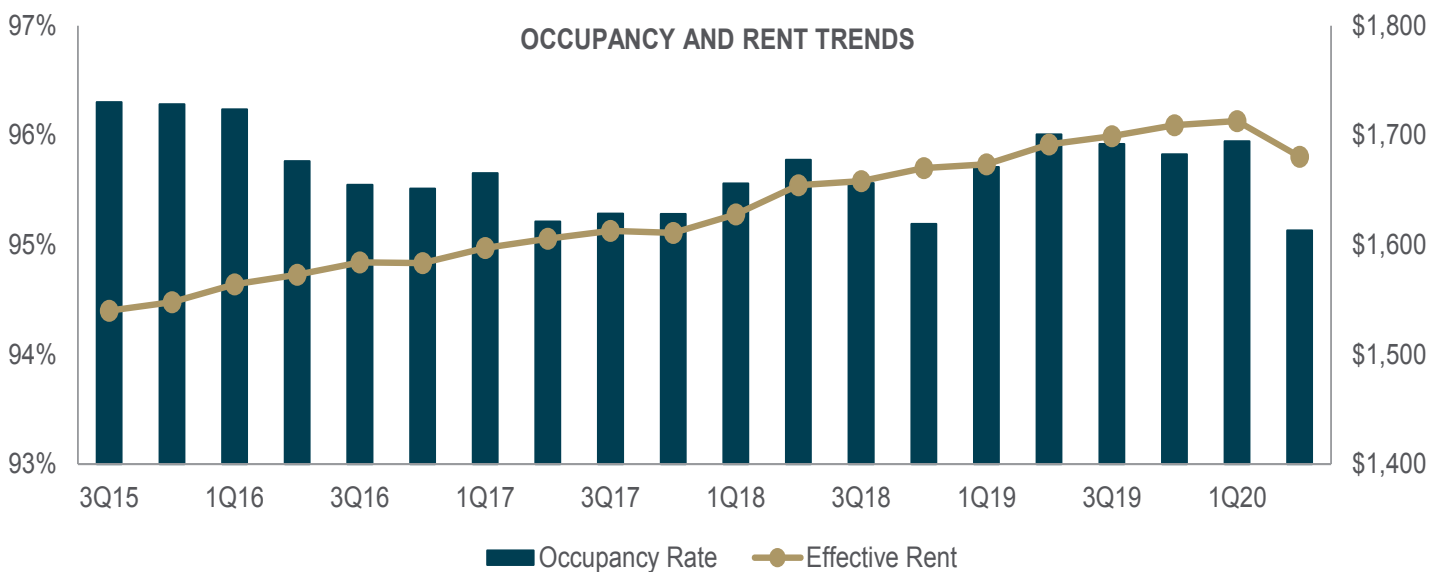


**RENT PAYMENT TRACKER (July 1-6)** **86.0%**  
Down **220 bps** since June 1-6

OCCUPANCY AND RENT TRENDS

## APARTMENT CONSTRUCTION SLOWS AS DEVELOPERS GAUGE DEMAND

As apartment developers gauge the effects of the pandemic on the South Florida market, builders limited starts in the second quarter. Construction began on three communities over the last three months. In total, 106 communities were under construction at the close of the second quarter. How quickly renters sign leases for these additions will depend on how the economy weathers the pandemic. Operators recorded negative net absorption of approximately 2,300 units in the second quarter as 371,800 jobs were eliminated metrowide in April. Since then, 79,200 workers were rehired as employment expanded 3.4% in May. Bolstered by the uptick in hiring and the financial assistance provided by the CARES Act for those still who are still unemployed, 86.0% of apartment households made a full or partial rent payment by July 6. Monthly effective rent averaged \$1,681 in the second quarter, down 1.9% from the first quarter. At the same time, average occupancy lowered 80 basis points quarter over quarter to an average of 95.1%. With apartment owners facing less revenue, loans in forbearance reached 5.8% by June from 2.1% in April. Simultaneously, loans 30+ day delinquent increased 170 basis points to 2.4% in June.



# SOUTH FLORIDA

## MULTIFAMILY REPORT

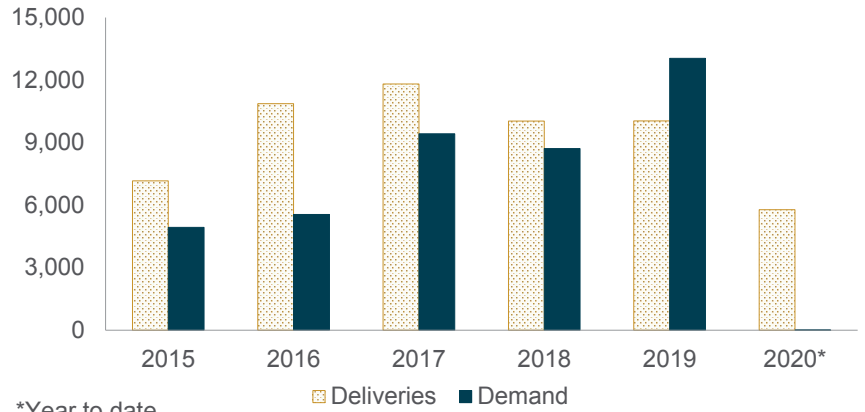
### DELIVERIES AND DEMAND



**DELIVERIES** 5,782  
Units YTD



**NET ABSORPTION** 8  
Units YTD



### ECONOMIC TRENDS

2019 2.9% ..... **UNEMPLOYMENT\*** ..... 2020 13.6%  
**1,070 BPS CHANGE**

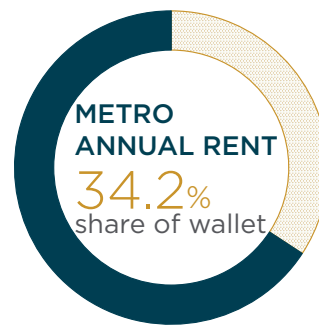
2019 2.7m ..... **EMPLOYMENT\*** ..... 2020 2.4m  
**-10.8% CHANGE**

2019 100.7k ..... **EXISTING SFH SALES\*\*** ..... 2020 78.2k  
**-22.3% CHANGE**

2019 6.2m ..... **POPULATION\*\*** ..... 2020 6.2m  
**1.0% CHANGE**

2019 2.07% ..... **10-YEAR TREASURY\*\*** ..... 2020 0.73%  
**-130 BPS CHANGE**

\*May; \*\*June



# SOUTH FLORIDA

## MULTIFAMILY REPORT

### SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	2Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	2Q20	Q-o-Q Change	Y-o-Y Change	2Q20	Annual	2Q20	Annual
Boca Raton	93.2%	-230	-170	\$1,932	-4.0%	-1.5%	-509	-384	0	0
Boynton Beach/Delray Beach	94.1%	-90	-40	\$1,674	-2.5%	0.3%	-125	200	123	324
Coral Gables/South Miami	93.9%	-130	-180	\$1,908	-4.0%	-3.3%	285	492	924	1,396
Coral Springs	95.5%	-40	40	\$1,660	-1.9%	-0.5%	-67	53	0	0
Downtown Miami/South Beach	95.3%	-80	-110	\$2,169	-1.9%	-0.4%	70	1,134	655	2,337
Fort Lauderdale	93.9%	-70	-20	\$1,879	-1.9%	-0.9%	595	1,414	945	1,606
Hialeah/Miami Lakes	97.7%	70	60	\$1,512	1.1%	1.2%	226	575	0	374
Hollywood	94.7%	-80	-170	\$1,589	-2.5%	1.7%	-115	-360	105	105
Homestead/South Dade County	97.3%	0	-80	\$1,253	1.5%	3.6%	338	720	349	898
Lake Worth/Greenacres/Wellington	95.6%	-80	-130	\$1,429	-1.1%	0.6%	-27	47	156	360
Margate/Coconut Creek/North Lauderdale	95.4%	-80	-10	\$1,528	-2.0%	-2.4%	-124	-19	0	0
Miami Gardens	94.8%	-10	-210	\$1,385	0.5%	2.1%	171	-76	193	353
North Central Miami	97.2%	-200	-220	\$1,283	3.6%	6.0%	-255	-80	44	253
North Palm Beach County	94.5%	-190	-40	\$1,708	-3.6%	1.3%	-485	-216	0	0
Northeast Miami	94.8%	-140	-100	\$1,592	-3.3%	-3.9%	-1,840	-1,570	0	67
Pembroke Pines/Miramar	95.7%	-40	-50	\$1,703	-1.9%	-1.7%	-105	119	0	243
Plantation/Davie/Weston	95.4%	-50	-20	\$1,683	-2.4%	-2.2%	-78	-38	0	0
Pompano Beach/Deerfield Beach	96.5%	-90	-120	\$1,440	1.1%	2.2%	-206	65	42	416
Sunrise/Lauderhill	95.5%	40	-70	\$1,443	-1.8%	-1.2%	152	-70	72	72
West Miami/Doral	93.0%	-120	-220	\$1,846	-4.4%	-4.1%	-231	160	57	708
West Palm Beach	94.9%	-80	-50	\$1,518	-1.2%	0.7%	-87	443	150	619
Westchester/Kendall	96.2%	-70	40	\$1,527	-1.7%	-1.8%	110	728	306	644
<b>TOTALS</b>	<b>95.1%</b>	<b>-80</b>	<b>-90</b>	<b>\$1,681</b>	<b>-1.9%</b>	<b>-0.7%</b>	<b>-2,307</b>	<b>3,337</b>	<b>4,121</b>	<b>10,775</b>

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