

San Antonio Multi-Family Trend Report

First Quarter, 2021

\$700 Annually



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San Antonio Quarterly Snapshot

Average Occupancy:	91.85%
Average Rent:	\$1,037
Average Square Feet:	848
Average \$/SF:	\$1.22
New Units Added	1,335
Average Sales Price/Unit:	\$133,809



Did You Know

The statistics in this report are based on conventional properties unless otherwise noted. For further information, all of our data can be searched on the website.

1Q21 Affordable Housing Stats:

21,023 Units – 93.2% - \$0.91 psf

1Q21 Student Housing Stats:

3,190 Units – 84.89% - \$1.51 psf

1Q21 Senior Housing Stats:

5,071 Units – 87.18% - \$1.15 psf

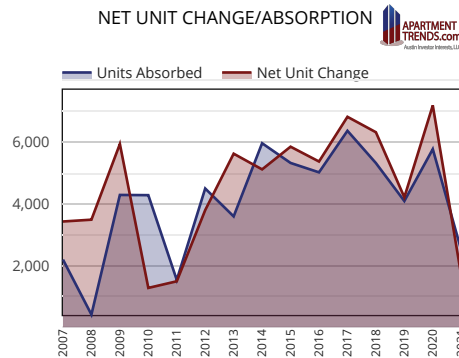
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Market Overview

Back Where We Started

It has been a year since the pandemic set in, stunning the nation and the world with an unprecedented halt to business, both personal and professional. The foray into the unknown had many predicting doom and gloom for all aspects of the economy, including the multifamily sector, which was faced with unemployed tenants and legal mandates that prohibited evictions. While the effects of COVID may have prevented stellar growth, negative repercussions were minimal, and a year later, the market is slightly ahead of where it was when the pandemic started.



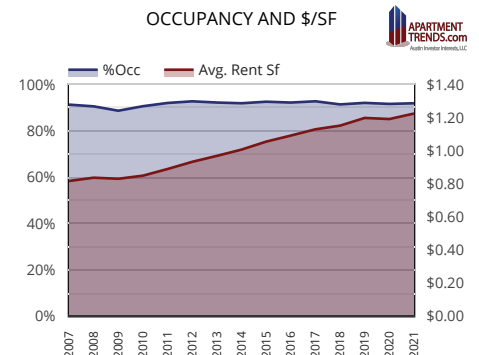
If the first quarter is any indication of the coming year, the market has picked up where it left off in terms of forward momentum. Occupancy rates were up .5% for the quarter and .1% for the year to reach 91.85%. While these gains may not seem particularly noteworthy, they are significant in that there were over 1,300 new units added during the quarter, and almost 7,000 added over the past 12 months. The innovative efforts in leasing have paid off, as 2,500 more units were occupied during the quarter and absorption levels continue to outpace supply.

Rental rates, which saw no movement during 2020, made up for lost time and

increased 2.8% for the quarter and 3% for year, reaching \$1.22 psf. Unlike previous gains, these increases were seen in all classes and submarkets and were not attributed to new units. Although some properties have raised rents to cover increases in operating costs, others moved to charging extra monthly fees to cover items that were previously included in rents, such as trash and pest control. While this practice is common in the newer units, expect to see older properties adopt the trend.

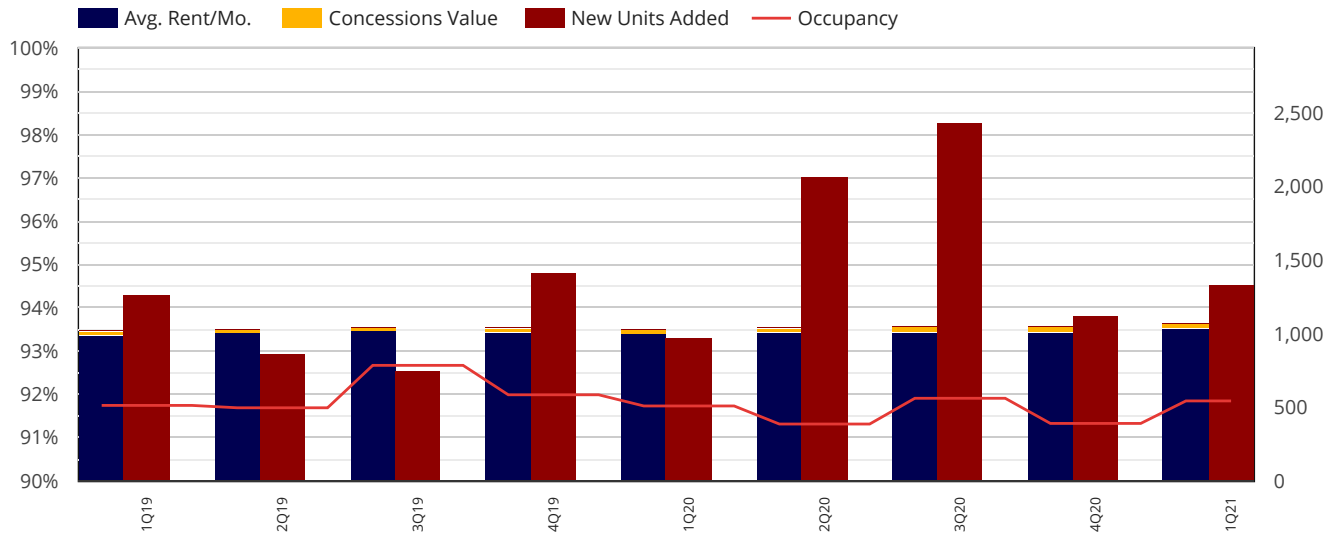
Construction, the one aspect of the market that saw minimal interruption over the past year, is beginning to face challenges that may slow future production. Building costs have skyrocketed over the past year as supply chains were interrupted. Lumber prices were reportedly up 400% at one point, and finish-out items, such as air conditioners and appliances, are not as readily available and have experienced significant cost increases as well. So far developers have not reported any compelling delays in units already underway, but some proposed properties could get pushed back.

Investor interest remains high for San Antonio, as 16 properties traded hands during the first quarter. Expect to see sales, occupancy and rental rates increase throughout the remainder of the year as life returns to its new normal.





Historical Rents and Occupancy



	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21
Avg. Rent/Mo	\$991	\$1,006	\$1,018	\$1,011	\$1,002	\$1,006	\$1,008	\$1,009	\$1,037
Concessions	\$26	\$24	\$20	\$26	\$30	\$32	\$37	\$39	\$32
New Units	1,262	864	748	1,415	971	2,062	2,431	1,118	1,335
Occupancy	91.7%	91.7%	92.7%	92.0%	91.7%	91.3%	91.9%	91.3%	91.9%
Avg. \$/SF	\$1.18	\$1.20	\$1.21	\$1.20	\$1.19	\$1.19	\$1.19	\$1.19	\$1.22

Following a year of stagnation, the first quarter has produced typical, yet positive results, setting the market on a path toward upward momentum.

Occupancy rates increased .52%, from 91.3% in the fourth quarter, to 91.9% in the first. The annual increase was a slight, but meaningful, increase of .12% over last year when the pandemic brought leasing activity to an abrupt halt.

After four quarters of no movement, effective rental rates celebrated the new year with an almost 3% increase for both the quarter and the year, reaching a new record high of \$1.22 psf, or \$1,038/mo.

Concessions, which had reached all time lows in 2019 and subsequently increased significantly during the pandemic, finally began to retreat, down almost 1% during the quarter to 3% off market rates.

Almost all of the submarkets reported positive occupancy during the quarter, with only three areas reporting declines. The FNE and NE2 were down a minute .7%, while the KR area continued to struggle with new unit additions, falling 4%. Notable gains were found in the W (5.3%) and BN (3.6%) areas.

Rental rates were up across the board during the quarter, with the highest increases found in FNC (5.2%), SC (4%), FNW (3.8%) and KR (3.6%). Annual figures were just as positive, with exception to the C and NE areas, which reported rents falling 5% and 1% respectively. These two areas, in addition to a handful of others, also reported declines in annual occupancy.

Continued on page 4

Need More Information?

The Trend Report is meant to be a derivative of all of the data we collect in-house on all properties. The following are a few suggested reports when you need more than a gauge on market conditions. Our data is comprehensive, transparent and available through our interactive search on our website to allow you to specify your own criteria to gauge your own market. The following reports will likely be of great benefit on your specific market:

- Market Comparison Report
- Development Pipeline
- Comprehensive Profile
- Historical Absorption
- And many more...

Check our website at www.apartmenttrends.com

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During the quarter, all classes reported increases in both occupancy and rental rates.

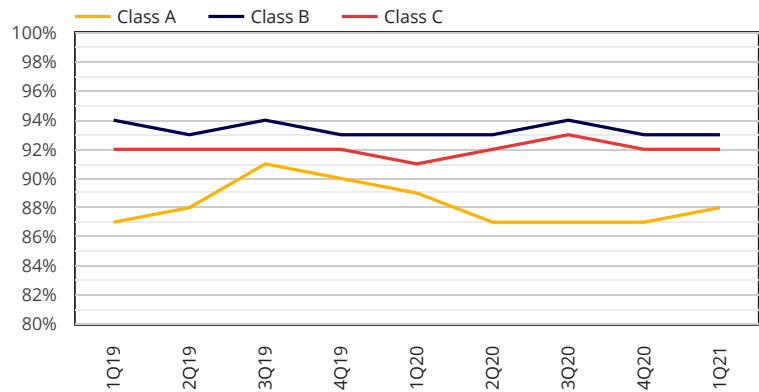
The overall Class A figures show occupancy at 88.8%, a 1% increase for the quarter, yet a .6% decrease for the year. New unit additions held occupancy back over 4% in this class, as stabilized Class A units reported a rate of 93.2%. Rental rates were unaffected by the new units and continued to rise, up 4% for the quarter and 1.7% for the year, to reach an overall average of \$1.42 psf, or \$1,288/mo.

Although occupancy has been slow to grow in the Class B properties, rental rates have jumped over 4% for each of the past two years. Currently averaging \$1.25 psf, or \$1,140/mo, this reflects a 3.7% increase during the quarter. Approximately 2% of this increase is a direct benefit of stabilized Class A units that have aged into Class B with the start of the new year. The benefit to occupancy, though much more minute, was almost solely responsible for the .3% increase during the quarter. At 94%, this was a .4% increase for the year.

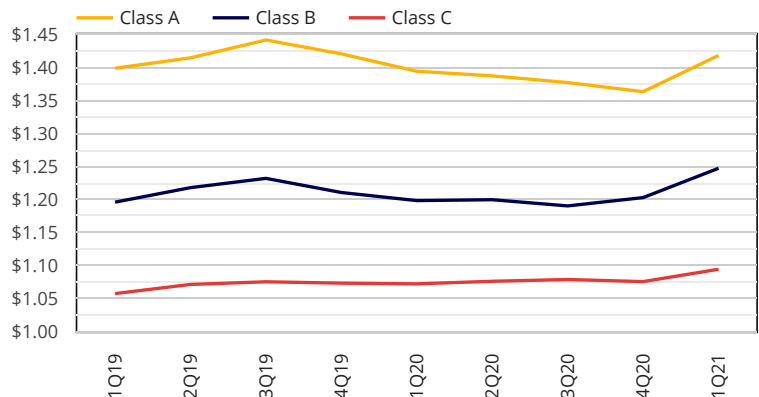
Class C units have also seen the growth of rental rates outpace increases in occupancy. Rents were up 1.8% for the quarter, and 2.1% for the year, to reach \$1.09 psf, or \$859/mo. Occupancy was up .3% for the quarter and .4% for the year to reach 92.4%.

Continued on page 7

Historical Occupancy by Class



Historical Rental Rates by Class



Submarket Average \$/SF & Occupancy by Class



OCCUPANCY AND RENTAL RATES

1Q21	CLASS A		STAB CLASS A		CLASS B		CLASS C		TOTALS		QTR CHANGE		ANN CHANGE	
	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT
BN	90.7%	\$1.38	95.4%	\$1.36	93.1%	\$1.19	100.0%	\$1.16	92.4%	\$1.29	3.6%	0.38%	2.4%	7.67%
C	79.3%	\$1.72	89.6%	\$1.75	89.1%	\$1.38	89.1%	\$1.53	83.0%	\$1.61	0.1%	2.32%	-2.2%	-4.94%
E	92.4%	\$1.31	-	-	93.0%	\$0.92	88.8%	\$1.08	89.6%	\$1.09	-	1.44%	3.3%	1.90%
FNC	91.1%	\$1.32	95.0%	\$1.29	94.9%	\$1.18	-	-	93.0%	\$1.24	0.7%	5.17%	2.5%	4.68%
FNE	80.5%	\$1.39	92.3%	\$1.44	93.0%	\$1.23	92.9%	\$1.16	91.3%	\$1.23	-0.7%	2.33%	-3.2%	5.32%
FNW	93.1%	\$1.47	94.2%	\$1.47	95.4%	\$1.26	95.1%	\$1.13	94.1%	\$1.38	1.8%	3.75%	1.9%	4.58%
FW	88.5%	\$1.35	93.5%	\$1.35	94.3%	\$1.23	93.1%	\$1.12	91.6%	\$1.25	0.2%	2.44%	-1.8%	2.03%
KR	52.0%	\$1.27	98.3%	\$1.15	100.0%	\$1.13	99.1%	\$0.96	90.5%	\$1.04	-4.2%	3.60%	-6.9%	7.61%
NB	93.9%	\$1.38	95.4%	\$1.38	96.0%	\$1.41	96.1%	\$1.21	94.9%	\$1.37	1.4%	1.95%	2.0%	3.44%
NC	97.4%	\$2.93	97.4%	\$2.93	96.6%	\$1.80	90.1%	\$1.06	91.1%	\$1.27	0.7%	1.92%	1.2%	0.89%
NC2	93.1%	\$1.37	93.1%	\$1.37	93.5%	\$1.27	91.8%	\$1.11	92.4%	\$1.18	0.1%	1.98%	0.7%	3.68%
NE	78.4%	\$1.64	89.0%	\$1.55	95.6%	\$1.38	91.4%	\$1.09	89.0%	\$1.25	0.9%	1.78%	-3.1%	-0.51%
NE2	87.8%	\$1.34	87.8%	\$1.34	93.5%	\$1.22	92.7%	\$1.07	92.4%	\$1.11	-0.7%	2.44%	-1.7%	2.01%
NW	81.3%	\$1.55	81.3%	\$1.55	-	-	94.4%	\$1.05	93.5%	\$1.10	0.7%	2.41%	4.1%	2.39%
NW2	87.9%	\$1.41	93.9%	\$1.44	93.6%	\$1.23	91.9%	\$1.08	91.6%	\$1.16	1.0%	3.12%	-0.7%	2.78%
SC	87.7%	\$1.28	90.1%	\$1.25	95.0%	\$1.35	92.2%	\$1.17	90.7%	\$1.23	1.2%	3.98%	3.7%	4.17%
SE	94.9%	\$1.34	94.9%	\$1.34	90.7%	\$1.31	96.7%	\$0.99	95.6%	\$1.11	0.5%	1.34%	-1.7%	1.61%
SG	94.8%	\$1.16	94.8%	\$1.16	92.1%	\$1.33	97.2%	\$1.24	94.9%	\$1.25	0.8%	2.73%	2.2%	4.20%
SW	-	-	-	-	92.9%	\$0.94	92.1%	\$1.13	92.1%	\$1.11	0.5%	0.57%	8.7%	1.45%
W	-	-	-	-	76.6%	\$1.07	97.2%	\$1.07	95.8%	\$1.07	5.3%	1.66%	5.5%	4.28%
TOTAL	88.8%	\$1.42	93.2%	\$1.42	94.0%	\$1.25	92.4%	\$1.09	91.9%	\$1.22	0.5%	2.78%	0.1%	2.96%

	CLASS A	STAB CLASS A	CLASS B	CLASS C	TOTALS
% OF TOTAL	172 PROPERTIES (21%)	138 PROPERTIES	162 PROPERTIES (20%)	479 PROPERTIES (59%)	813 PROPERTIES
	47,141 UNITS (26%)	38,254 UNITS	43,290 UNITS (24%)	91,024 UNITS (50%)	181,455 UNITS



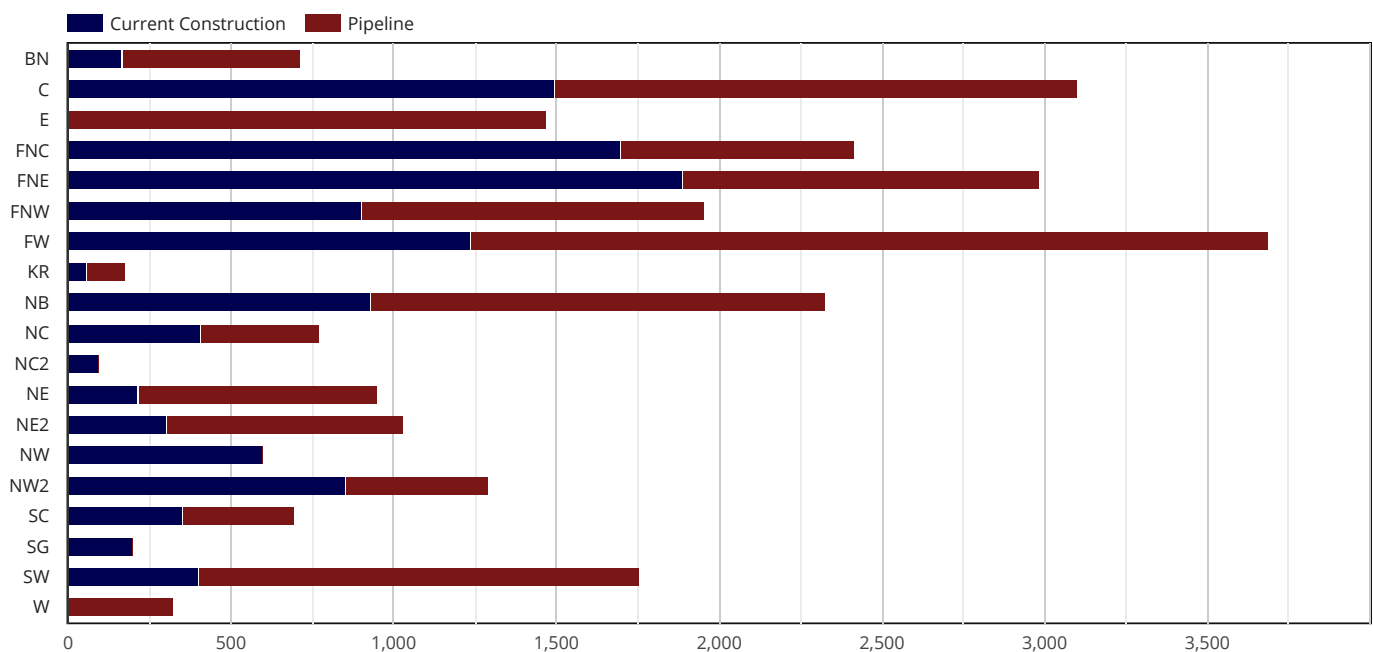
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UNIT MIX

1Q21	Efficiency		1 Bedroom		2 Bedrooms		3 Bedrooms		4+ Bedrooms		Overall		Concess	#
	SF	RENT	SF	RENT	SF	RENT	SF	RENT	SF	RENT	SF	RENT	Adjust	Props.
BN	504	\$894	689	\$1,003	1,020	\$1,235	1,231	\$1,463	-	-	897	\$1,159	2.59%	10
C	511	\$907	704	\$1,179	1,153	\$1,716	1,680	\$2,166	-	-	788	\$1,272	6.20%	25
E	418	\$564	587	\$718	823	\$889	1,070	\$1,027	1,305	\$1,191	771	\$842	2.76%	15
FNC	564	\$884	759	\$1,021	1,127	\$1,334	1,480	\$1,706	2,007	\$2,265	977	\$1,215	4.07%	48
FNE	440	\$716	646	\$856	940	\$1,085	1,211	\$1,351	-	-	795	\$976	2.20%	46
FNW	551	\$1,014	769	\$1,159	1,135	\$1,441	1,417	\$1,915	2,050	\$2,836	958	\$1,328	3.74%	36
FW	510	\$738	681	\$910	1,002	\$1,181	1,334	\$1,615	1,923	\$2,402	842	\$1,057	2.60%	78
KR	487	\$600	708	\$828	958	\$960	1,164	\$1,113	-	-	890	\$926	1.00%	16
NB	539	\$989	718	\$1,089	1,066	\$1,374	1,396	\$1,797	1,884	\$2,208	943	\$1,289	0.86%	33
NC	508	\$792	673	\$917	1,015	\$1,194	1,357	\$1,673	1,471	\$1,324	824	\$1,048	2.11%	41
NC2	456	\$630	686	\$864	1,024	\$1,128	1,300	\$1,464	1,474	\$1,485	839	\$988	2.79%	111
NE	527	\$839	706	\$951	1,043	\$1,194	1,309	\$1,533	1,279	\$1,087	857	\$1,067	3.44%	48
NE2	476	\$730	668	\$815	1,010	\$1,045	1,321	\$1,332	1,646	\$1,540	846	\$938	3.20%	60
NW	404	\$601	640	\$733	919	\$928	1,210	\$1,193	-	-	733	\$805	3.25%	42
NW2	469	\$705	688	\$859	1,017	\$1,109	1,345	\$1,348	1,988	\$2,419	833	\$969	2.98%	128
SC	421	\$693	629	\$832	930	\$1,093	1,142	\$1,201	1,515	\$1,494	776	\$956	3.05%	35
SE	405	\$609	670	\$816	989	\$1,022	1,302	\$1,301	-	-	831	\$925	1.84%	6
SG	400	\$850	665	\$925	926	\$1,082	1,191	\$1,327	-	-	818	\$1,024	2.70%	7
SW	436	\$640	598	\$688	801	\$836	1,080	\$996	1,500	\$1,600	675	\$748	0.85%	16
W	508	\$651	584	\$671	861	\$847	1,240	\$973	-	-	700	\$747	0.84%	12
TOTAL	473	\$737	689	\$909	1,018	\$1,163	1,323	\$1,500	1,786	\$2,004	848	\$1,038	3.01%	813
% OF TTL	6,518 Units 3.6%		94,236 Units 51.9%		69,632 Units 38.4%		10,473 Units 5.8%		596 Units 0.3%					



DEVELOPMENT PIPELINE DISTRIBUTION



Historical Construction Activity

Quarter by Quarter Comparison

Activity	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21
Starts (TTL)	696	1,449	2,983	1,399	2,883	2,404	1,205	1,191	2,091	1,291	3,550	1,214	1,685
Submittals (TTL)	1,177	1,918	1,567	1,559	1,653	985	2,457	1,718	2,627	2,314	410	1,935	2,443
New Units Added (CNV)	1,717	1,891	1,425	1,043	1,262	864	748	1,415	971	2,062	2,431	1,118	1,335
New Units Added (Non-CNV)	132	144	90	155	203	752	32	240	332	617	170	448	258
Absorption (CNV)	306	2,148	1,844	1,026	833	1,021	2,031	207	572	1,372	3,274	558	2,501
Occupancy (CNV)	91.06%	91.18%	91.54%	91.65%	91.74%	91.69%	92.67%	91.99%	91.73%	91.31%	91.91%	91.33%	91.85%

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While the rest of the world came to a screeching halt during 2020, the construction arena continued, seemingly unencumbered. The first quarter not only continued the trend, but increases were seen across the board.

The number of new starts was up almost 39% over the quarter, with 1,685 new units, in all unit types, beginning construction. Of those, 1,285, or 76%, were designated as conventional rate units, with the other 24% divided between senior housing and affordable housing.

The number of new submittals increased as well, with 2,443 units entering the permitting process. This was a 26% increase over the previous quarter and included 12 properties in total. Of those, five properties, with 766 units, were slated as affordable housing, while the rest will be conventional. One project, with 216 units, has already broken ground, leaving a total of 6,669 units that have been submitted and/or approved.

An additional 8,000+ units remain actively proposed. This future construction is spread out among the submarkets, with the bulk concentrated in the FW, C, E, FNE and NB areas.

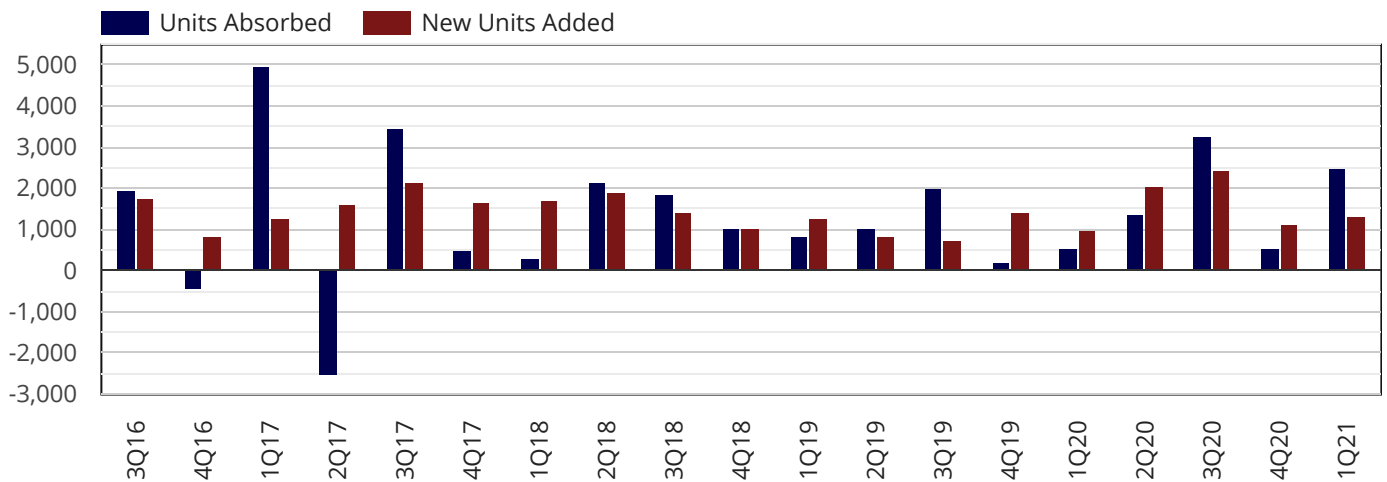
There were 1,593 units completed during the first quarter, on par with the previous quarter. Those completions included 1,335 conventional units and 258 affordable units.

Currently, there are 11,777 units under construction in all unit types. While conventional units are still the most prevalent, accounting for just over 61% of the total, affordable units have gained traction, and funding, and make up 34% of the units underway. Senior housing, another area that is experiencing growth, rounds out the final 5%. The majority of this current construction is concentrated in the FNE, FNC, C and FW areas.

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OVERALL ABSORPTION/NEW UNITS ADDED



1Q21	1Q21				CNV: New Development Summary		
	CNV HSG Absorption & Units Added				Last 12 Months	Next 12 Months	
	Rentable Units	New Uts Added	Net Unit Change	Absrbd Units	New Units Added	Est Starts	Est Complete
BN	1,617	-	-	58	238	300	321
C	5,433	294	296	249	635	299	698
E	2,452	-	-	-	90	300	-
FNC	14,466	192	498	554	1,226	322	844
FNE	9,345	320	320	228	616	-	144
FNW	10,753	33	33	222	472	753	214
FW	22,445	348	348	354	1,399	1,471	419
KR	1,315	64	64	5	184	-	56
NB	6,295	-	-	89	247	1,397	744
NC	5,512	-	1	40	-	-	338
NC2	28,779	-	-	25	-	-	91
NE	9,162	-	1	82	398	667	-
NE2	13,405	-	-	-100	-	355	303
NW	5,923	-	-	44	-	-	-
NW2	31,275	84	84	394	994	192	707
SC	5,966	-	4	74	447	347	-
SE	1,748	-	-	9	-	-	-
SG	980	-	-	8	-	-	-
SW	2,686	-	-	14	-	-	-
W	1,898	-	56	152	-	-	-
Total	181,455	1,335	1,705	2,501	6,946	6,403	4,879

The San Antonio market has seen 15 consecutive quarters of positive absorption. While not all of the quarters have been particularly noteworthy, the past 90 days produced figures usually seen during the heartier third quarter. These latest results have put annual absorption levels slightly ahead of new supply, as there were 6,946 new units added over the past 12 months, and 7,705 more units occupied.

During the first quarter, there were 2,501 units absorbed - an almost 400% increase over the previous quarter and the previous year. This figure is close to double the number of new units added, shoring up a particularly strong start to the year.

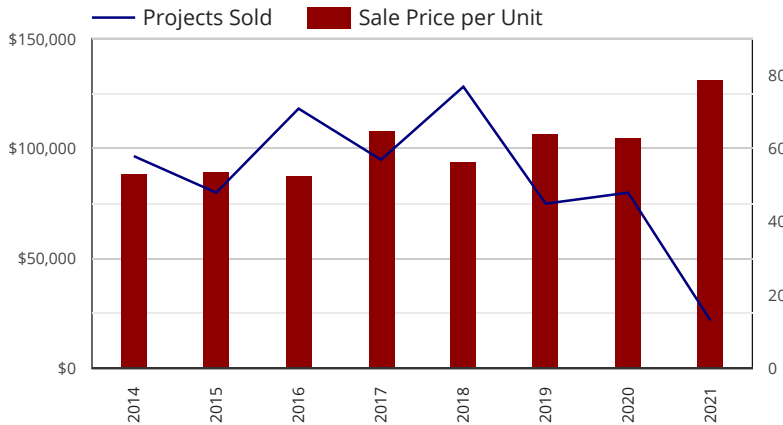
Almost all submarkets saw more units occupied during the quarter, with notable increases reported among the existing units in the BN, NB, NE, SC and W areas. Areas that received new product during the quarter and still saw absorption figures outpace supply, included the NW2, FNW, FW and FNC.

The NE2 submarket was the only area to post negative absorption, as residents seemingly rejected the increasing rents.

Absorption levels will continue to rise during the remainder of the year, as construction levels are expected to slow, albeit slightly. If developer expectations hold true, just over 6,400 new units will start over the next 12 months, while close to 4,900 will complete.

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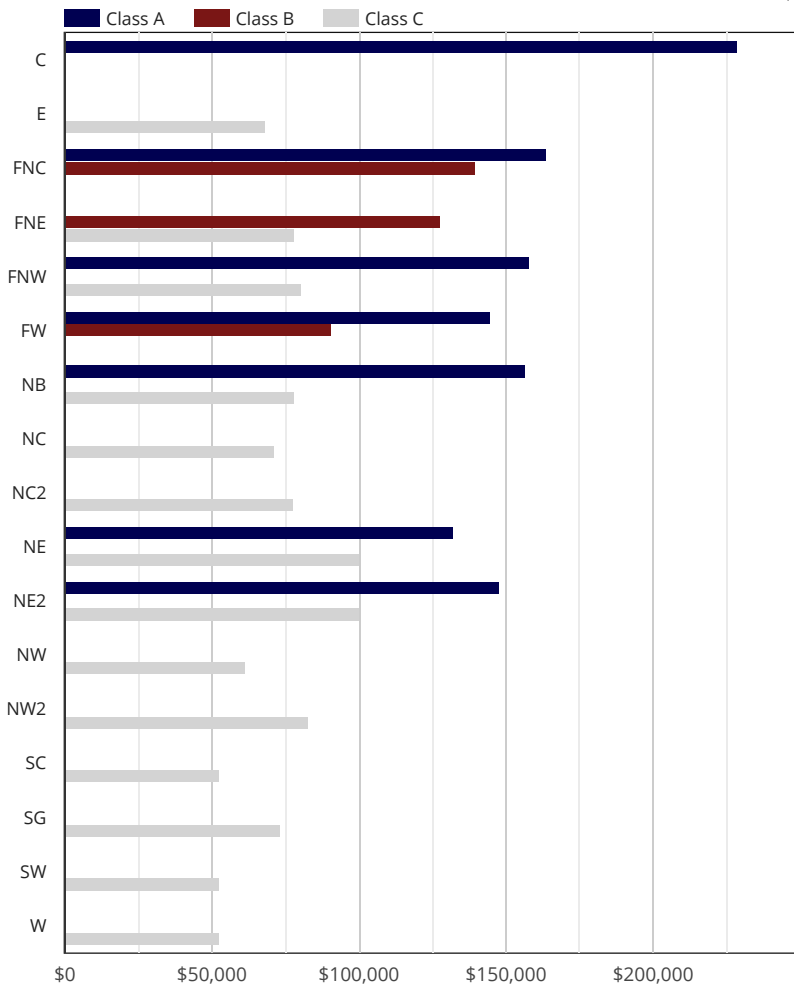
HISTORICAL SALES PRICE/UNIT



First Quarter Sales

Project:*	Submarket	Units
1 - Colony Uptown, The	NC	89
2 - Echelon at Monterrey Village	FW	240
3 - Edge & Stone	FNC	335
4 - Edge, The	E	120
5 - Evans Ranch	FNC	329
6 - Executive	NW	68
7 - Heritage, The	FNE	305
8 - Lodge at Guadalupe	NB	124
9 - Overlook at Stone Oak Park	FNC	360
10 - Pecos Flats	FW	384
11 - Ranch at the Guadalupe	NB	184
12 - Rio @ 1604	NE2	132
13 - Silver Creek	NW2	160
14 - Toscana at Sonterra	FNC	248
15 - Urban Crest	NE	232
16 - Vineyard House	NC	170

ANNUAL SALES PRICE PER UNIT BY SUBMARKET



Though the number of sales declined slightly from the previous quarter, the value was up almost 19%. There were 16 reported sales during the first quarter, totaling 2,951 units. The average price per unit was \$133,809, or \$158 psf.

Almost half of these sales were Class A properties, which averaged just over \$149,000 per unit, or \$171 psf. Class B sales were slightly lower at \$138,000 per unit, or \$154 psf. Class C units were substantially lower at \$70,000 per unit, or \$108 psf.

The sales were dispersed throughout the area, with a small concentration of 25% found in the FNC sector where prices averaged \$151,000 per unit, or \$151 psf in a mix of Class A and B sales.

Annually, there were 70 sales which averaged \$113,119 per unit, or \$137 per unit.

Roughly half of the buyers were from Texas, with 18 from the Austin area.

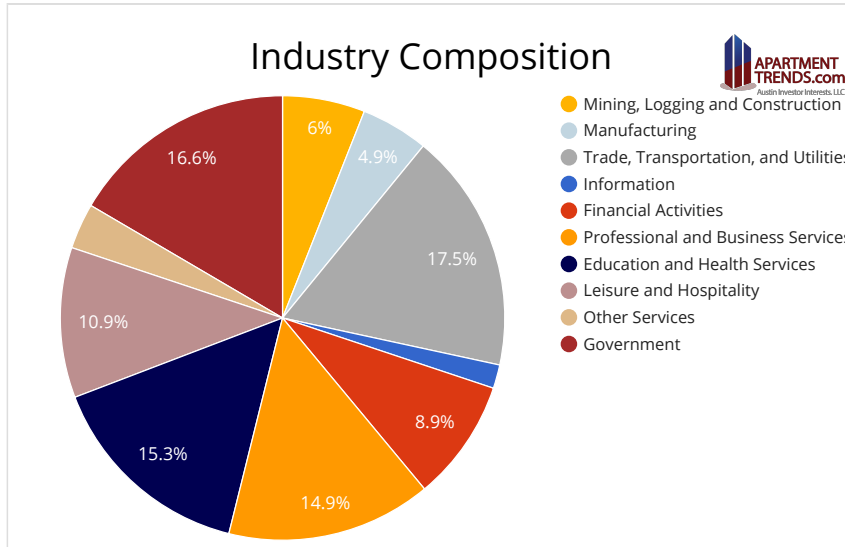
There are currently 64 properties listed for sale in the San Antonio area, nine of which have contracts pending.

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MARKET OVERALL

1Q21	CURRENT CONSTRUCTION		CNV COMPLETIONS		ABSORPTION		OCCUPANCY		RENTAL		ANNUAL SALES \$ Per Unit
	Rentable Units	CNV Const Remaining	12 MOS	24 MOS	12 MOS	24 MOS	1Q21	Annual Change	1Q21	Annual Change	
BN	1,617	69	238	238	253	235	92.39%	2.40%	\$1.29	7.67%	-
C	5,433	1,203	635	1,125	425	762	82.97%	-2.16%	\$1.61	-4.94%	\$228,782
E	2,452	-	90	330	123	277	89.64%	3.25%	\$1.09	1.90%	\$68,108
FNC	14,466	1,166	1,226	2,488	2,014	2,732	92.98%	2.54%	\$1.24	4.68%	\$152,138
FNE	9,345	788	616	718	346	529	91.31%	-3.17%	\$1.23	5.32%	\$96,995
FNW	10,753	902	472	802	621	1,418	94.06%	1.91%	\$1.38	4.58%	\$122,415
FW	22,445	691	1,399	1,619	911	1,846	91.59%	-1.76%	\$1.25	2.03%	\$131,286
KR	1,315	56	184	244	89	152	90.49%	-6.85%	\$1.04	7.61%	-
NB	6,295	744	247	433	554	857	94.85%	1.98%	\$1.37	3.44%	\$149,197
NC	5,512	338	-	223	69	11	91.11%	1.24%	\$1.27	0.89%	\$71,267
NC2	28,779	91	-	-	239	-33	92.38%	0.67%	\$1.18	3.68%	\$77,844
NE	9,162	216	398	434	4	61	89.00%	-3.05%	\$1.25	-0.51%	\$121,644
NE2	13,405	303	-	-	-22	34	92.38%	-1.72%	\$1.11	2.01%	\$119,792
NW	5,923	-	-	384	243	324	93.52%	4.10%	\$1.10	2.39%	\$61,126
NW2	31,275	657	994	1,058	1,035	1,773	91.61%	-0.73%	\$1.16	2.78%	\$82,735
SC	5,966	-	447	826	608	788	90.75%	3.75%	\$1.23	4.17%	\$52,500
SE	1,748	-	-	-	-30	17	95.60%	-1.72%	\$1.11	1.61%	-
SG	980	-	-	-	22	8	94.90%	2.24%	\$1.25	4.20%	\$73,438
SW	2,686	-	-	-	250	10	92.14%	8.75%	\$1.11	1.45%	\$52,500
W	1,898	-	-	22	155	34	95.84%	5.50%	\$1.07	4.28%	\$52,500
Total	181,455	7,224	6,946	10,944	7,705	11,536	91.85%	0.12%	\$1.22	2.96%	\$113,119

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Industry Size Class			
Size Class	Employees per firm	Employment in size class	% Total Employment
9	1000 and over	331,578	34.3
8	500-999	96,155	9.9
7	250-499	97,021	10
6	100-249	119,835	12.4
5	50-99	85,249	8.8
4	20-49	96,028	9.9
3	10-19	56,698	5.9
2	5-9	41,490	4.3
1	1-4	40,902	4.2

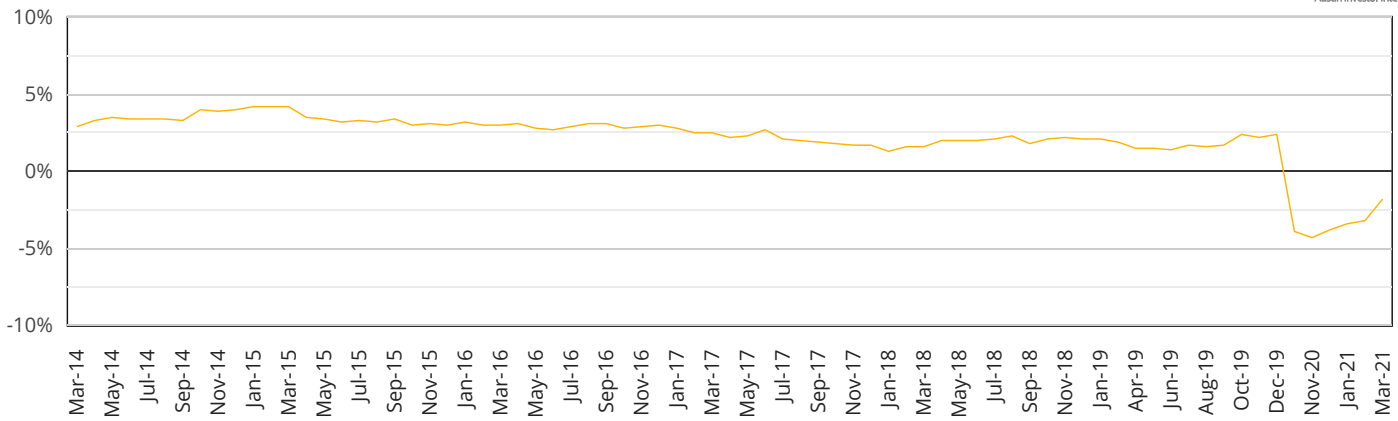
Employment by Industry							
	Mar-2021	Feb-2021	Mar-2020	Monthly Change		Annual Change	
				Actual	%	Actual	%
Mining, Logging and Construction	63,500	60,500	67,400	3,000	5.0	-3,900	-5.0
Manufacturing	52,000	51,500	51,100	500	1.0	900	1.8
Trade, Transportation, and Utilities	185,000	185,000	182,500	0	0.0	2,500	1.4
Information	18,200	18,100	19,200	100	0.6	-1,000	-5.0
Financial Activities	93,700	94,200	94,400	-50	-0.1	-70	-0.1
Professional and Business Services	157,800	154,400	141,900	3,400	2.2	15,900	11.2
Education and Health Services	162,000	161,200	169,900	800	0.5	-7,900	-4.0
Leisure and Hospitality	115,700	113,000	134,300	2,700	2.4	-18,600	-13.0
Other Services	35,100	34,700	38,900	400	1.2	-3,800	-9.0
Government	175,200	175,200	177,700	0	0.0	-2,500	-1.0
Total Nonfarm	1,058,200	1,047,800	1,077,300	10,400	1.0	-19,100	-1.8

Data provided by the Texas Workforce Commission

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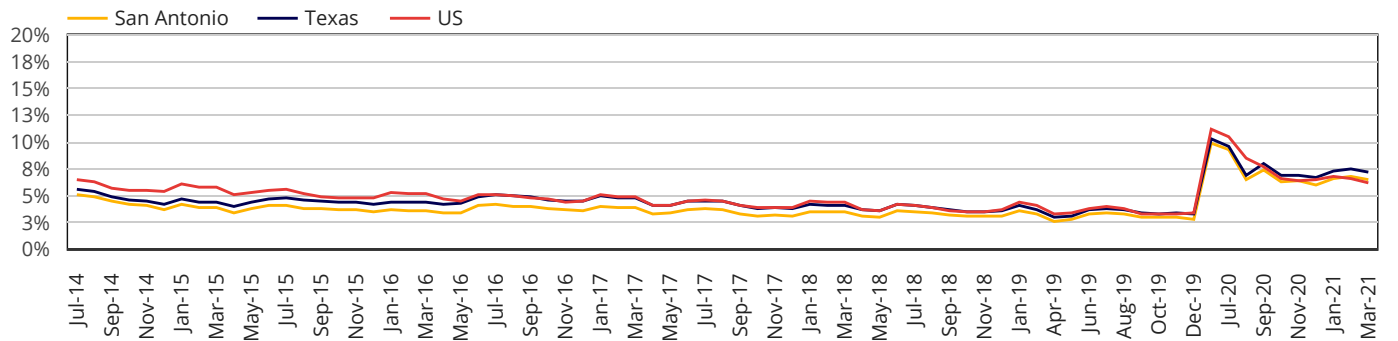
Annual Growth Rate for Total Nonagricultural Employment



Unemployment Information (all estimate in thousands)

	San Antonio MSA				Texas (Actual)				United States (Actual)			
	C.L.F.	Emp.	Unemp. Rate		C.L.F.	Emp.	Unemp. Rate		C.L.F.	Emp.	Unemp. Rate	
Mar-2021	1,218,042	1,138,879	79,163	6.5	14,096,630	13,086,898	1,009,732	7.2	160,397,000	160,008,000	9,905,000	5.8
Feb-2021	1,212,989	1,130,370	82,619	6.8	14,047,933	12,989,157	1,058,776	7.5	160,008,000	149,522,000	10,486,000	6.6
Mar-2020	1,187,428	1,134,322	53,106	4.5	13,953,661	13,248,772	704,889	5.1	162,537,000	155,167,000	7,370,000	4.5

Historical Unemployment Rates



Data provided by the Texas Workforce Commission

