

# CLEVELAND, OH

## 2022 MARKET AT A GLANCE

### Occupancy Rate

96.1%



DOWN 90 BPS YOY

### Effective Rent

\$1,085



UP 3.9% YOY

### Rent Share of Wallet

23.5%



UP 10 BPS YOY

## Employment Growth Drives Downtown Development and Higher Rent

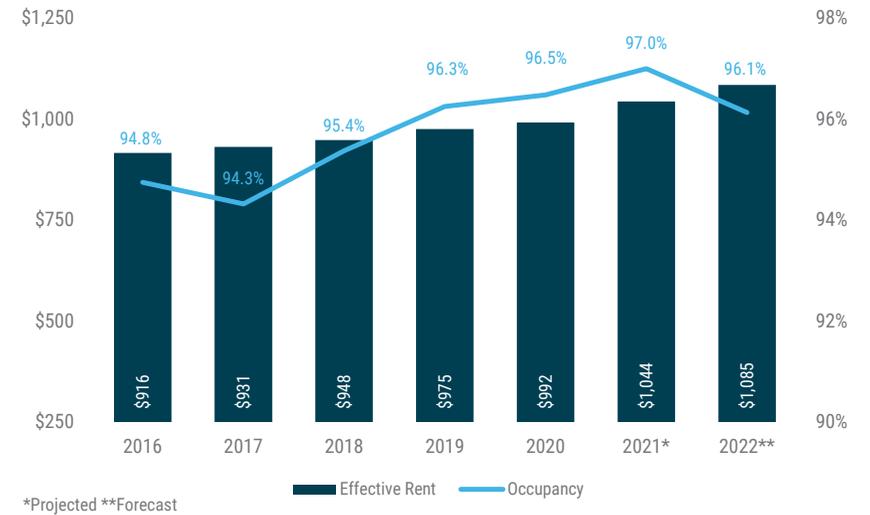
Moving into 2022, Greater Cleveland's new apartment supply and building permits are projected to increase heavily from 2021. More than 1,100 units are expected to come online in the Cleveland MSA, representing a 70.5% increase from 2021. About 76% of the incoming supply is projected to come online in the urban submarket of Central Cleveland. With Downtown Cleveland located in this submarket, many residents returning to urban areas to enjoy entertainment and be close to large employers will drive up the demand for more apartment units in the area. Meanwhile, 1,341 multifamily building permits are forecast to be issued by year-end 2022, compared to 511 permits in 2021. The new developments in the Cleveland metro are in part due to the growing economy. In 2022, nonfarm employment is forecast to increase 2.1%. The recent employment growth rate in the metro is in part due to companies establishing their headquarters in Cleveland. Sherwin-Williams is in the process of building their new \$600 million global headquarters downtown. Once completed, the building will house over 3,000 employees. With the new jobs coming to the metro, unemployment is expected to drop to 3.4% by year-end 2022. At the same time, average effective rent is projected to grow above the metro's five-year average rate of 2.7%. By the fourth quarter of 2022, Greater Cleveland's average effective rent is set to reach \$1,085 per month, representing a 3.9% annual increase.

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2021 are projected values. 2022 figures are forecast projections. The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

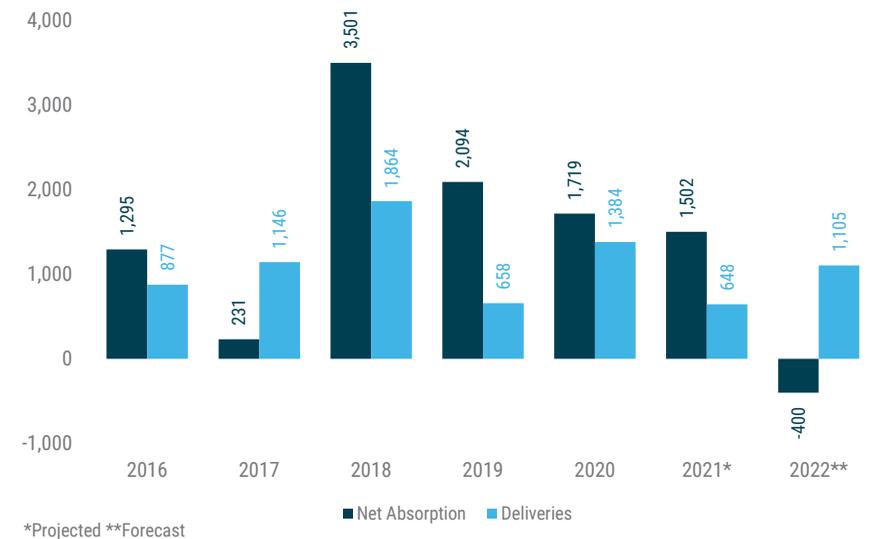
2022 FORECAST

## APARTMENT TRENDS

### Effective Rent & Occupancy

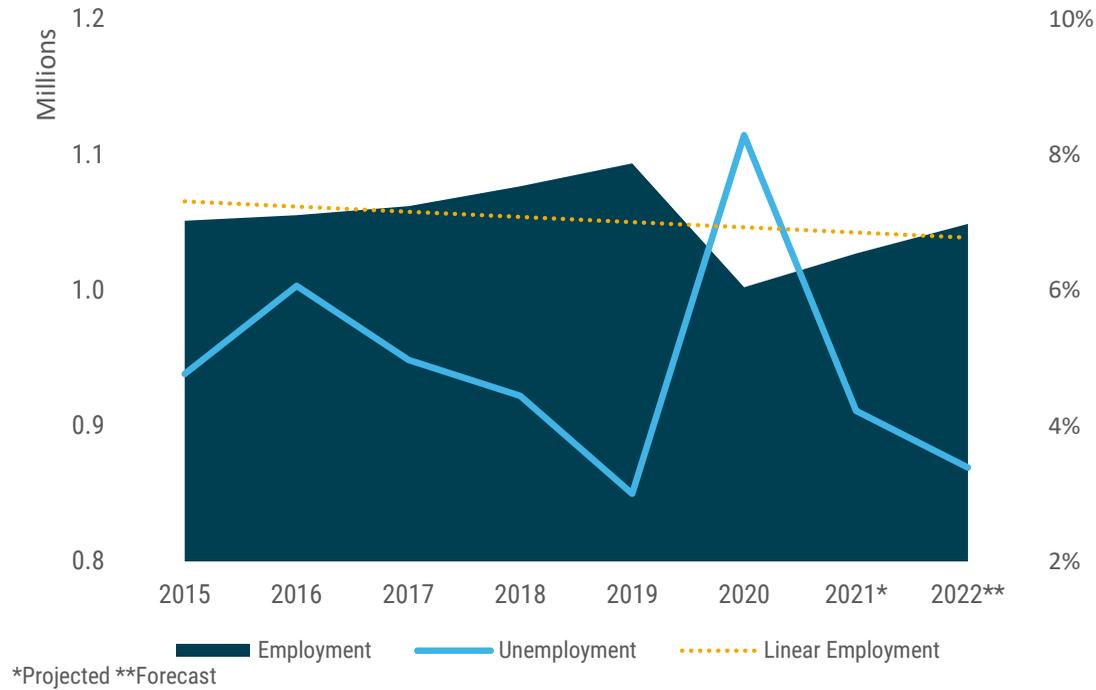


### Absorption & Deliveries



## EMPLOYMENT TRENDS

### Market Employment Trends



## SALES TRENDS

### Price Per Unit & Cap Rate



### Employment

1,049,100



UP 2.1% YOY

### Unemployment

3.4%



DOWN 80 BPS YOY

### Median Household Income

\$55,343



UP 3.6% YOY

### Price Per Unit

\$83,500



UP 6.0% YOY

### Cap Rate

7.7%



UNCHANGED YOY