

NMHC STATE OF THE MULTIFAMILY MARKET WEBINAR SERIES

Q3 Update

July 22, 2024



Register for Upcoming
Webinars

Webinar Information

- To ensure good sound quality, all attendees will be muted during the webinar.
- This webinar will be recorded.
- Please submit all questions to the chat box throughout the broadcast. There will also be a dedicated opportunity for Q&A at the end of the broadcast.
- For additional multifamily industry research and insights please visit nmhc.org/research.

NMHC Disclaimer

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Segment One: Quarterly Survey Results



Chris Bruen

Economist and Senior
Director, Research
NMHC

About Chris

Chris has primary responsibility for aiding in and expanding upon NMHC's research in housing and economics. Prior to joining the Council, Chris conducted research on the behavioral tendencies exhibited by option traders and served as a contributor to the Shanghai-based business publication, MorningWhistle.com, where he wrote on topics relating to Sino-American economic policy. Chris holds a bachelor's degree in Finance from The George Washington University and an M.S. in Economics from Johns Hopkins University.

Survey Results

Top Takeaways

Market Tightness Index

- Tighter than three months ago: 22%
- Looser than three months ago: 27%
- About unchanged from three months ago: 50%
- Don't know or not applicable: 1%

Sales Volume Index

- Higher than three months ago: 32%
- Lower than three months ago: 18%
- About unchanged from three months ago: 46%
- Don't know or not applicable: 4%

Equity Financing Index

- More available than three months ago: 13%
- Less available than three months ago: 16%
- About unchanged from three months ago: 60%
- Don't know or not applicable: 12%

Debt Financing Index

- Now is a better time to borrow: 37%
- Now is a worse time to borrow: 11%
- Conditions are about unchanged: 44%
- Don't know or not applicable: 7%

Segment Two: Data Deep Dive & Market Insights



Chris Bruen

Moderator

Sr. Director
Research
NMHC



Orphe Divounguy

Senior Economist
Zillow

Zillow's Consumer Housing Trends Report



64% of recent renters considered buying when they were looking for a home to rent



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