

**U.S. UNEMPLOYMENT RATE<sup>1</sup>**



**U.S. CONSUMER SENTIMENT INDEX<sup>2</sup>**



**S&P 500 INDEX<sup>3</sup>**



# Occupancy Falls for Fifth Consecutive Month in the August Reporting Period

### Key Takeaways

The all occupancy rate for majority assisted living properties was down 5.7 percentage points (pps) for the NIC MAP<sup>®</sup> Primary Markets on a three-month rolling basis in August 2020 reporting period from the March 2020 reporting period when the pandemic began to influence the seniors housing sector. This pushed occupancy to a yet another new record low level, but for the first time since March, the 0.6 pps drop in AL was less than the decline in occupancy for majority independent living (IL, down 0.8 pp). Tampa saw the largest decline in IL

occupancy in the August reporting period among the NIC MAP<sup>®</sup> Primary Markets, down nearly 7 pps from July to 82.5%. In contrast, Sacramento saw a slight uptick in IL occupancy to 87.6%. Cleveland and San Diego maintained their occupancy levels at 87.7% and 86.3%, respectively. Sacramento did not fare as well for AL, with an occupancy loss of more than 10 percentage points since March to 78.2%. The increase in Seattle's occupancy was small at 0.1 percentage point. All of the other Primary Markets experienced weaker AL occupancy in the August reporting period.

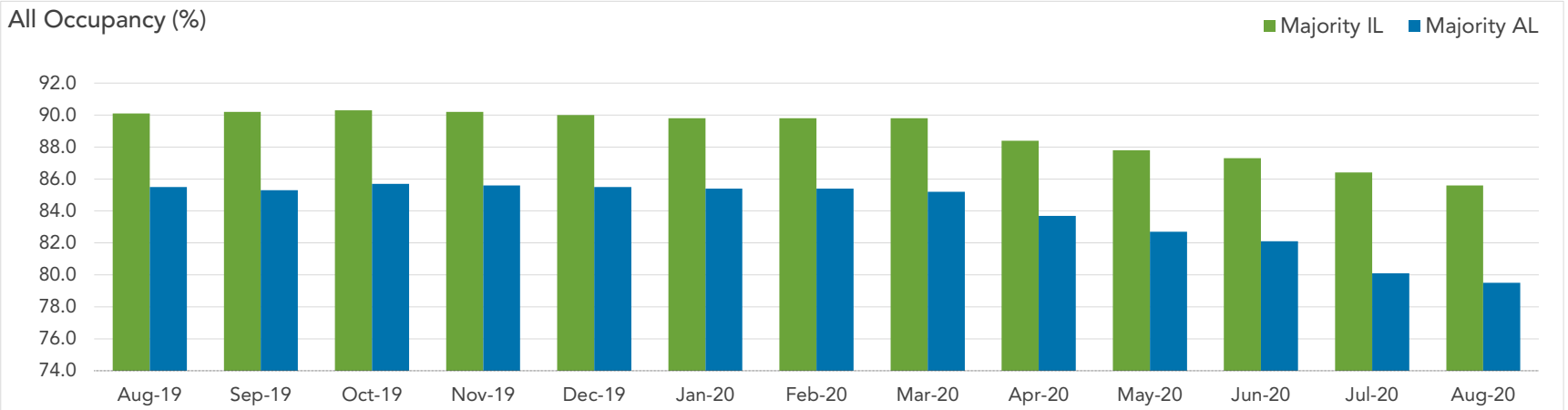
### Summary Stats

Seniors Housing	Current	Change from	
		Jul-20	Aug-19
<b>Primary Markets</b>			
Majority IL	85.6%	▼	▼
Majority AL	79.5%	▼	▼
<b>Select Metropolitan Markets</b>			
Tampa-Majority IL	82.5%	▼	▼
Seattle-Majority AL	84.0%	▲	▼

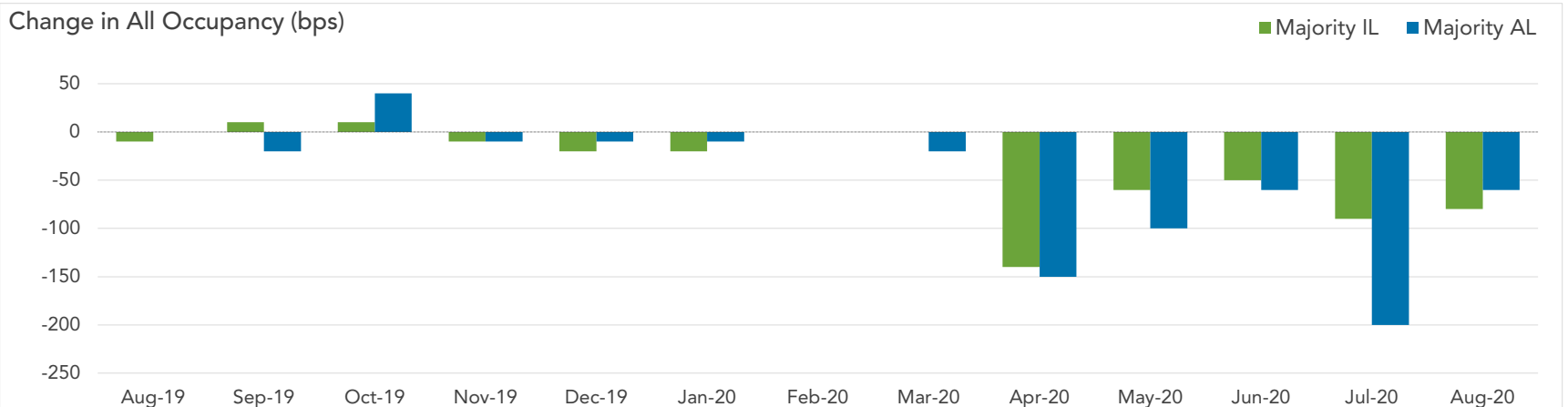
\*Arrows are all occupancy trend indicators over the specified time period (prior three-month rolling | one-year earlier).

## Seniors Housing All Occupancy | Three-Month Rolling Trends

### NIC MAP Primary Markets



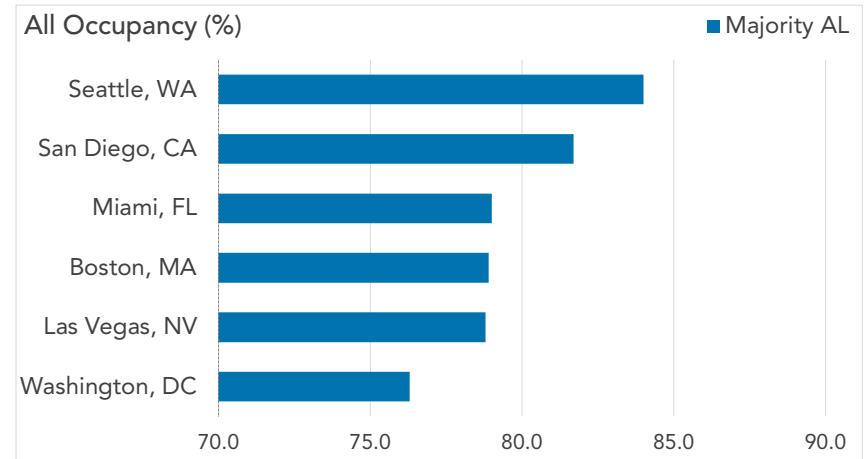
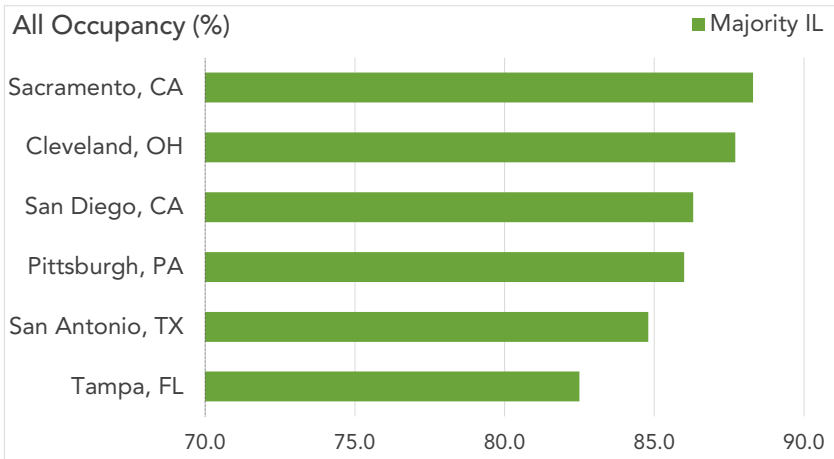
Source: NIC MAP<sup>®</sup> Data Service



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Source: <sup>1</sup>U.S. Bureau of Labor Statistics (BLS) | <sup>2</sup>University of Michigan | <sup>3</sup>S&P 500

**NIC MAP Primary Markets | Select Metropolitan Markets**



**Majority IL**

**Majority AL**

Metropolitan Markets	Current	Change from	
		Jul-20	Aug-19
Sacramento, CA	88.3%	▲	▼
Cleveland, OH	87.7%	■	▼
San Diego, CA	86.3%	■	▼
Pittsburgh, PA	86.0%	▼	▼
San Antonio, TX	84.8%	▼	▼
Tampa, FL	82.5%	▼	▼

Metropolitan Markets	Current	Change from	
		Jul-20	Aug-19
Seattle, WA	84.0%	▲	▼
San Diego, CA	81.7%	▼	▼
Miami, FL	79.0%	▼	▼
Boston, MA	78.9%	▼	▼
Las Vegas, NV	78.8%	▼	▼
Washington, DC	76.3%	▼	▼

Source: NIC MAP® Data Service

\*Arrows are all occupancy trend indicators over the specified time period (prior three-month rolling | one-year earlier).

**About NIC Research & Analytics**

This report was prepared by the Research & Analytics division of the National Investment Center for Seniors Housing & Care (NIC) to provide an intra-quarterly snapshot on all occupancy across seniors housing properties in the U.S.

The Intra-Quarterly Snapshot captures all occupancy, defined by NIC MAP as percent of existing inventory's units that are occupied by residents as of the end of the month. The report also includes the aggregate data for majority independent living and majority assisted living, as well as select metropolitan markets within NIC MAP primary markets. Note that this time series is comprised of three-month rolling data for each respective month i.e. the rolling period for August 2020 is June-July-August 2020. The data reflects prior two months performance as well as current month data.

Property type is the industry's traditional categorization where each property is classified by its plurality care segment, and where: (1) memory care is considered a subset of assisted living; and (2) individual CCRC/LPCs are classified according to their plurality care segment.

**About NIC MAP Data Service**

NIC MAP® Data Service is provided by the National Investment Center for Seniors Housing & Care (NIC), a nonprofit 501(c)(3) organization whose mission is to support access and choice for America's seniors. By providing the reliable and objective time-series data that capital providers, investors, operators and developers depend on to make informed investment decisions, NIC MAP is improving transparency in seniors housing & care. Learn more at [nic.org/nic-map](http://nic.org/nic-map)

For questions about the Intra-Quarterly Snapshot, contact [analytics@nic.org](mailto:analytics@nic.org).

To learn more about the terms commonly used in NIC and NIC MAP market data and reports, please visit: [nic.org/glossary](http://nic.org/glossary)

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