

# Search Analytics

INVENTORY UNITS

**28,453** +1.5%

Prior Period 28,038

UNDER CONSTRUCTION UNITS

**794** -4.3%

Prior Period 830

12 MO ABSORPTION UNITS

**(70)** +28.8%

Prior Period (98)

VACANCY RATE

**7.6%** +1.6%

Prior Period 6.0%

MARKET RENT/UNIT

**\$1,360** +2.1%

Prior Period \$1,332

MARKET SALE PRICE/UNIT

**\$124K** -3.1%

Prior Period \$128K

MARKET CAP RATE

**6.5%** +0.5%

Prior Period 6.0%

## Key Metrics

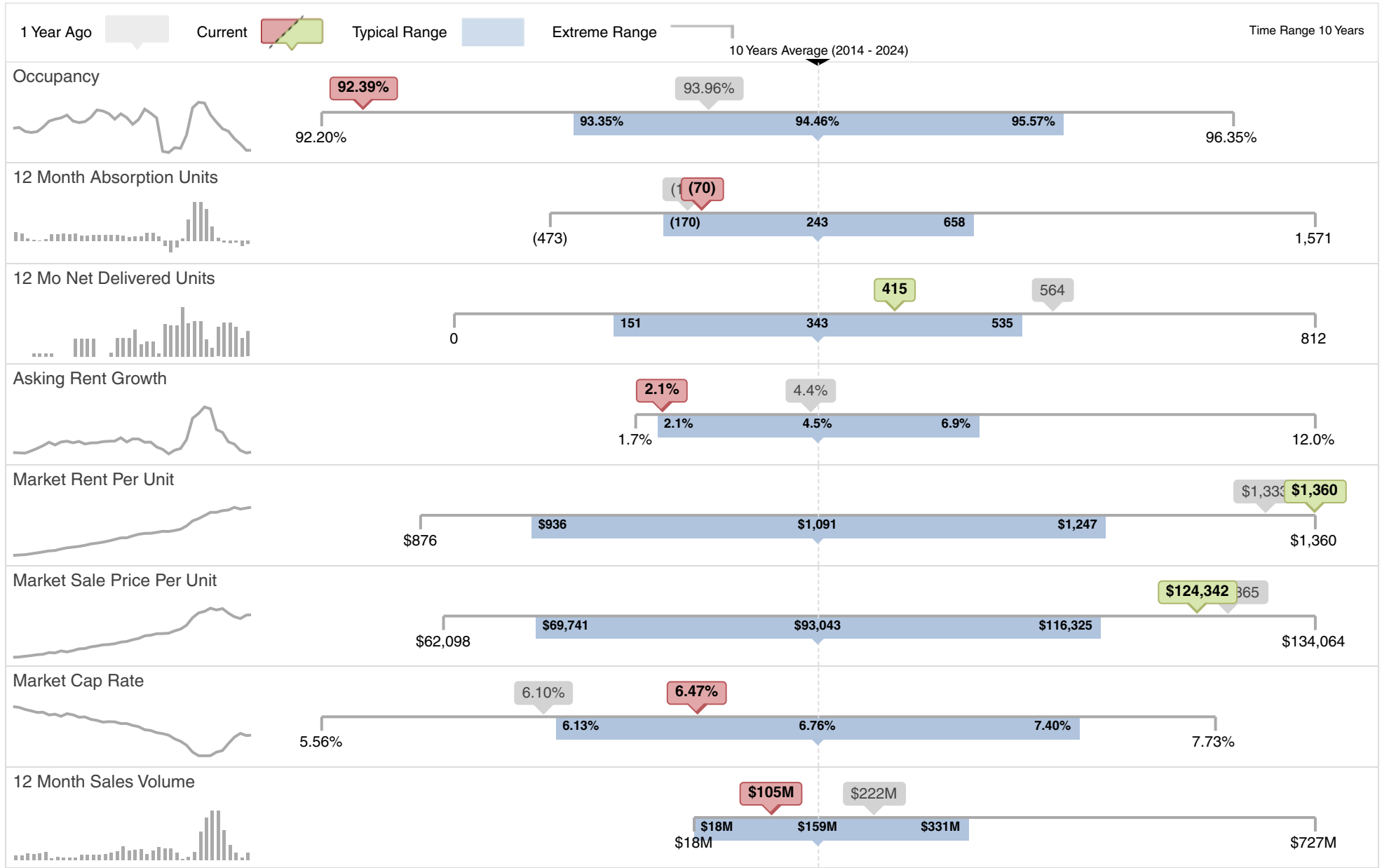
Availability		Inventory	
Vacant Units	2,166 ↑	Existing Buildings	262 ↑
Asking Rent/SF	\$1.46 ↑	Average Units Per Bldg	109 ↑
Concession Rate	0.9% ↑	12 Mo Demolished Units	0 ↓
Studio Asking Rent	\$1,416 ↑	12 Mo Occupancy % at Delivery	37.8% ↓
1 Bedroom Asking Rent/Unit	\$1,172 ↑	12 Mo Construction Starts Units	379 ↓
2 Bedroom Asking Rent/Unit	\$1,395 ↑	12 Mo Delivered Units	415 ↓
3 Bedroom Asking Rent/Unit	\$1,627 ↓	12 Mo Avg Delivered Units	208 ↑

Sales Past Year		Demand	
Asking Price Per Unit	\$124,324 ↑	12 Mo Absorp % of Inventory	-0.3% ↑
Sale to Asking Price Differential	-4.5% ↑	Median Household Income	64.5K
Sales Volume	\$105M ↓	Population Growth 5 Yrs   20-29	-26.7%
Properties Sold	10 ↓	Population Growth 5 Yrs   30-39	11.1%
Months to Sale	4.1 ↓	Population Growth 5 Yrs   40-54	25.6%
For Sale Listings	1 ↓	Population Growth 5 Yrs   55+	7.2%
Total For Sale Units	12 ↓	Population Growth 5 Yrs	3.4%

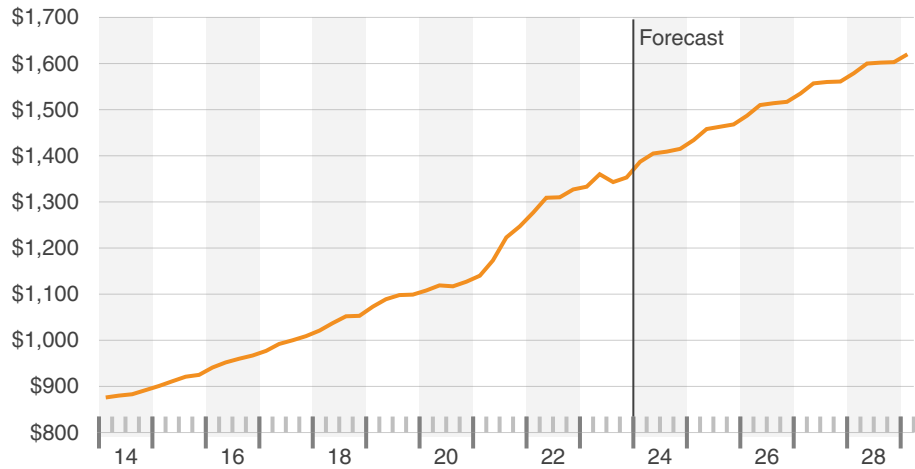
# Search Analytics

## Key Performance Indicators

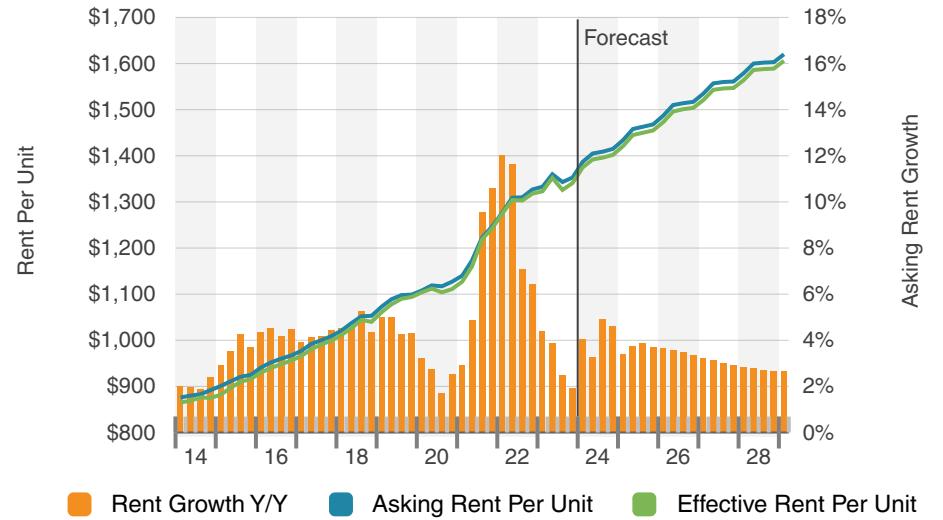


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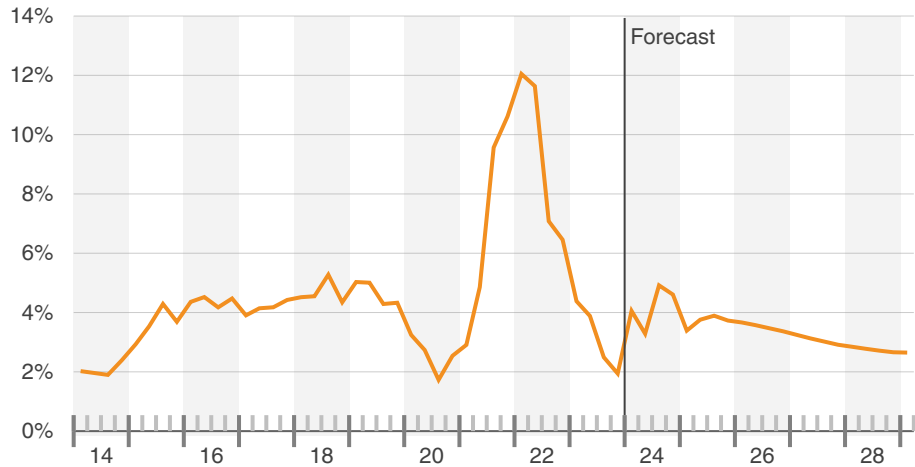
## Market Asking Rent Per Unit



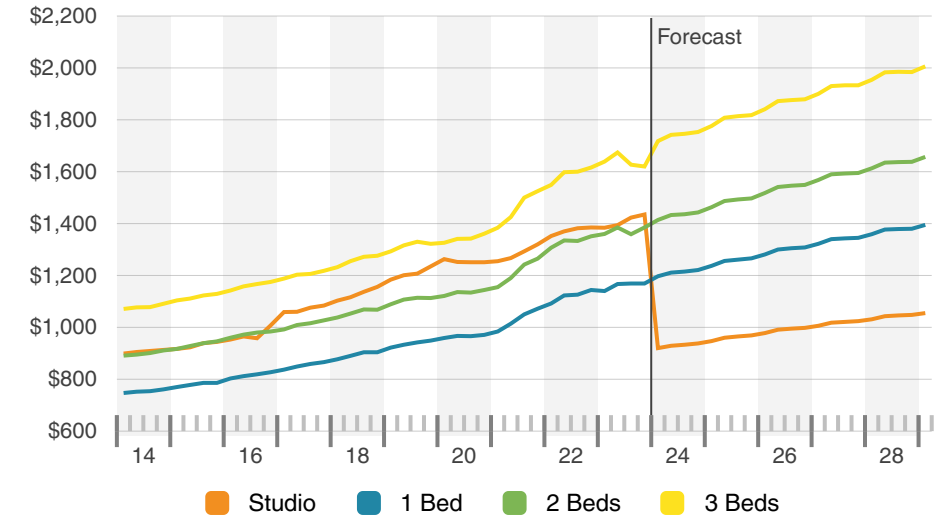
## Market Rent Per Unit & Rent Growth



## Market Rent Growth (YOY)

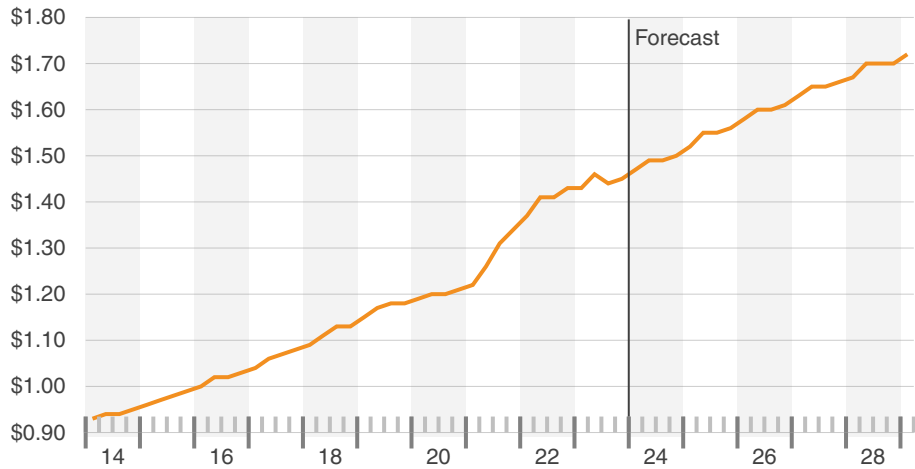


## Market Asking Rent Per Unit By Bedroom

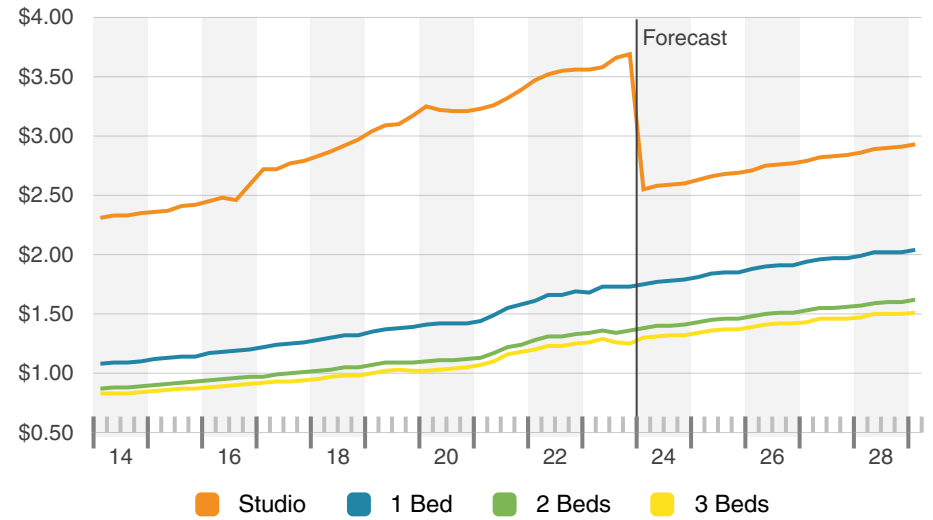


# Search Analytics

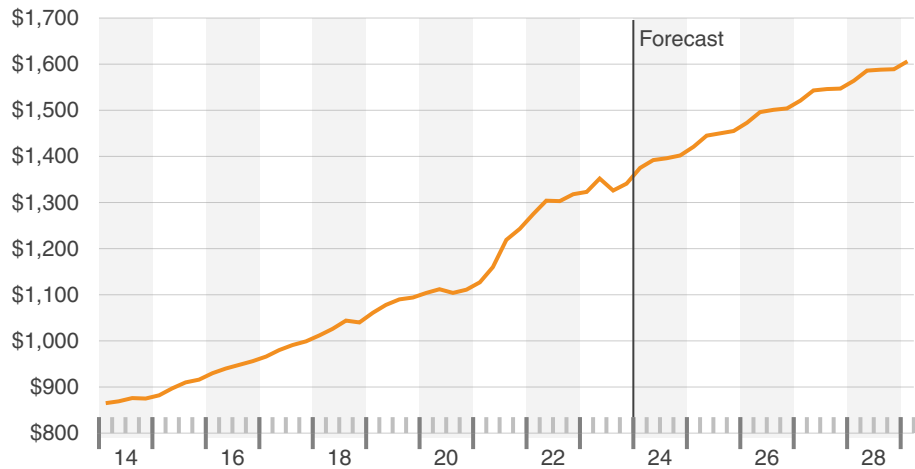
## Market Asking Rent Per SF



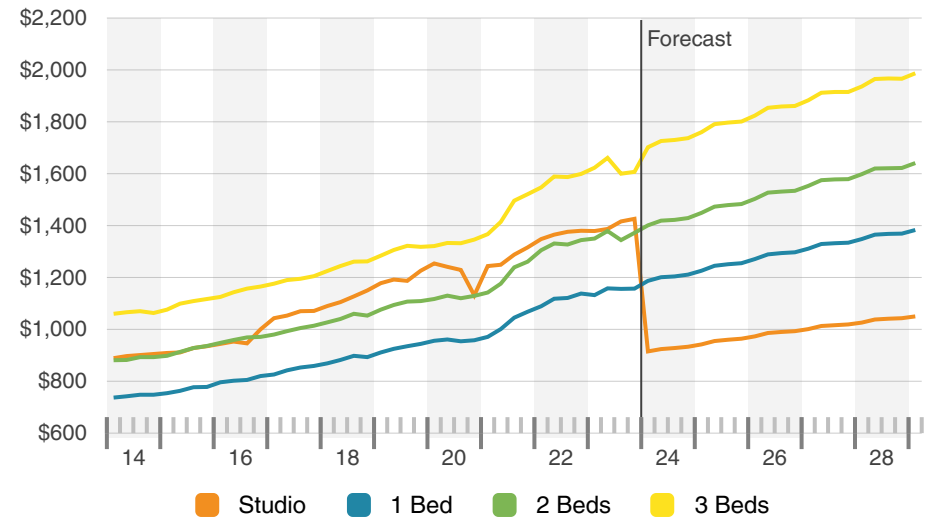
## Market Asking Rent Per SF By Bedroom



## Market Effective Rent Per Unit

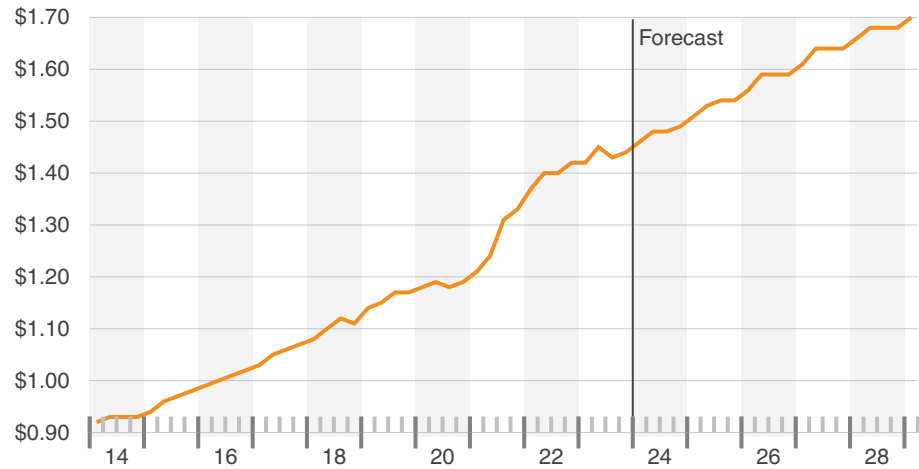


## Market Effective Rent Per Unit By Bedroom

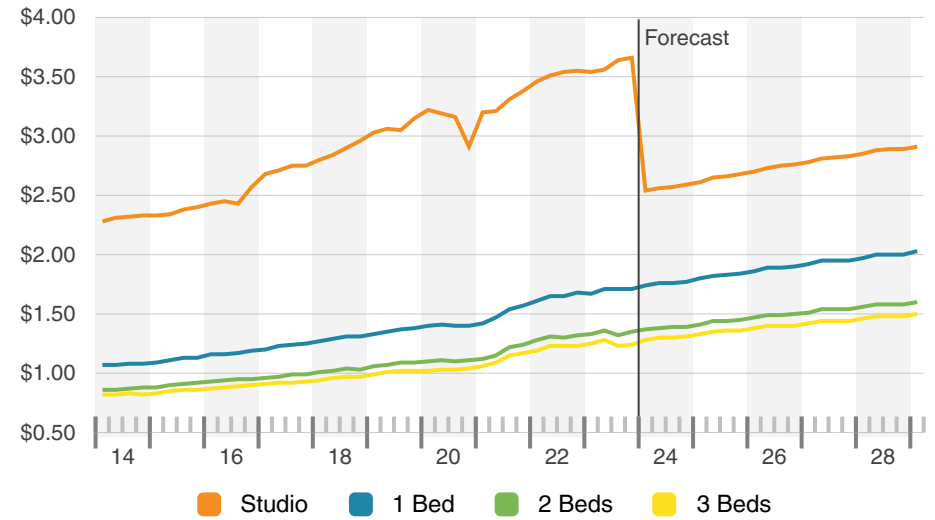


# Search Analytics

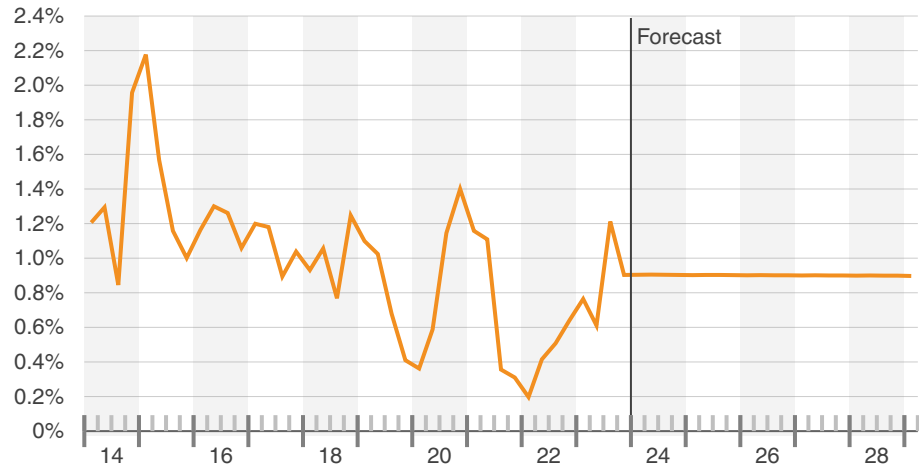
## Market Effective Rent Per SF



## Market Effective Rent Per SF By Bedroom



## Concession Rate

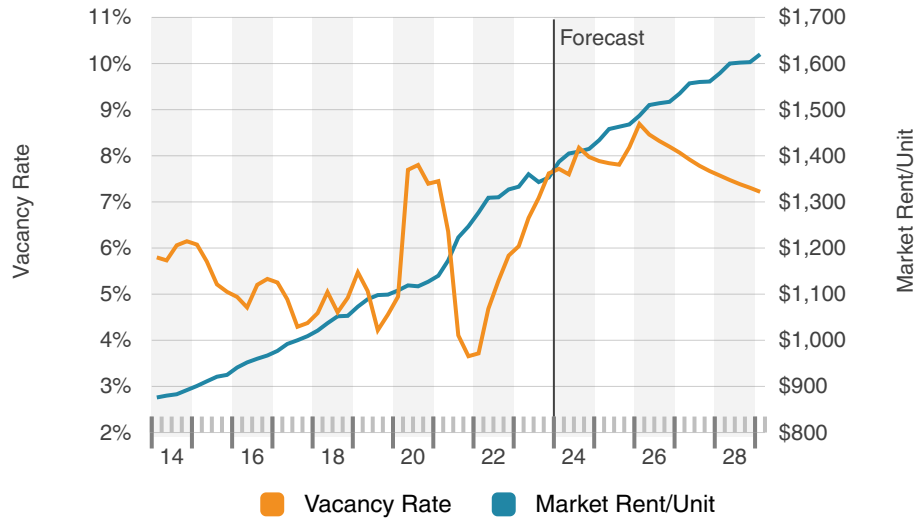


## Daily Asking Rent Per SF

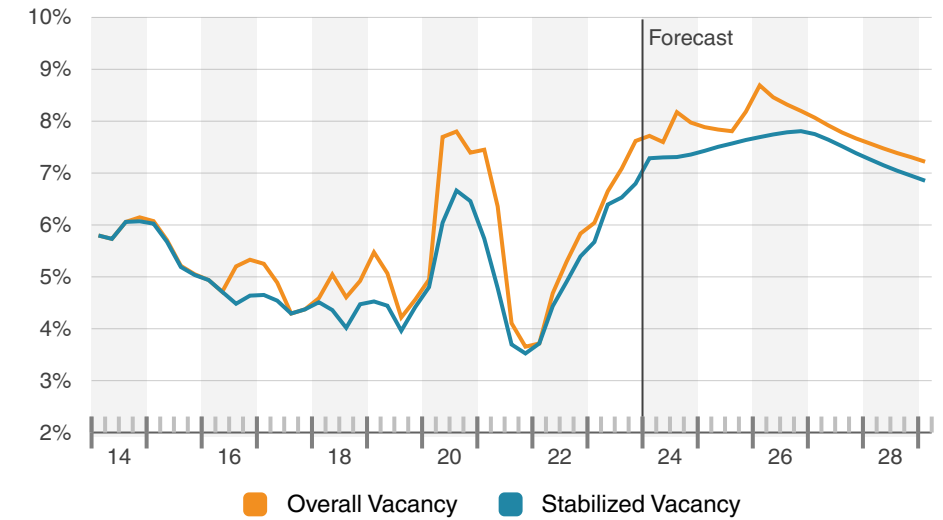


# Search Analytics

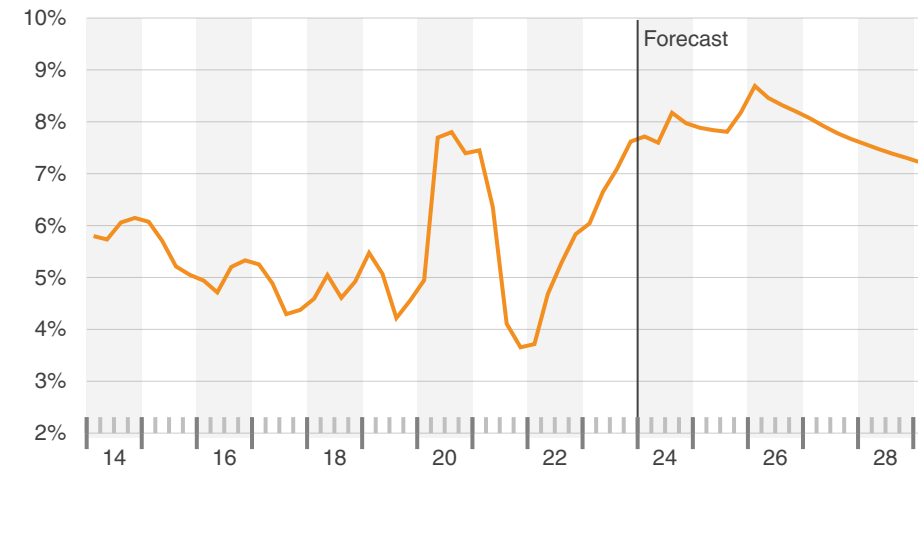
## Vacancy & Market Asking Rent Per Unit



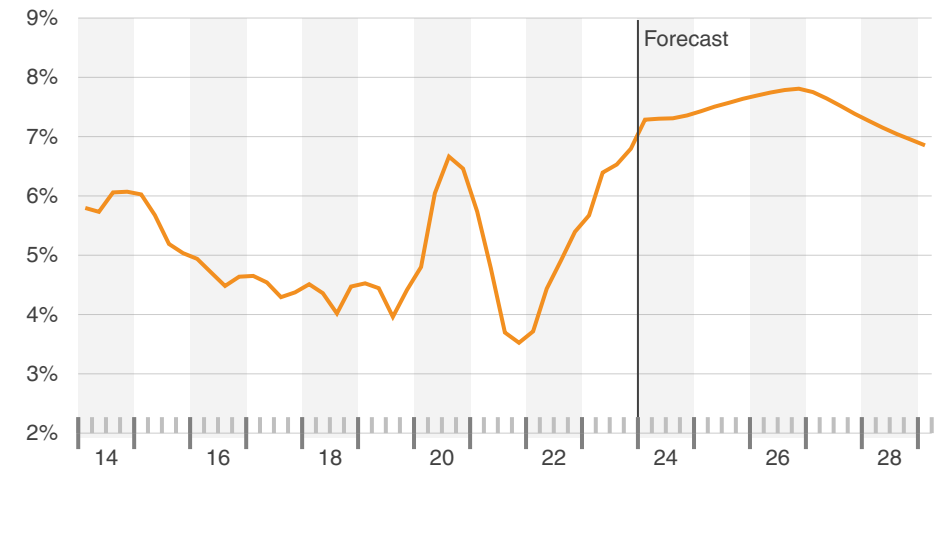
## Overall & Stabilized Vacancy



## Vacancy Rate



## Stabilized Vacancy Rate

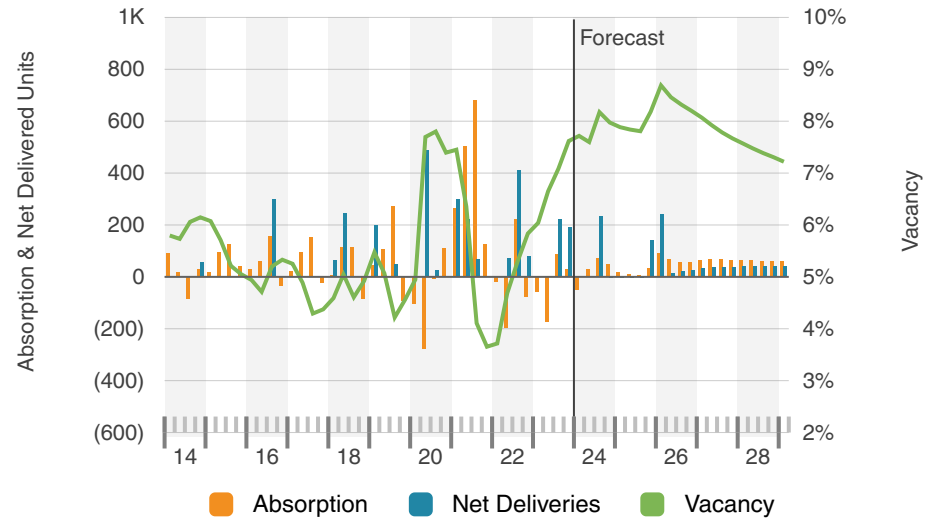


# Search Analytics

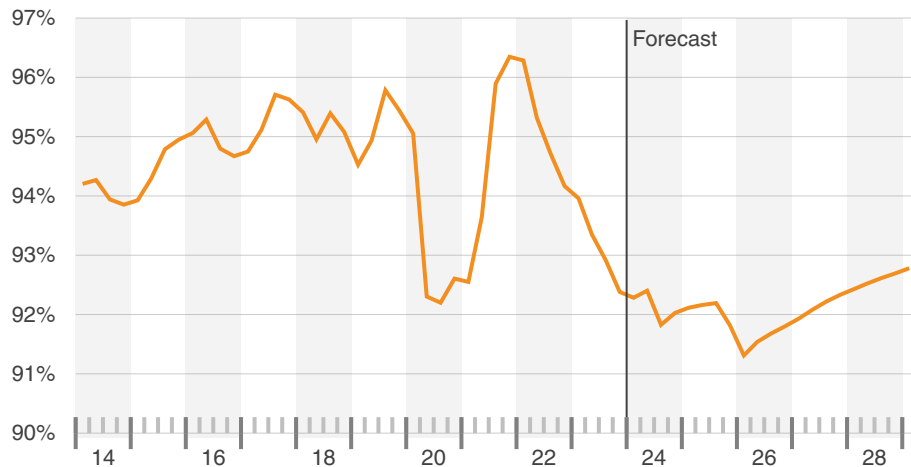
## Daily Vacancy Rate



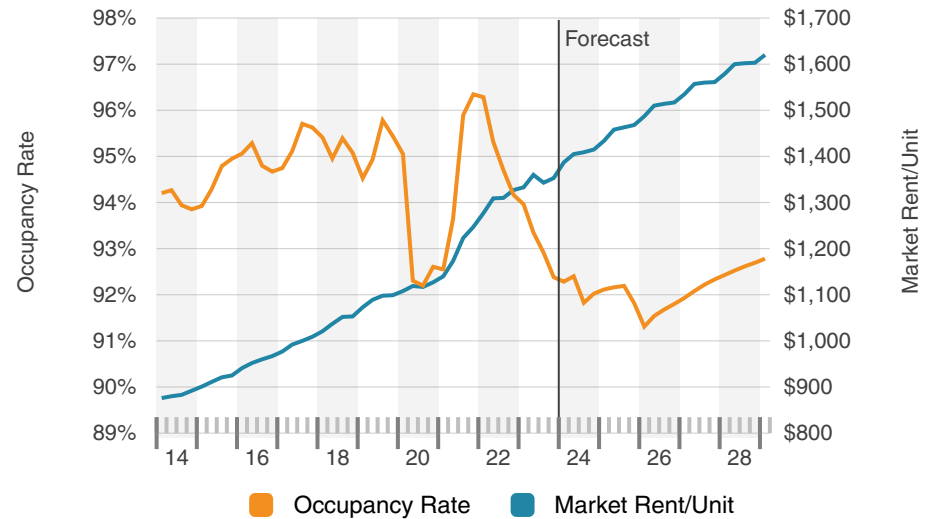
## Absorption, Net Deliveries & Vacancy



## Occupancy Rate

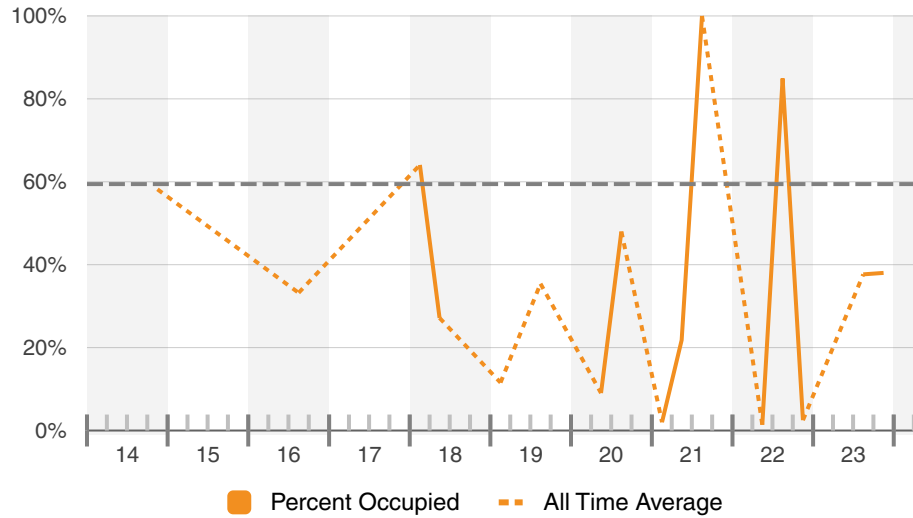


## Occupancy & Market Rent Per Unit

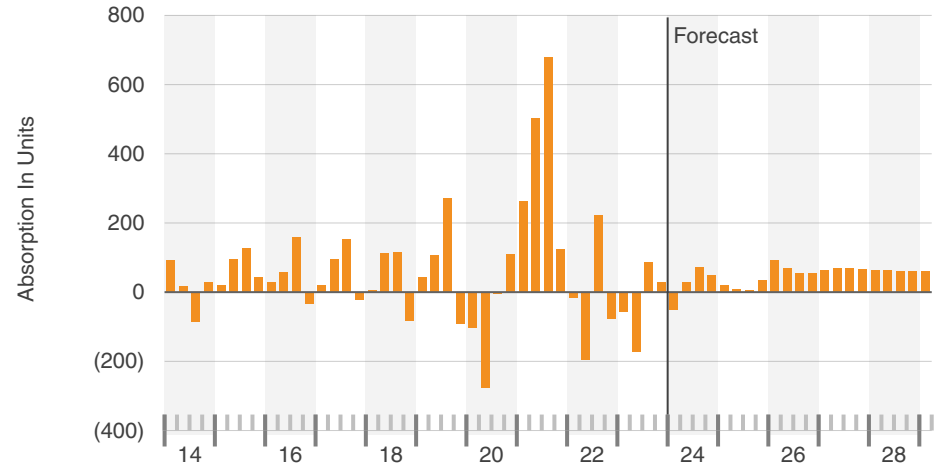


# Search Analytics

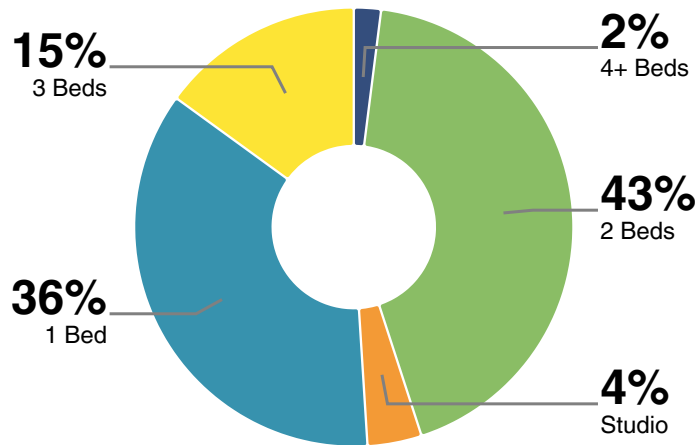
## Occupancy At Delivery



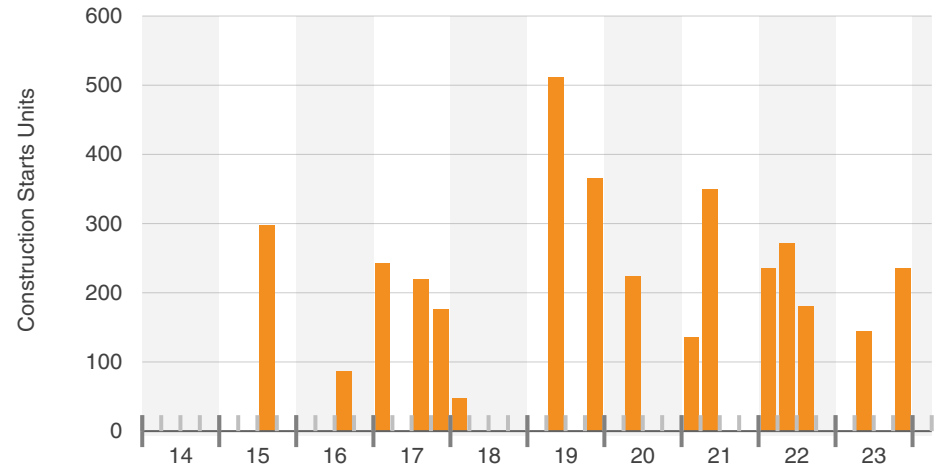
## Absorption Units



## Total Units By Bedroom



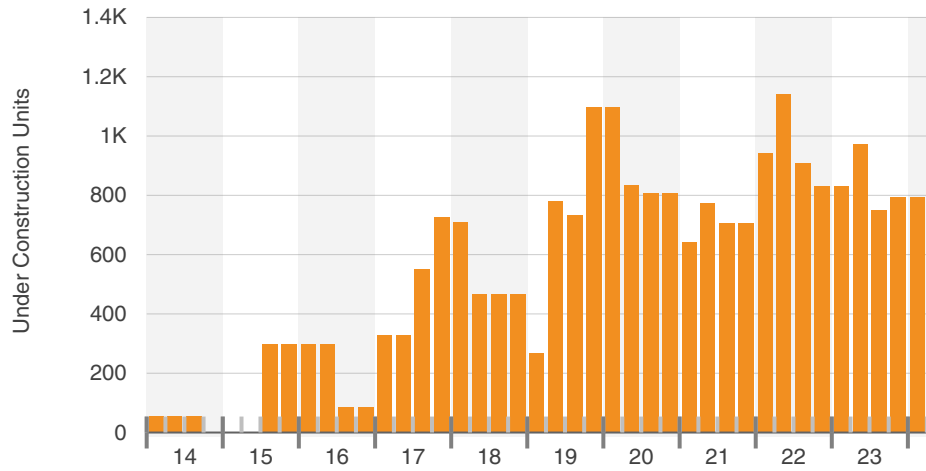
## Construction Starts



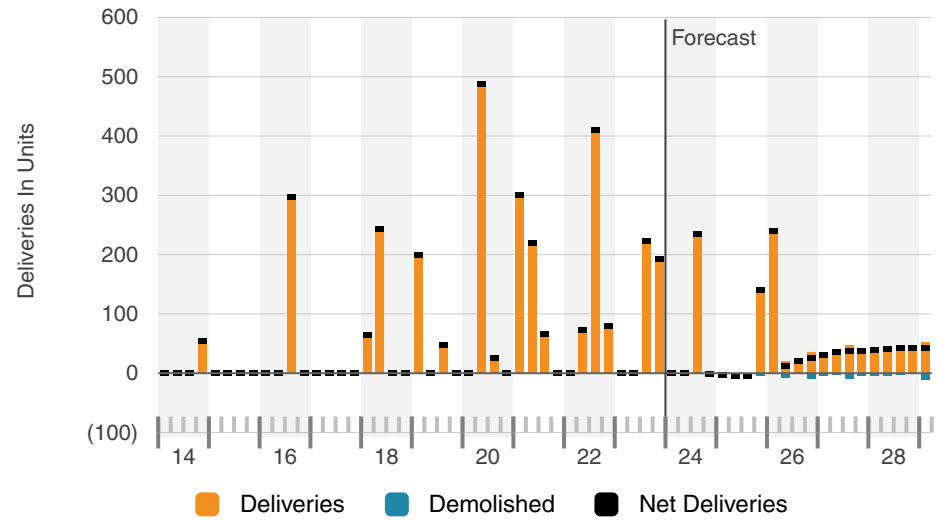


# Search Analytics

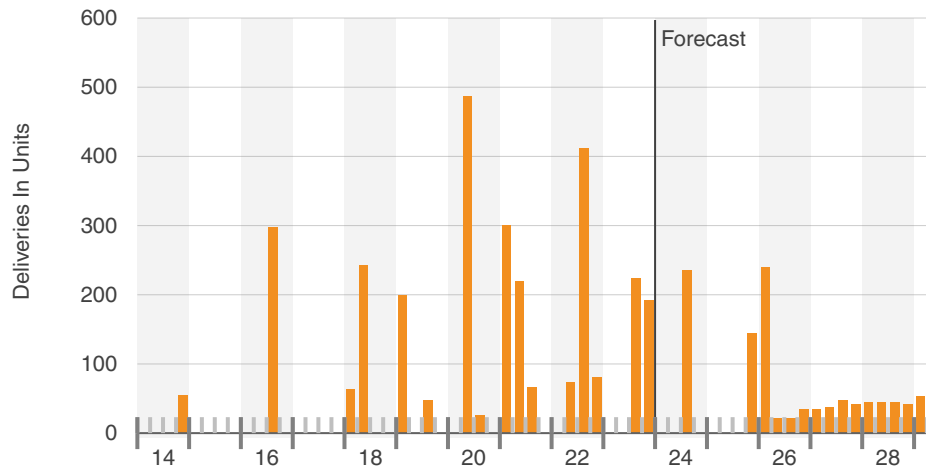
## Under Construction



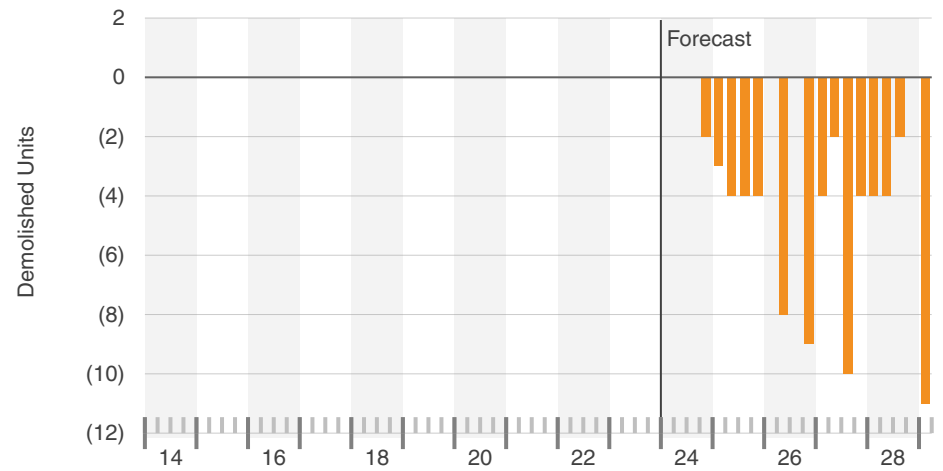
## Deliveries & Demolitions



## Deliveries

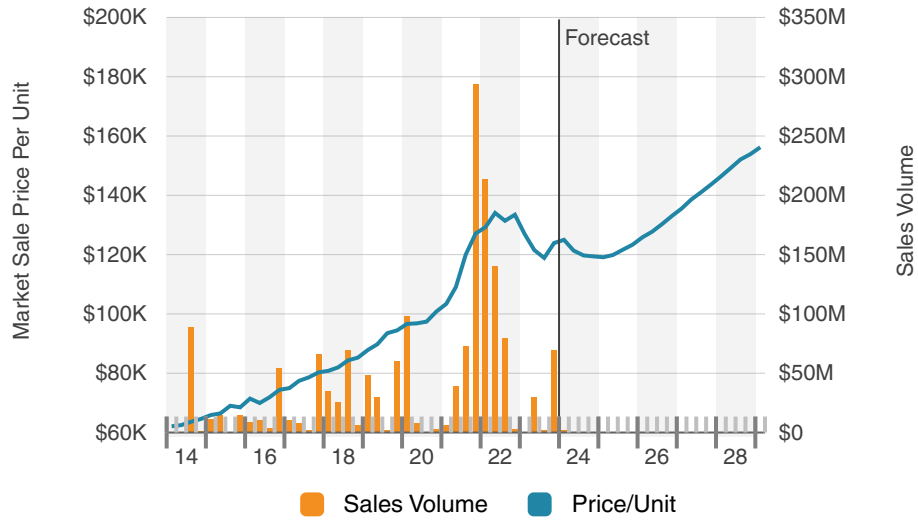


## Demolitions

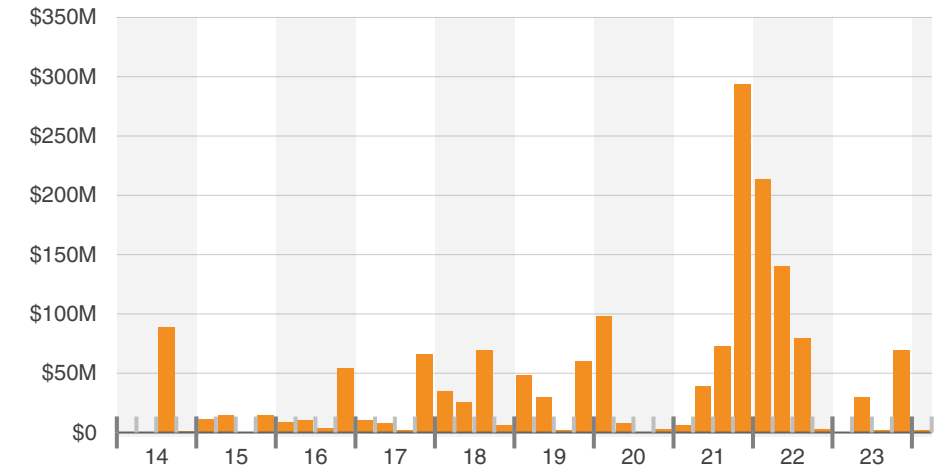


# Search Analytics

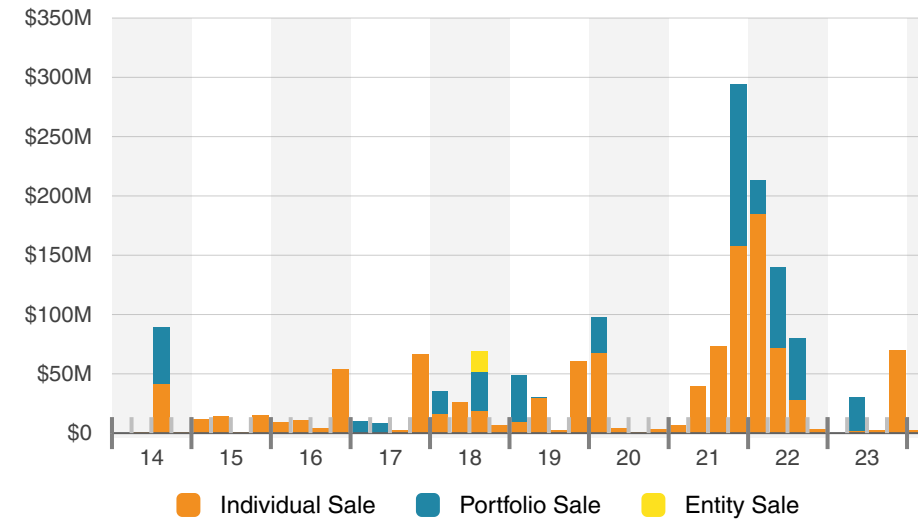
## Sales Volume & Market Sale Price Per Unit



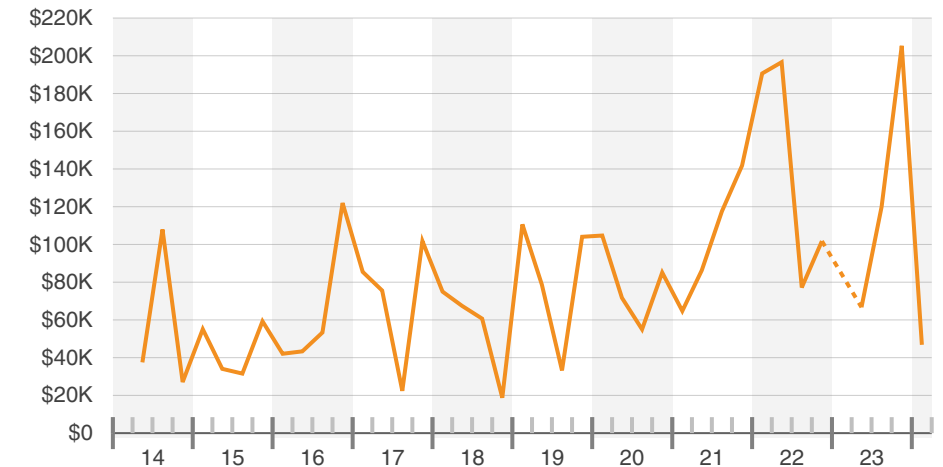
## Sales Volume



## Sales Volume By Transaction Type

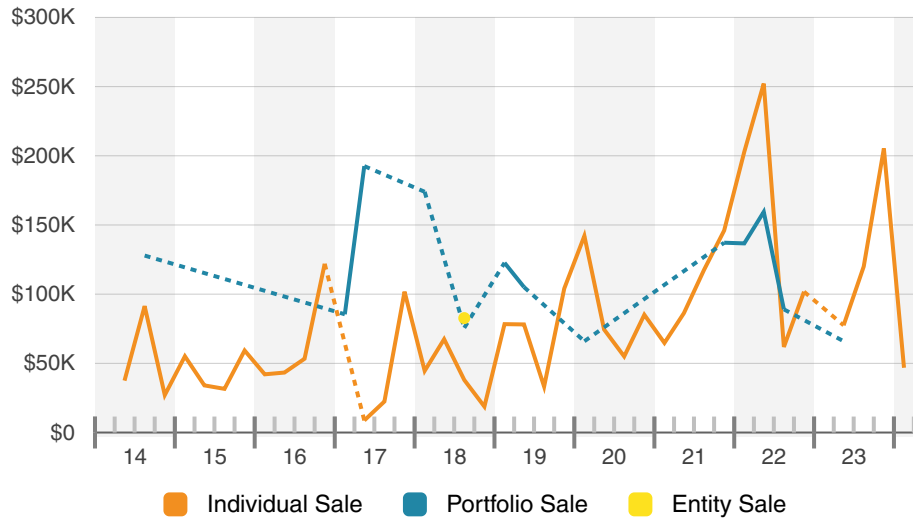


## Sale Price Per Unit

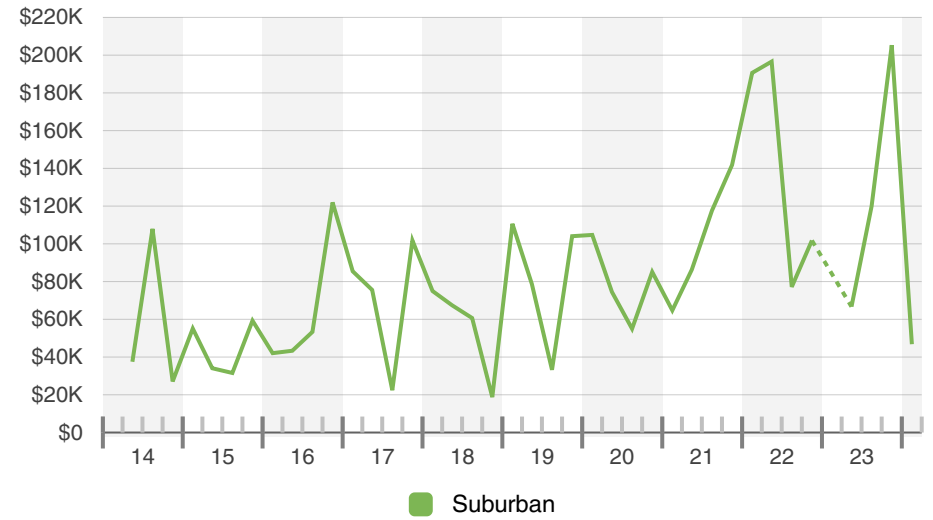


# Search Analytics

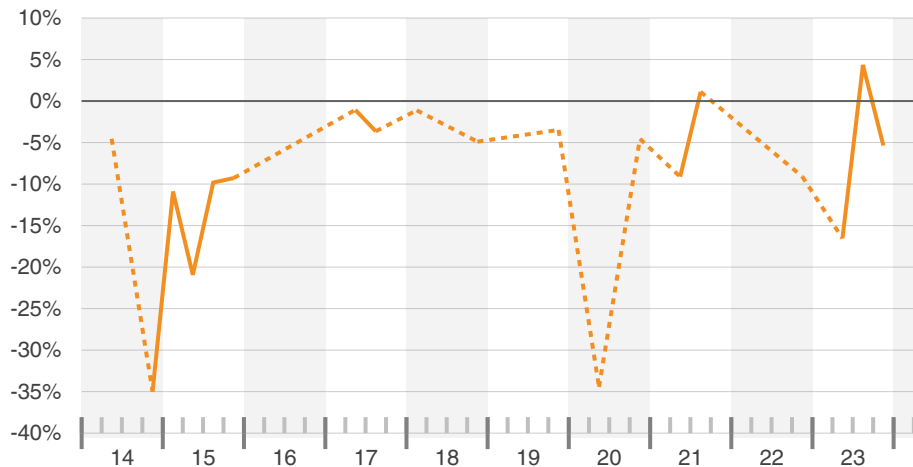
## Sale Price Per Unit By Transaction Type



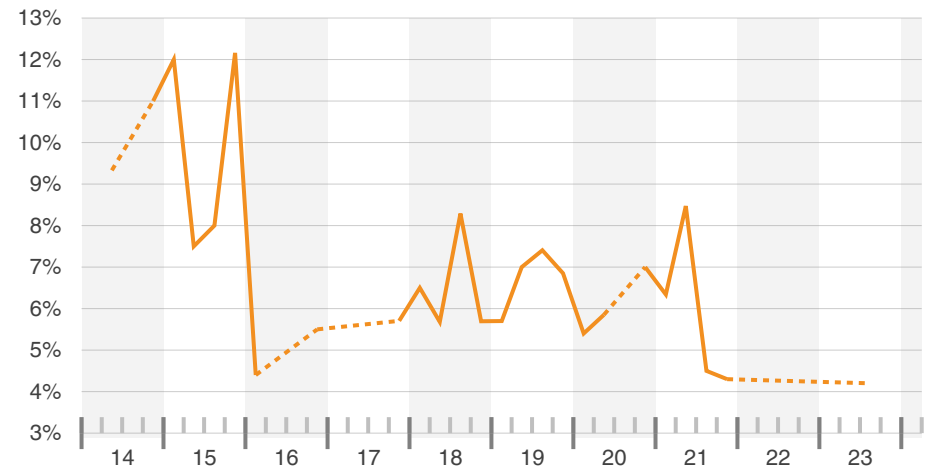
## Sale Price Per Unit By Location Type



## Sale To Asking Price Differential

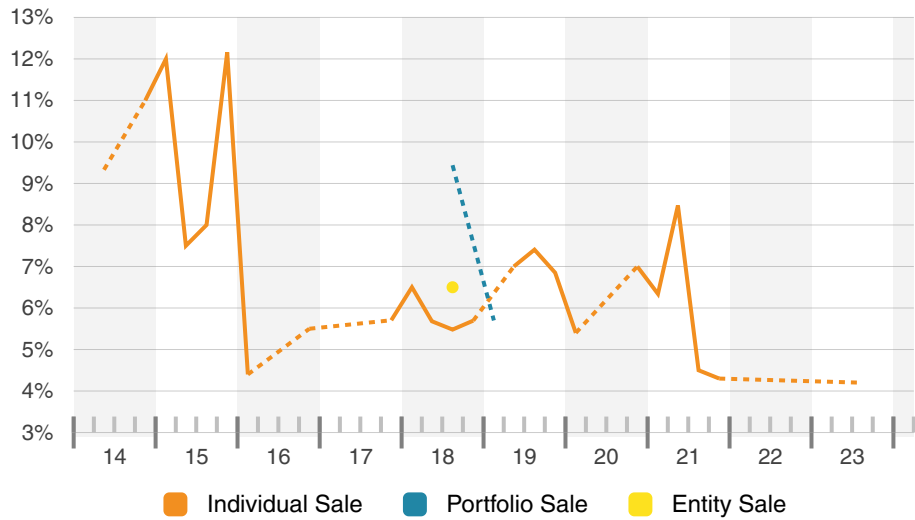


## Cap Rate

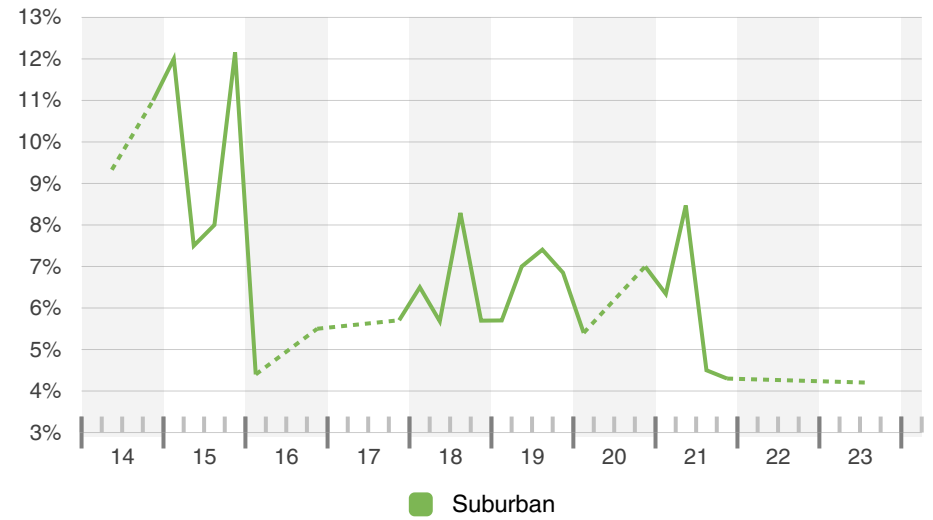


# Search Analytics

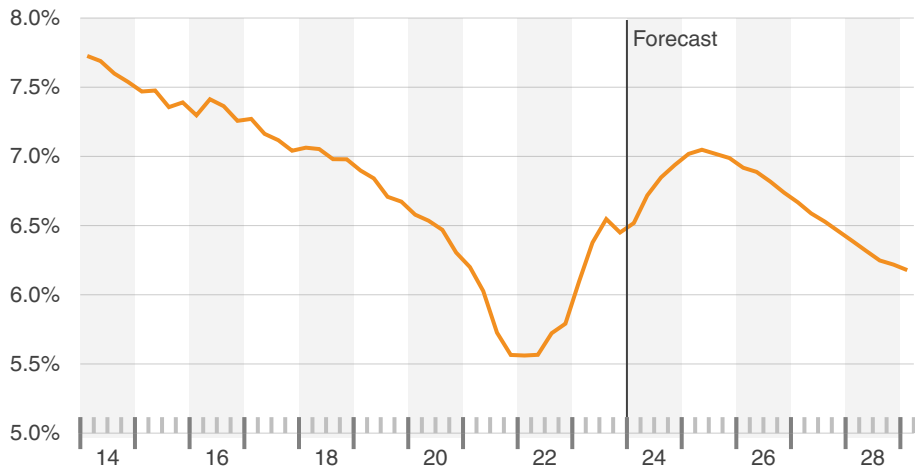
## Cap Rate By Transaction Type



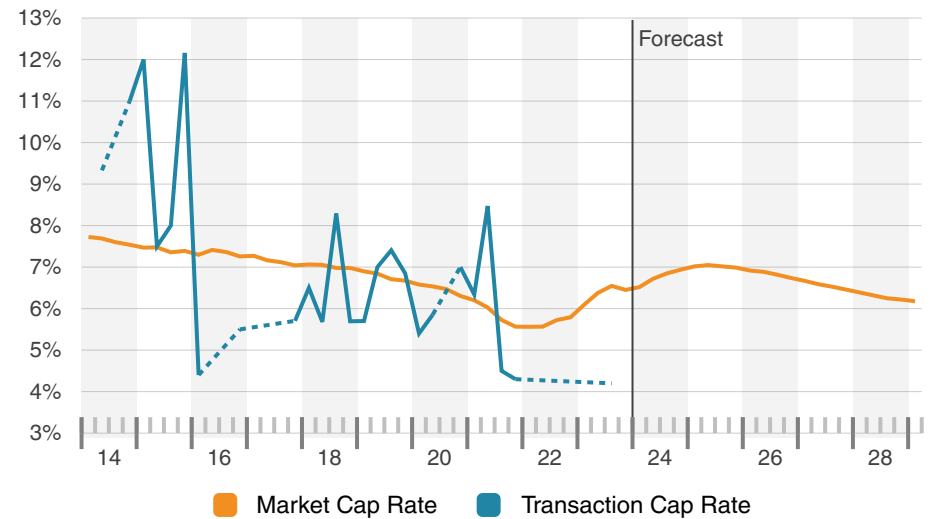
## Cap Rate By Location Type



## Market Cap Rate

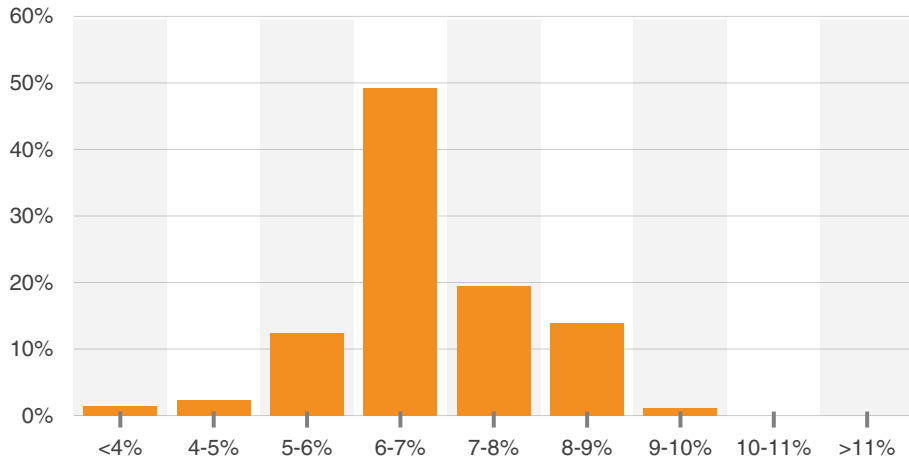


## Market Cap Rate & Transaction Cap Rate



# Search Analytics

### Market Cap Rate Distribution



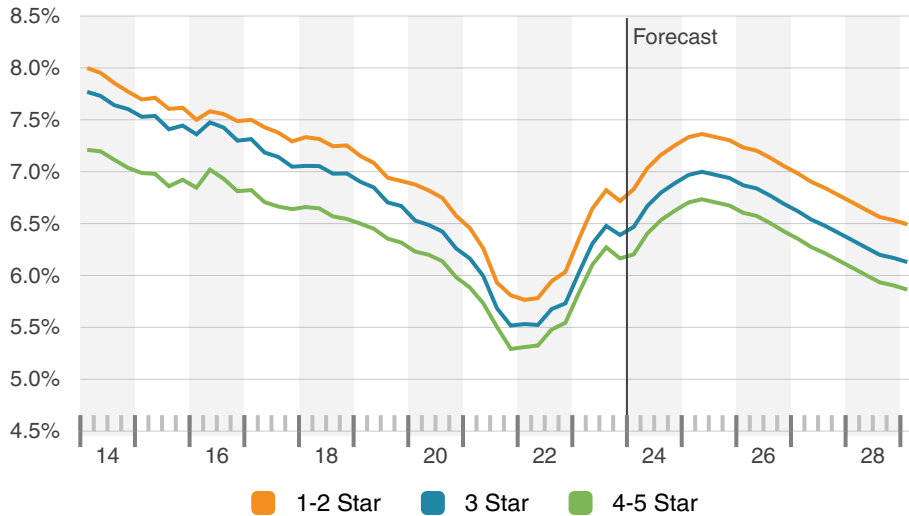
### Market Cap Rate By Location Type

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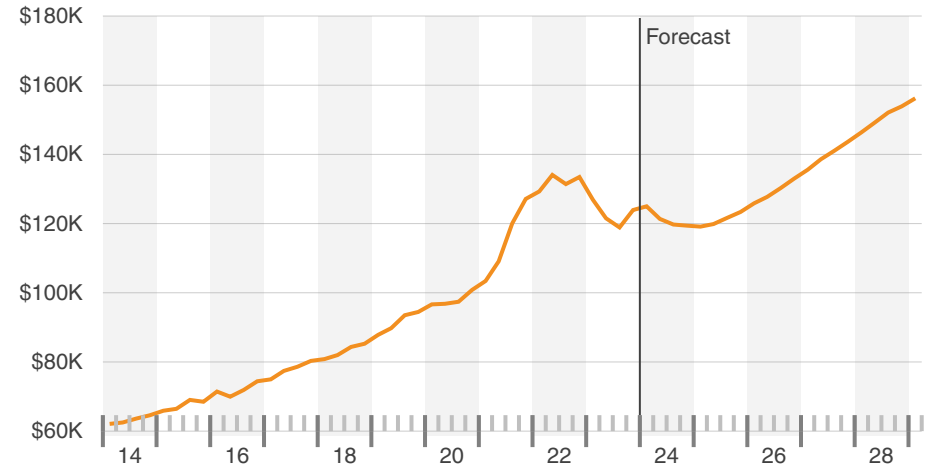


No data available for the past 10 years

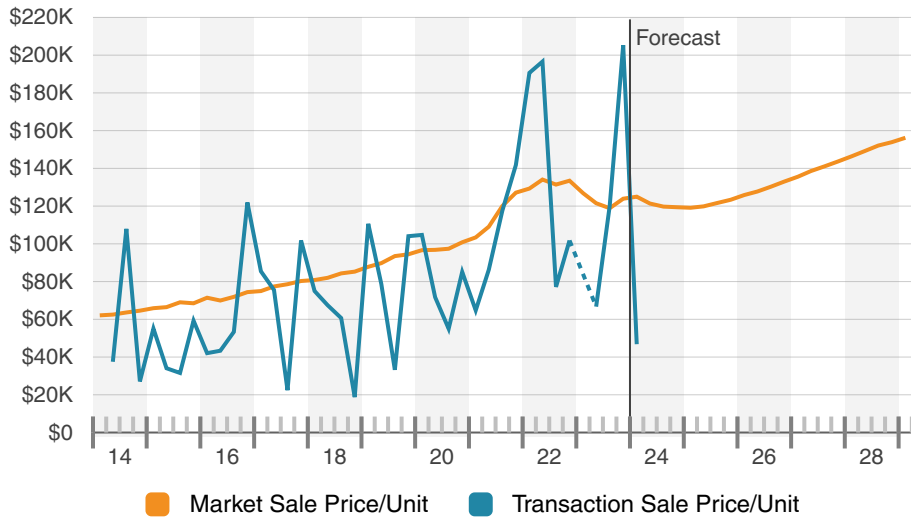
### Market Cap Rate By Star Rating



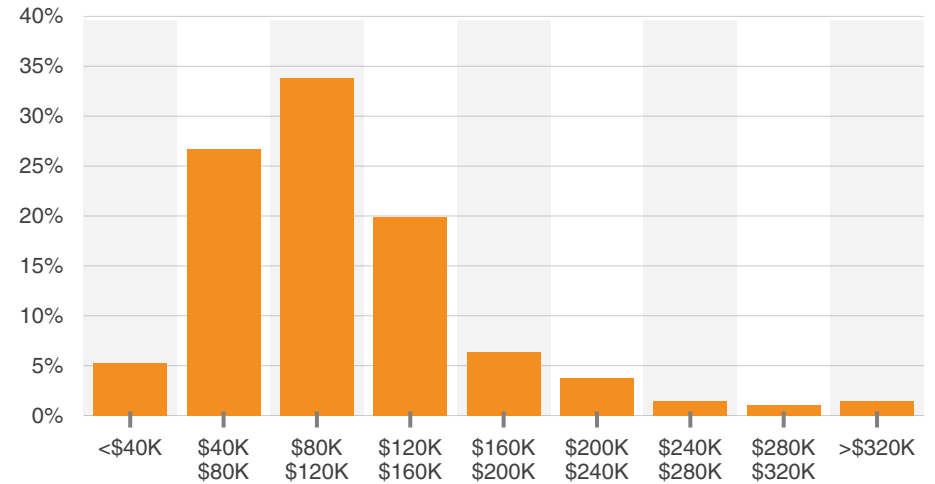
### Market Sale Price Per Unit



### Market Sale Price & Transaction Sale Price Per Unit



### Market Sale Price Per Unit Distribution



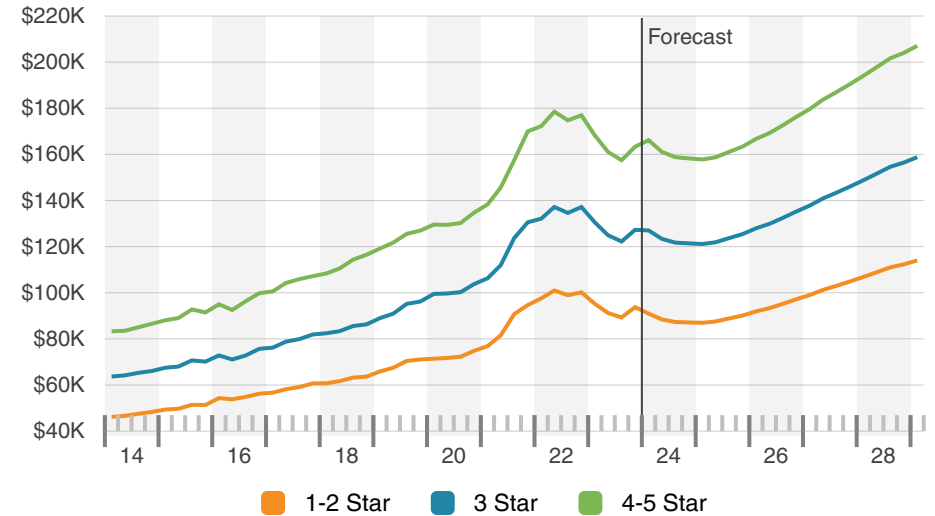
### Market Sale Price Per Unit By Location Type

No Data Available



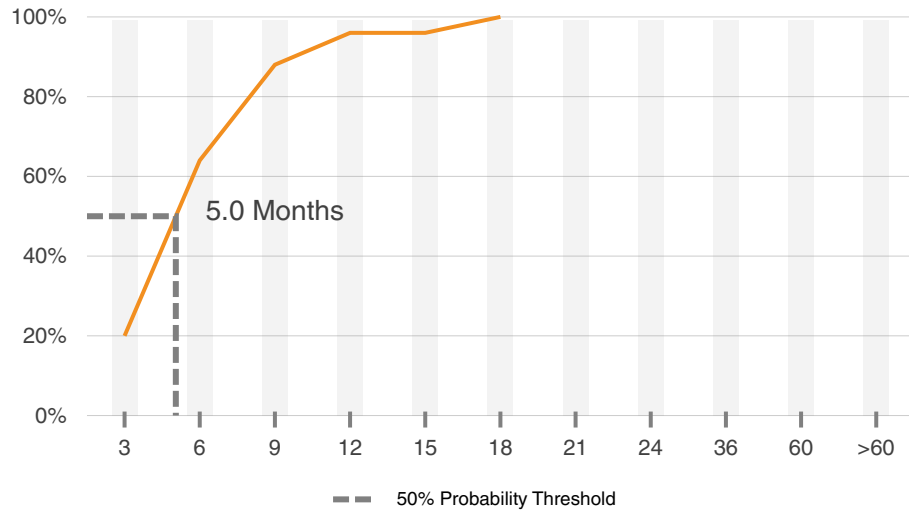
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### Market Sale Price Per Unit By Star Rating

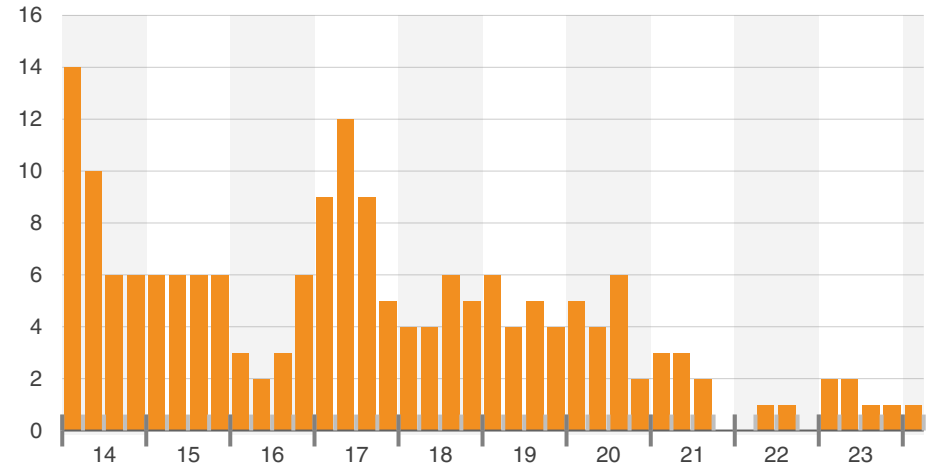


# Search Analytics

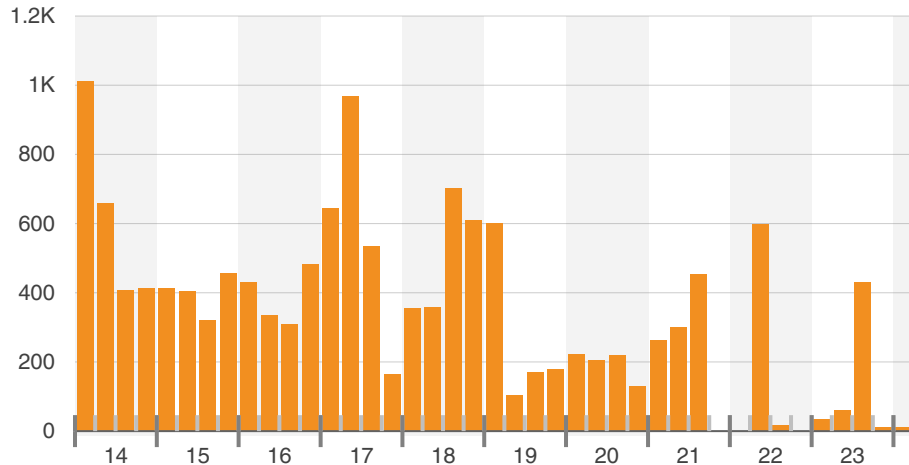
## Probability Of Selling In Months



## For Sale Total Listings



## For Sale Total Units

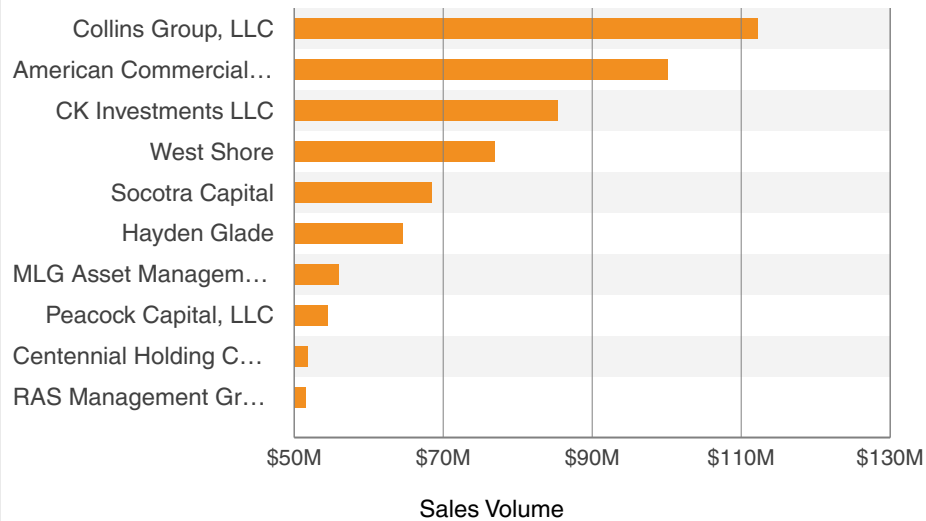


## For Sale Asking Price Per Unit

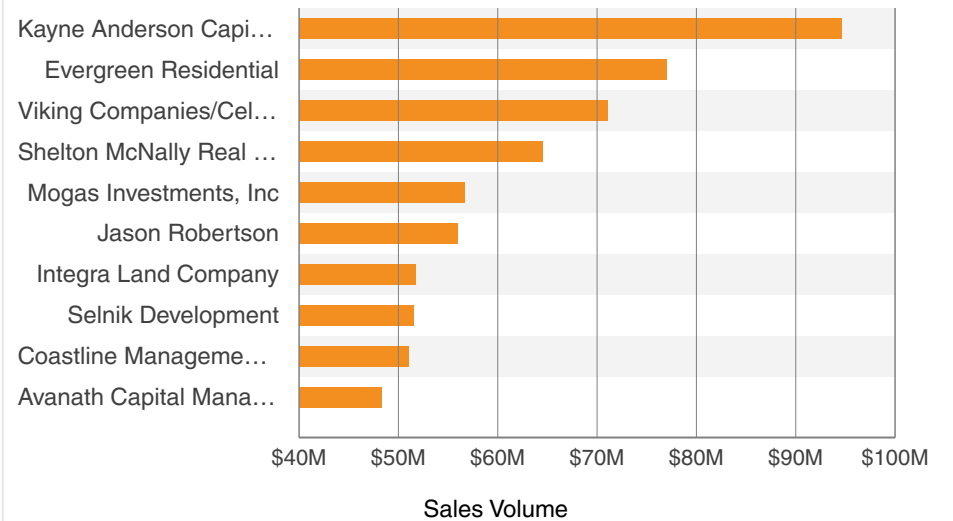


# Search Analytics

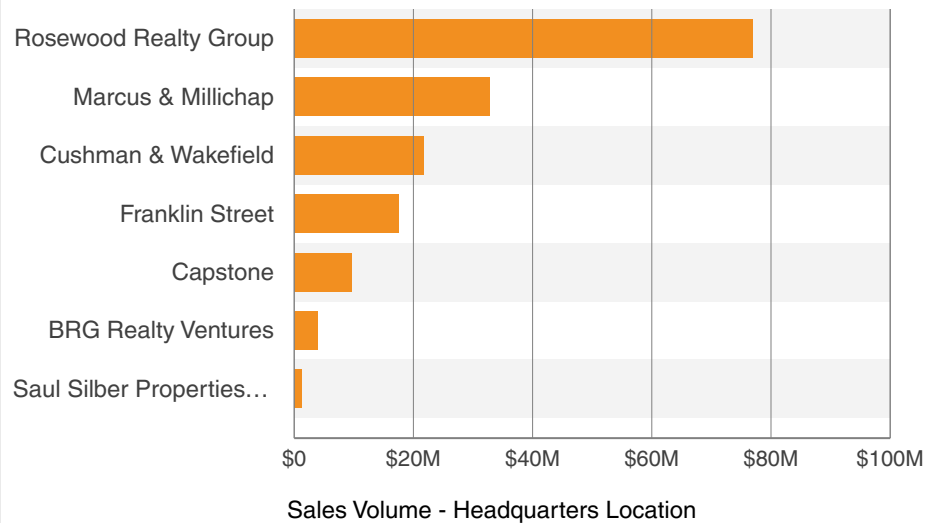
## Top Buyers



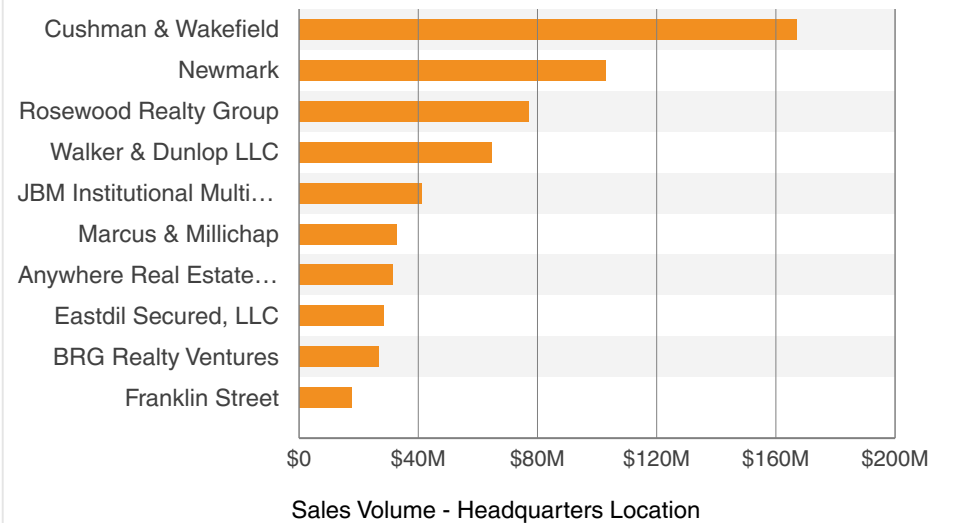
## Top Sellers



## Top Buyer Brokers

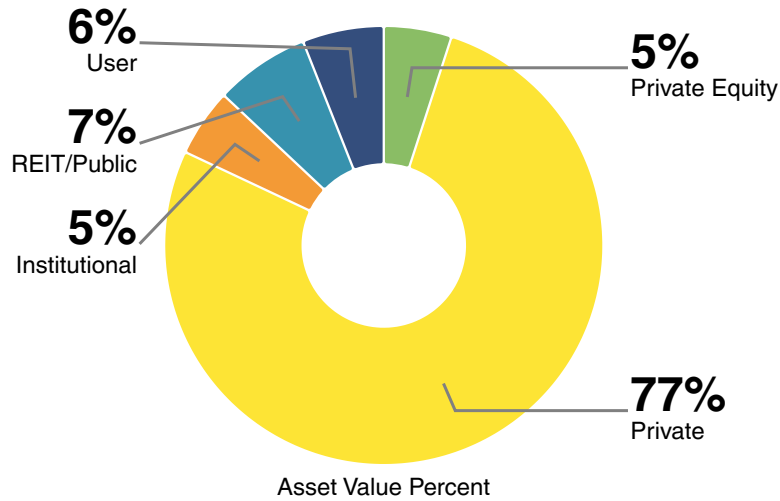


## Top Seller Brokers

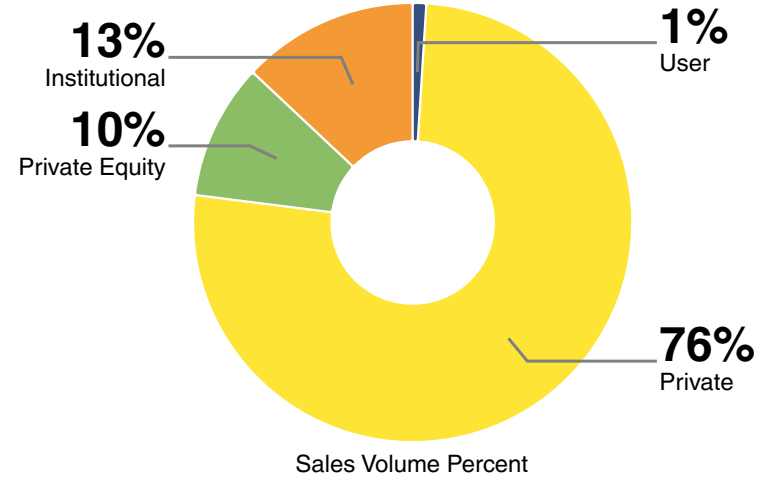




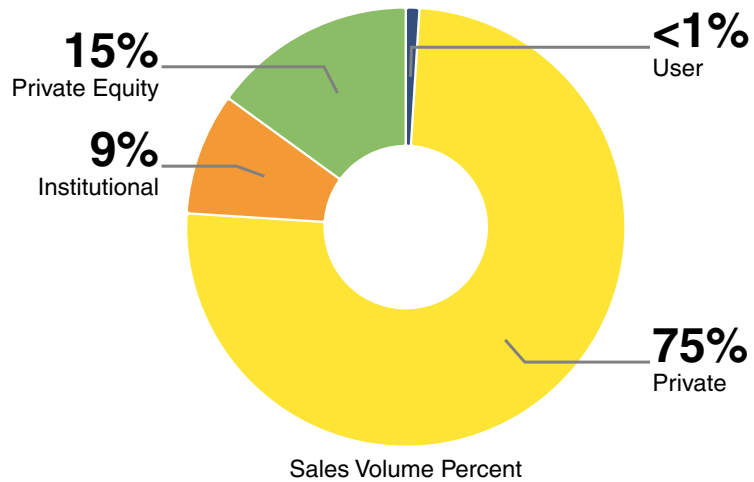
## Asset Value By Owner Type



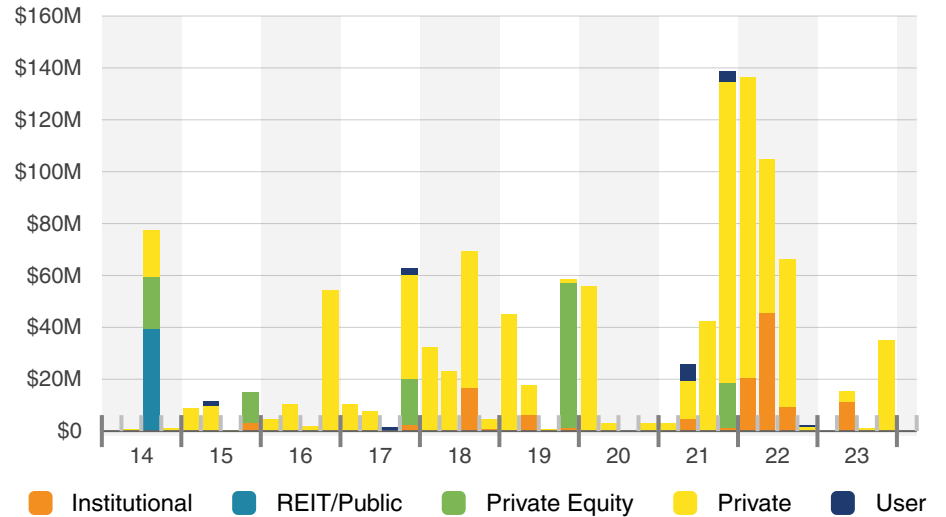
## Sales By Buyer Type



## Sales By Seller Type

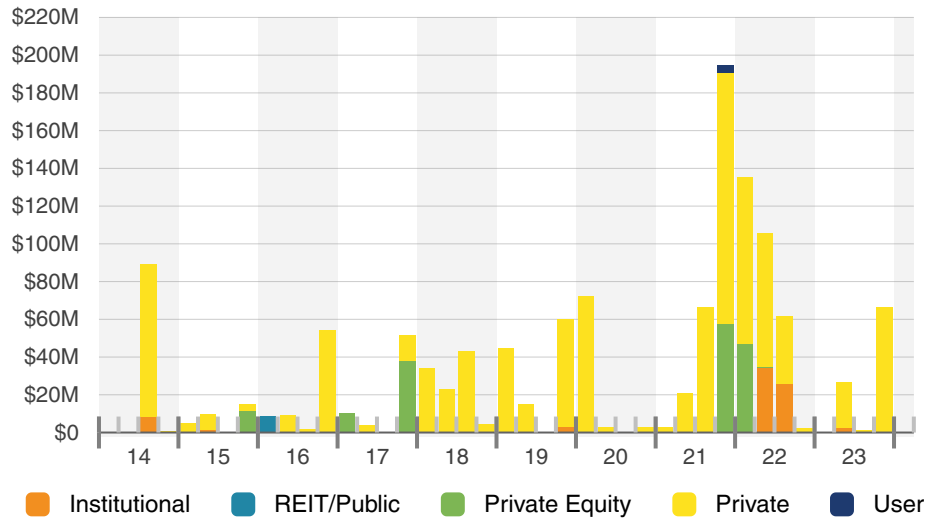


## Sales Volume By Buyer Type

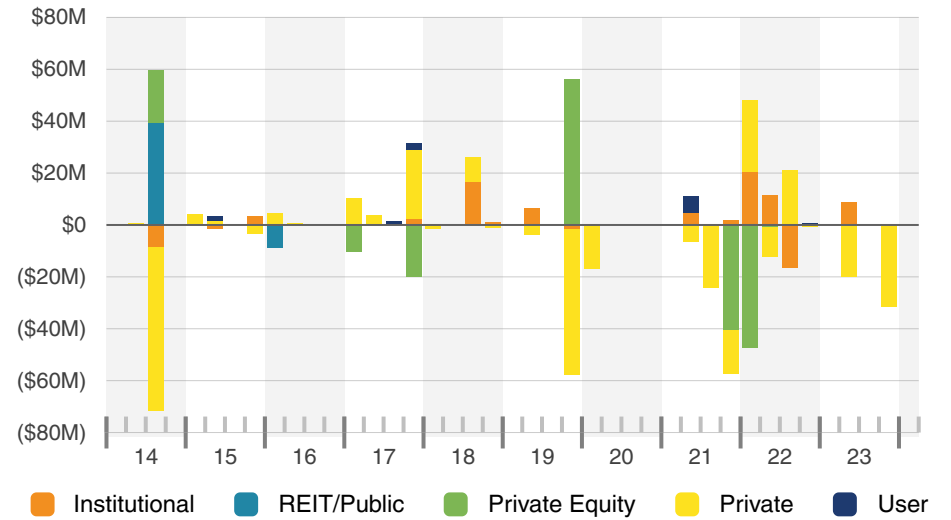


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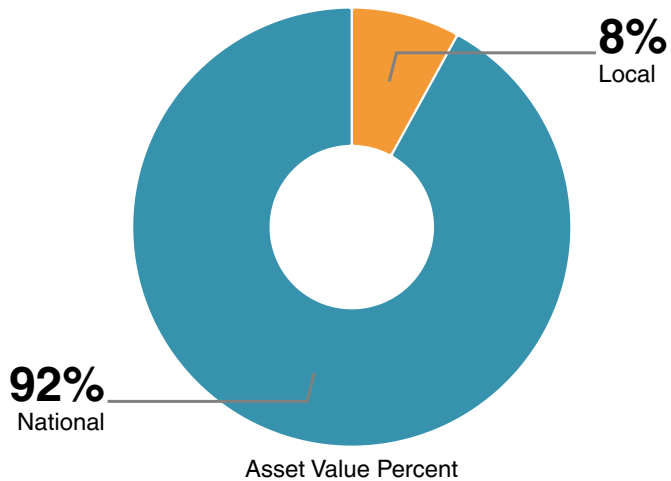
## Sales Volume By Seller Type



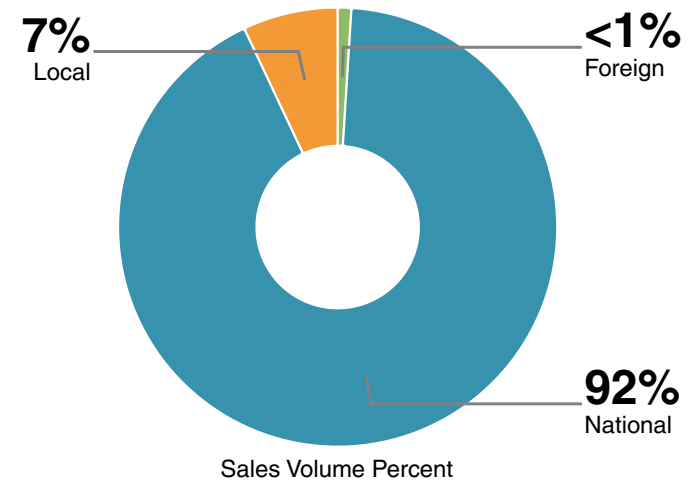
## Net Buying & Selling By Owner Type



## Asset Value By Owner Origin

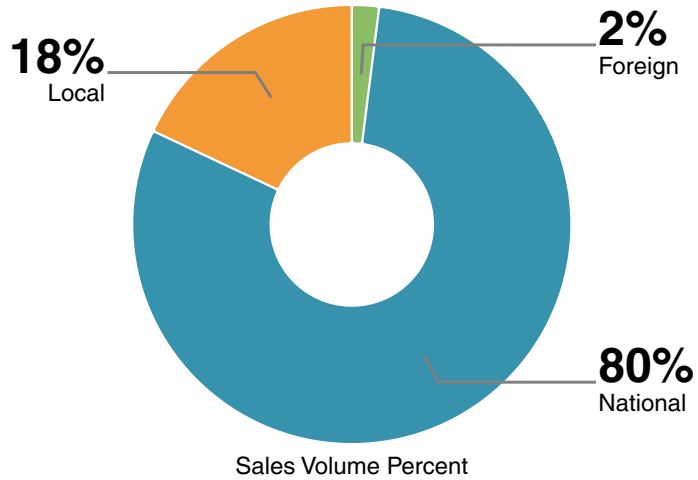


## Sales Volume By Buyer Origin

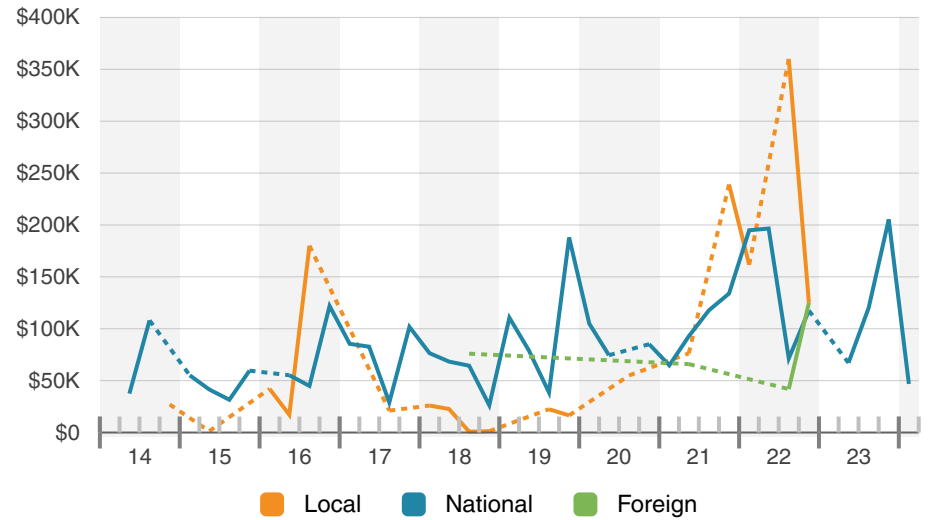


# Search Analytics

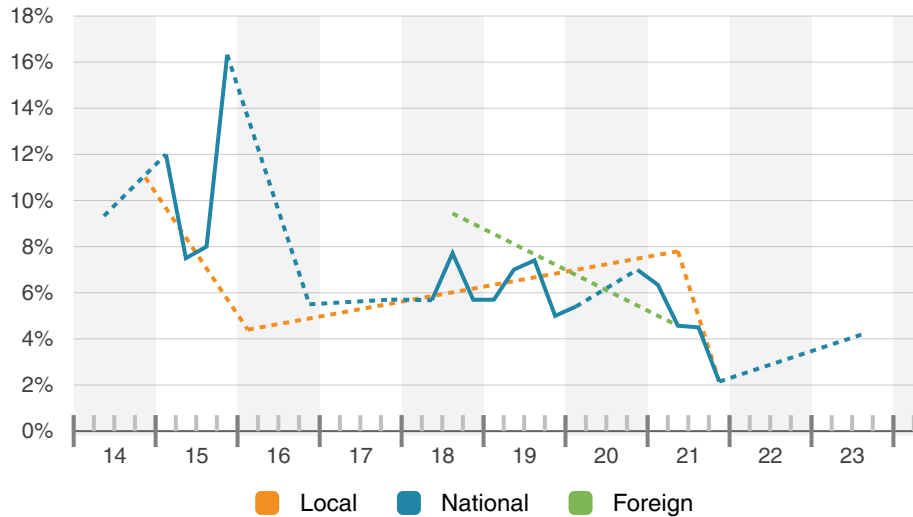
## Sales Volume By Seller Origin



## Average Price Per Unit By Buyer Origin



## Average Cap Rate By Buyer Origin



## Report Criteria

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- 266 Properties / 1 Spaces
- Exclude: Co-Ops
- Exclude: Residential Condos
- Market: Gainesville - FL
- # of Units: 10 +
- Construction Status: Existing +1
- Style: Townhome +4