

Q1
2023 | **MULTIFAMILY**
REPORT

SALES
LEASING
INVESTMENTS



MULTIFAMILY

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NORTHERN NEVADA



2022 SALES & 2023 OUTLOOK

Multi family sales volume in Q1 2023 totaled \$22,578,860 over 7 sales in Washoe County.

Sales volume decreased 78.4% in Q1 2023 from Q4 2022. Higher rates and economic headwinds have put many investors on the sidelines as they wait for more opportunistic investments to add to their portfolio. We expect buyers to remain patient going into the summer as the higher interest rate environment and economic headwinds begin to play themselves out.

Given the economic uncertainty, tighter lending standards and higher borrowing costs, accurate and detailed underwriting continues to be as important as ever when solving for risk-adjusted returns.

RENO MULTI FAMILY RENTAL TRENDS

Average rental rates increased \$19 from Q4 2022 to Q1 2023 to \$1,644. Overall vacancy remains steady at 2.44%. Interest rate increases have began impacting the demand of the rental market as rents have been relatively flat the last 3 quarters. New renters continue to enter the market, but we are beginning to see rent concessions and slower absorption rates on larger new developments across Northern Nevada.

2023 Q1 Sales Volume: \$22,578,860

2022 Sales Volume: \$869,004,792

2021 Sales Volume: \$855,034,849

Q1 2023

SALES VOLUME
\$22,578,860

OF TRANSACTIONS
7

PRICE PER DOOR
\$138,436

Q4 2022

SALES VOLUME
\$104,539,092

OF TRANSACTIONS
6

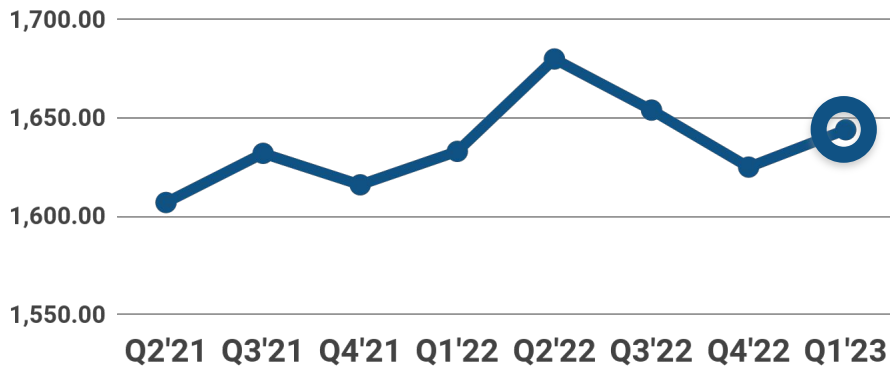
PRICE PER DOOR
\$183,855



ADDRESS	SALES PRICE	PRICE /UNIT	# OF UNITS	NOTES
444 KIRMAN AVE. RENO, NV 89502	\$14,250,000	\$169,943	84	KIRMAN GARDENS APARTMENT COMPLEX. 75% OCCUPIED AT TIME OF SALE.
40 ZIRCON DR. WASHOE COUNTY, NV 89521	\$3,275,000	\$109,167	30	BROOKSIDE MOBILE HOME PARK.
2261-2333 PATTON DR. RENO, NV 89512	\$1,950,000	\$162,500	12	3 BUILDINGS CONSISTING OF 12 UNITS NEAR THE UNIVERSITY OF NEVADA, RENO.
540 CRAMPTON ST. RENO, NV 89502	\$1,125,000	\$160,714	7	COMPLEX EAST OF MIDTOWN RENO SOLD WITH A REPORTED CAP RATE OF 5.90%.
485 E 7TH ST RENO, NV 89512	\$871,360	\$145,227	6	SMALL COMPLEX IN DOWNTOWN RENO.
424 12TH ST. RENO, NV 89512	\$650,000	\$130,000	5	SMALL COMPLEX IN SPARKS, NV.
341 E TAYLOR RENO, NV 89502	\$457,500	\$91,500	5	SMALL COMPLEX IN MIDTOWN RENO.

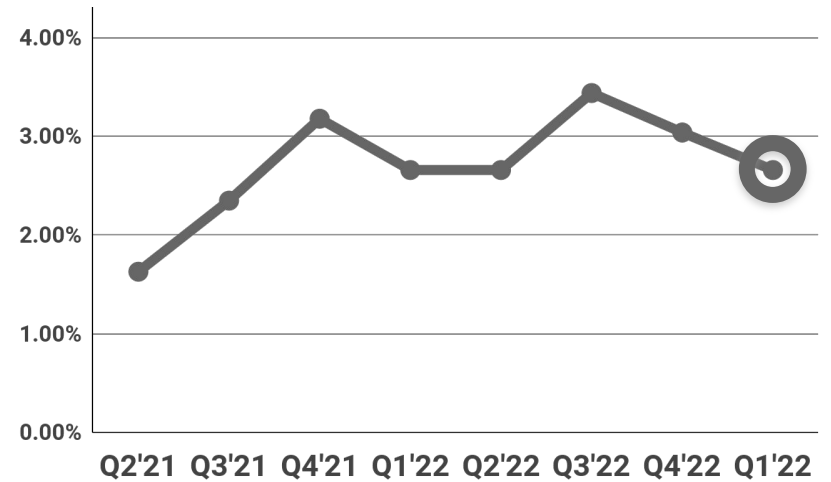
Q1 2023 Reno
Multifamily Average
Rental Rate

\$1,644



Q1 2023 Reno
Multifamily Average
Vacancy

2.66%



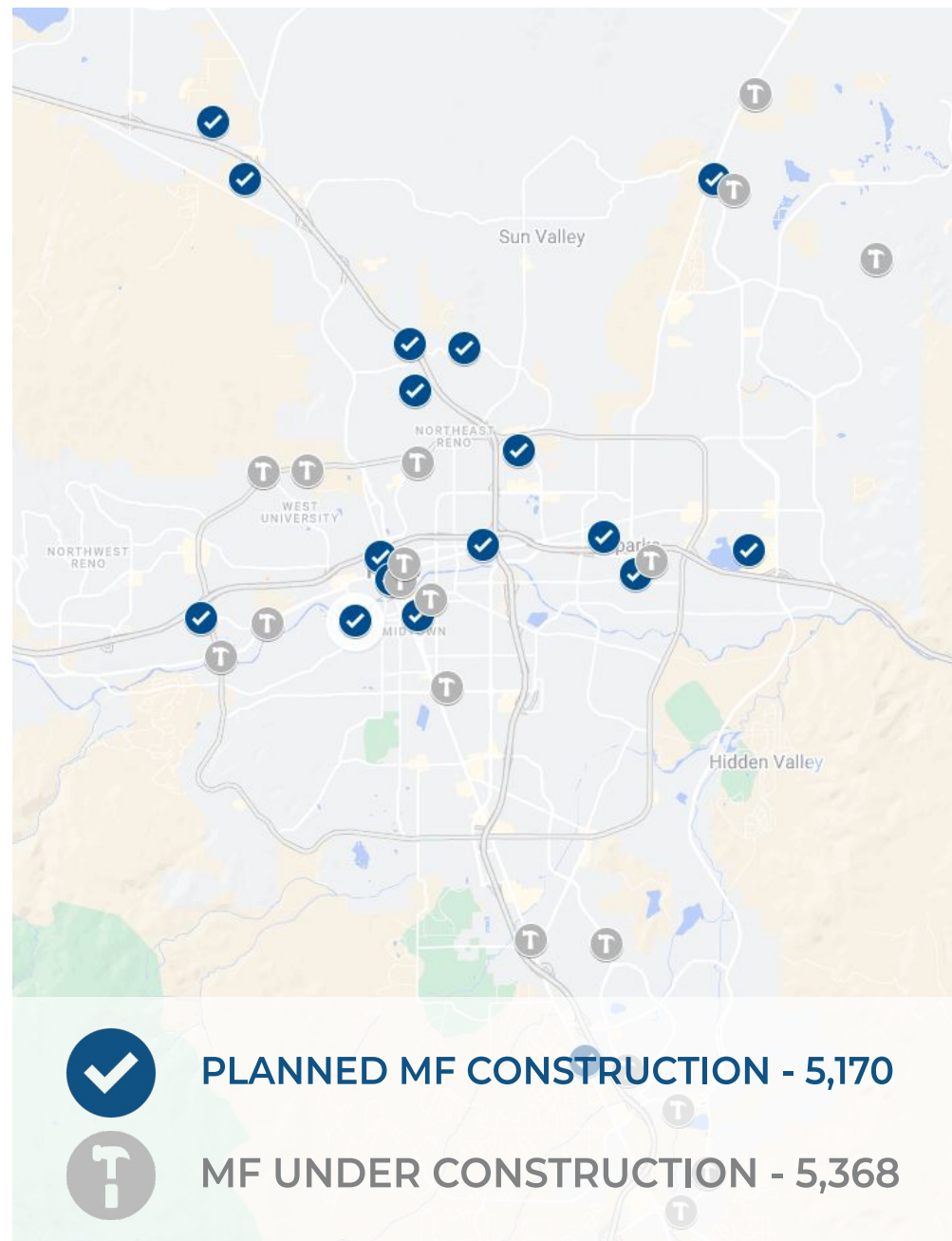
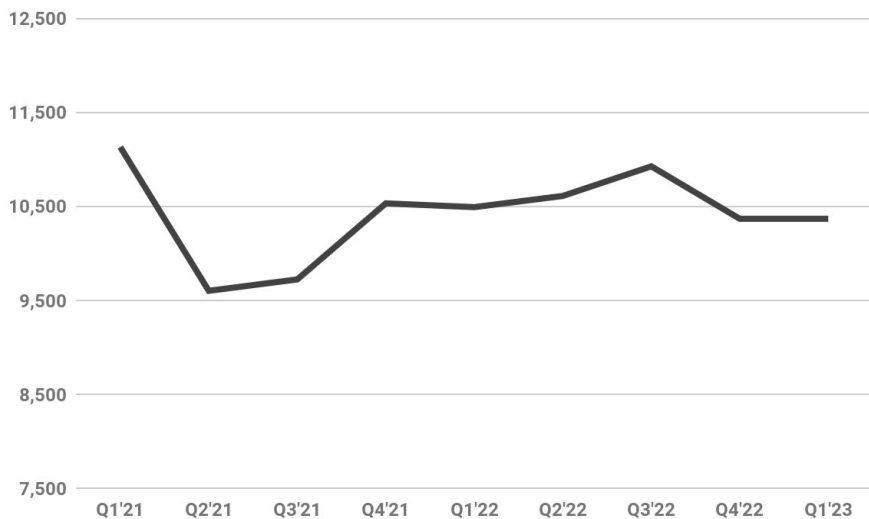


Reno Multifamily Construction Overview

Total units planned or under construction decreased from 10,365 units last quarter to 10,538 units in Q1 of 2023. **Developable land, rising cost of capital, and cost of construction continue to be the most influential factors hindering new multifamily supply.** On the demand side, job growth continues to increase as corporations expand or desire to move to the area. Nevada inbound moves have been some of the highest in the nation and affordability issues in Single Family housing push demand higher for multifamily inventory.

Reno Multifamily Average Total Units

10,365



*DATA PROVIDED BY JOHNSON PERKINS GRIFFIN APARTMENT SURVEY



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Chris has been in the commercial real estate industry since 2006 and has participated in brokering over \$650 million dollars in real estate transactions with an average transaction volume over \$6.0 million. Additionally, Chris has completed over 400 Broker Opinion of Values totaling over \$1 billion in commercial real estate valuations. His responsibilities include providing advice, execution, and investment management services to clients engaged in buying, selling, investing in, financing, or building real estate.



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Matt graduated from the University of Nevada, Reno in 2019 with a Bachelor of Science in Finance and minor in Economics. Shortly after graduation, Matt joined DCG's Investment Team, specializing in the purchase and sale of Investment Properties. His efforts include, but are not limited to, investment sales and purchase, sale-leasebacks, 1031 exchanges, joint ventures, private placements, and property underwriting. Since joining DCG, Matt has been involved in over \$150 million in transactions with an average transaction volume over \$5.0 million.

INVESTMENT SERVICES

- INVESTMENT SALES & PURCHASES
- JOINT VENTURES
- SALE-LEASEBACKS
- PRIVATE PLACEMENTS
- PROPERTY UNDERWRITING
- 1031 EXCHANGES

