

Apartment

# Custom Market Analytics

 Knoxville

 Southern Atlantic Region

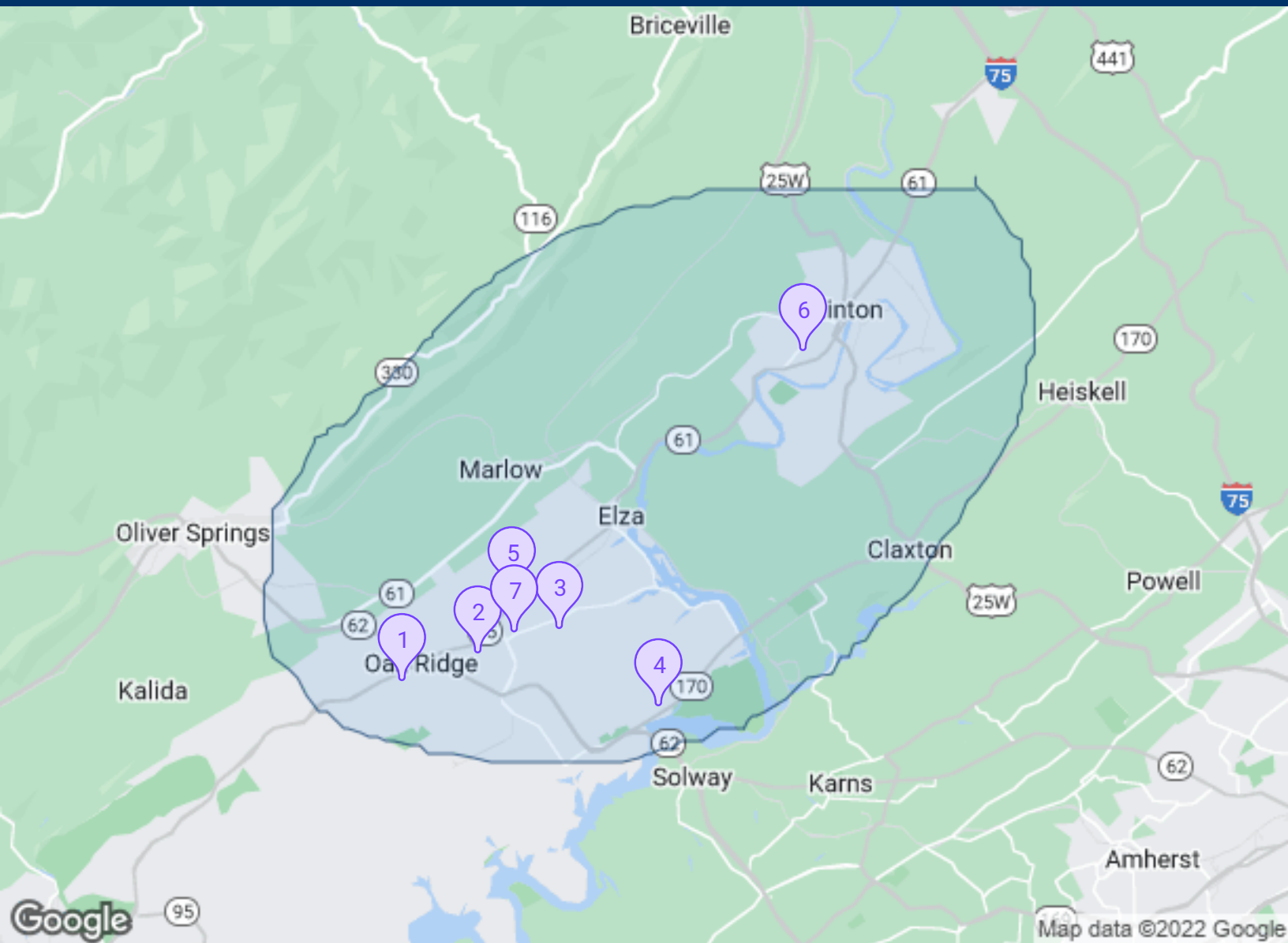
MOODY'S  
ANALYTICS

CRE

REPORT GENERATED  
**November 8, 2022**  
DATA AS OF Q3 2022

# Custom Market Analytics

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Apartment

## Custom Market

## I. OVERVIEW

### Key Performance Indicators

Size (average)

**235** units

Year Built (average)

**1975**

Tax Amount (average)

**\$60,095**

Sale Price (average)

**\$16,953,555**

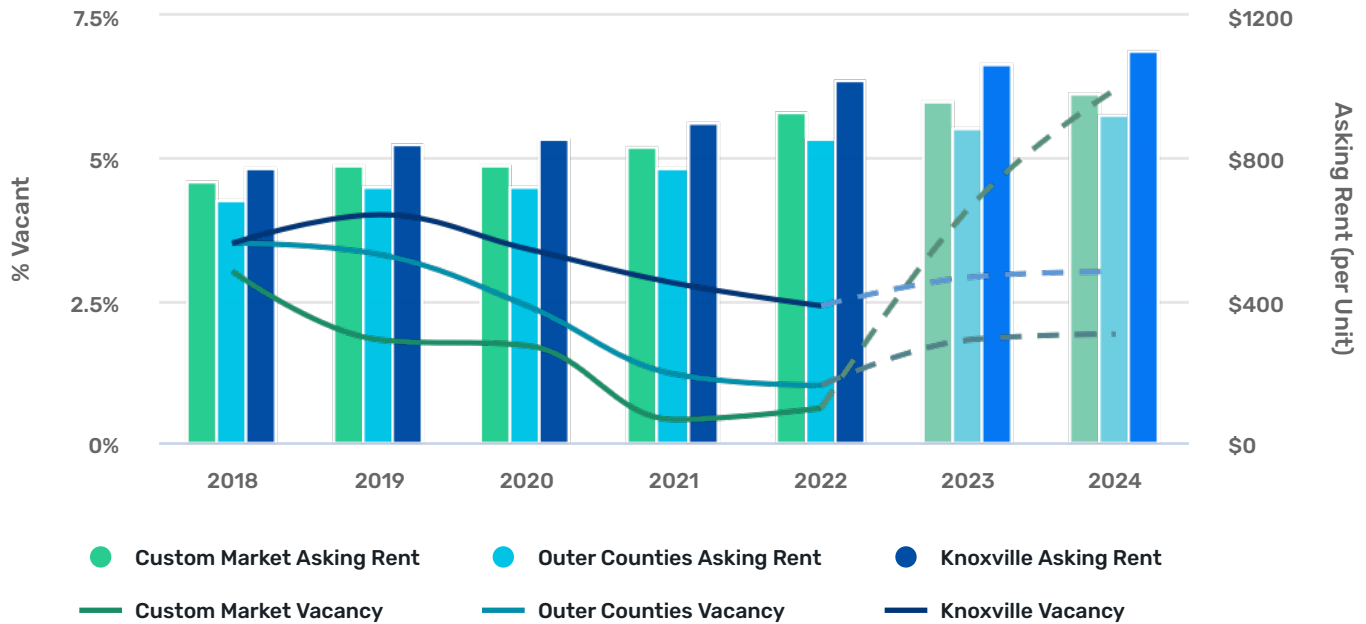
Rent (average)

**\$950.42** /unit

New Construction

**0** projects

Asking Rent and Vacancy Trends: By Year per Unit



Year	Custom Market		Outer Counties *		Knoxville *	
	Asking Rent per Unit	Vacancy Rate %	Asking Rent per Unit	Vacancy Rate %	Asking Rent per Unit	Vacancy Rate %
2018	\$738	3.0%	\$680	3.5%	\$770	3.5%
2019	\$781	1.8%	\$718	3.3%	\$840	4.0%
2020	\$784	1.7%	\$717	2.4%	\$854	3.4%
2021	\$836	0.4%	\$771	1.2%	\$899	2.8%
2022	\$933	0.6%	\$855	1.0%	\$1,021	2.4%
2023	\$957	4.1%	\$888	1.8%	\$1,062	2.9%
2024	\$984	6.2%	\$919	1.9%	\$1,102	3.0%

\* The comparison market (or submarket) is the most represented market (or submarket) among the properties in your custom market.

## II. SUBMARKETS

### CRE Fundamentals: REIS Rank, Asking Rent, Vacancy, Inventory

	REIS Rank*	Asking Rent per unit	Vacancy	Vacancy % Change bps	Inventory units	Inventory buildings
Knoxville	39	\$1,021	2.4%	-20	34,517	278
Custom Market	-	\$950	0.5%	0	1,642	103
Central/Southeast	311	\$1,010	3.5%	-20	8,856	96
Northeast	39	\$969	1.0%	-60	4,046	35
Northwest	58	\$1,083	3.4%	-20	9,456	60
Southwest	153	\$1,148	1.5%	-20	5,912	39
Outer Counties	218	\$855	1.0%	-10	6,247	48

### Concessions: Effective Rent

	Effective Rent per unit	Effective Rent / % Change Unit
Knoxville	\$982	1.7%
Custom Market	\$901	-
Central/Southeast	\$964	0.9%
Northeast	\$944	3.7%
Northwest	\$1,044	1.4%
Southwest	\$1,118	2.2%
Outer Counties	\$811	1.7%

\* There are 275 markets in the Apartment sector nationally.

\* There are 846 submarkets in the Apartment sector nationally.

## III. UNIT MIX

### Unit Mix: Inventory and Current Rent (as of Sep 2022)

	Inventory		Current Asking Rent	
	Inventory %	Avg. Unit Size in SF	Asking Rent per Unit	Asking Rent per SF
<b>Studio</b>				
Custom Market	26.9%	358	\$816	\$2.28
Outer Counties	1.4%	471	\$695	\$1.48
Knoxville	2.2%	471	\$857	\$1.82
<b>1 Bedroom</b>				
Custom Market	33.1%	613	\$1,113	\$1.94
Outer Counties	30.2%	668	\$772	\$1.16
Knoxville	35.5%	731	\$955	\$1.31
<b>2 Bedroom</b>				
Custom Market	31.0%	1,056	\$1,159	\$1.10
Outer Counties	58.2%	994	\$848	\$0.85
Knoxville	51.6%	1,053	\$983	\$0.93
<b>3 Bedroom</b>				
Custom Market	9.0%	1,402	\$1,752	\$1.25
Outer Counties	10.2%	1,257	\$1,144	\$0.91
Knoxville	10.8%	1,338	\$1,278	\$0.96

## IV. PROPERTIES

	Property Name	Address	Size Unit	Class	Year Built	Asking Rent per Unit	Vacancy Rate
1	Rolling Hills	101 Virginia Rd Oak Ridge, TN 37830	378	BC	1951	\$794	0.8%
2	The Manhattan	315 Rutgers Ave Oak Ridge, TN 37830	349	BC	1942	\$688	0.9%
3	British Woods Apartments	301 Briarcliff Rd Oak Ridge, TN 37830	129	BC	1986	\$1,247	0.0%
4	Centennial Village Apartment	180 Waterview Dr Oak Ridge, TN 37830	251	A	2011	\$1,373	0.0%
5	The Flats at Jackson Square	82 Tennessee Ave Oak Ridge, TN 37830	116	BC	1945	\$947	1.7%
6	Willow Run Apartments	517 Douglas Ln Clinton, TN 37716	212	BC	1980	\$851	0.0%
7	Bristol Park	790 Emory Valley Rd Oak Ridge, TN 37830	207	A	2007	\$1,085	0.0%