Coronavirus Economic Impacts

Retail Sales Year-Over-Year Percent Change

-100% -80% -60% -40% -20% 0% 20% 40%

- Food services & drinking places
- Nonstore retailers
- Miscellaneous store retailers
- General merchandise stores
- Sporting goods, hobby, musical, books
- Clothing/accessories stores
- Gasoline stations
- Health & personal care stores
- Food & beverage stores
- Building material/garden equipment
- Electronics & appliance stores
- Furniture & home stores
- Motor vehicle & parts dealers

- Consumers continued to focus on essentials and online purchasing of goods in April, the only retail categories experiencing notable increases.
- Sales losses in apparel approached 90 percent on a year-over-year basis.

Source: U.S. Census Bureau, Advance Monthly Retail Trade Survey, May 15, 2020
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NAHB/Wells Fargo Housing Market Index

- Homebuilder confidence ticked up 7 points in May after a historic 42-point decline in April.
- Buyer traffic increased as lockdowns were lifted in many areas.
- The largest component increase was expectations for single-family sales six months from now.

Source: NAHB/Wells Fargo Housing Market Index, May 15, 2020
Preliminary figures for May Consumer Sentiment showed a slight uptick of 2.6 percent as stimulus checks boosted current financial conditions.

Consumers’ expectations for inflation rose sharply from last month.

For both April and May, consumers cited health as their number one concern related to the pandemic, handily topping social isolation and finances.
The percent of renters in Class C properties paying partial rent jumped 27 percentage points since the crisis.

70 percent of all rent payments in Class C properties through May 15 represented partial payments, compared to 54 percent in Class A and B properties.

Source: LeaseLock Covid-19 Rent Payment Report, May 15, 2020
The apartment market is beginning to show signs of recovery. CoStar’s daily asking rent data reports the pace of rent losses have slowed since mid-April.

Rents for 3-star properties stabilized, and even ticked higher while rents for 4- and 5-star apartments continued to fall and are now down nearly 1.5%.

New deliveries exceeded 100,000 units in Q1 2020, the highest total in at least a decade.

The U.S multifamily capital market has decelerated due to uncertainty among investors. In April, 12,000 units went on the market, the lowest monthly total since 2010.

Total sales volume in April was $4.4 billion; monthly sales volume had not fallen below $5.0 billion since 2014.

Top Markets for Rent Growth Two Weeks Ending May 11

- Long Island: 0.4%
- Richmond: 0.3%
- Norfolk: 0.2%
- Baltimore: 0.1%
- Tampa: 0.1%

Bottom Markets for Rent Growth Two Weeks Ending May 11

- Orange County: -0.2%
- Minneapolis: -0.2%
- San Jose: -0.2%
- Las Vegas: -0.1%
- Austin: -0.1%