

Search Analytics

INVENTORY UNITS

28,316 +2.1%

Prior Period 27,722

UNDER CONSTRUCTION UNITS

420 -45.7%

Prior Period 774

12 MO ABSORPTION UNITS

97 +169.2%

Prior Period (141)

VACANCY RATE

7.9% +1.6%

Prior Period 6.3%

MARKET RENT/UNIT

\$1,386 +1.6%

Prior Period \$1,364

MARKET SALE PRICE/UNIT

\$122K +1.3%

Prior Period \$120K

MARKET CAP RATE

6.7% +0.3%

Prior Period 6.4%

Key Metrics

Availability	
Vacant Units	2,230 ↑
Asking Rent/SF	\$1.49 ↑
Concession Rate	0.9% ↓
Studio Asking Rent	\$1,387 ↑
1 Bedroom Asking Rent/Unit	\$1,184 ↑
2 Bedroom Asking Rent/Unit	\$1,431 ↑
3 Bedroom Asking Rent/Unit	\$1,657 ↑

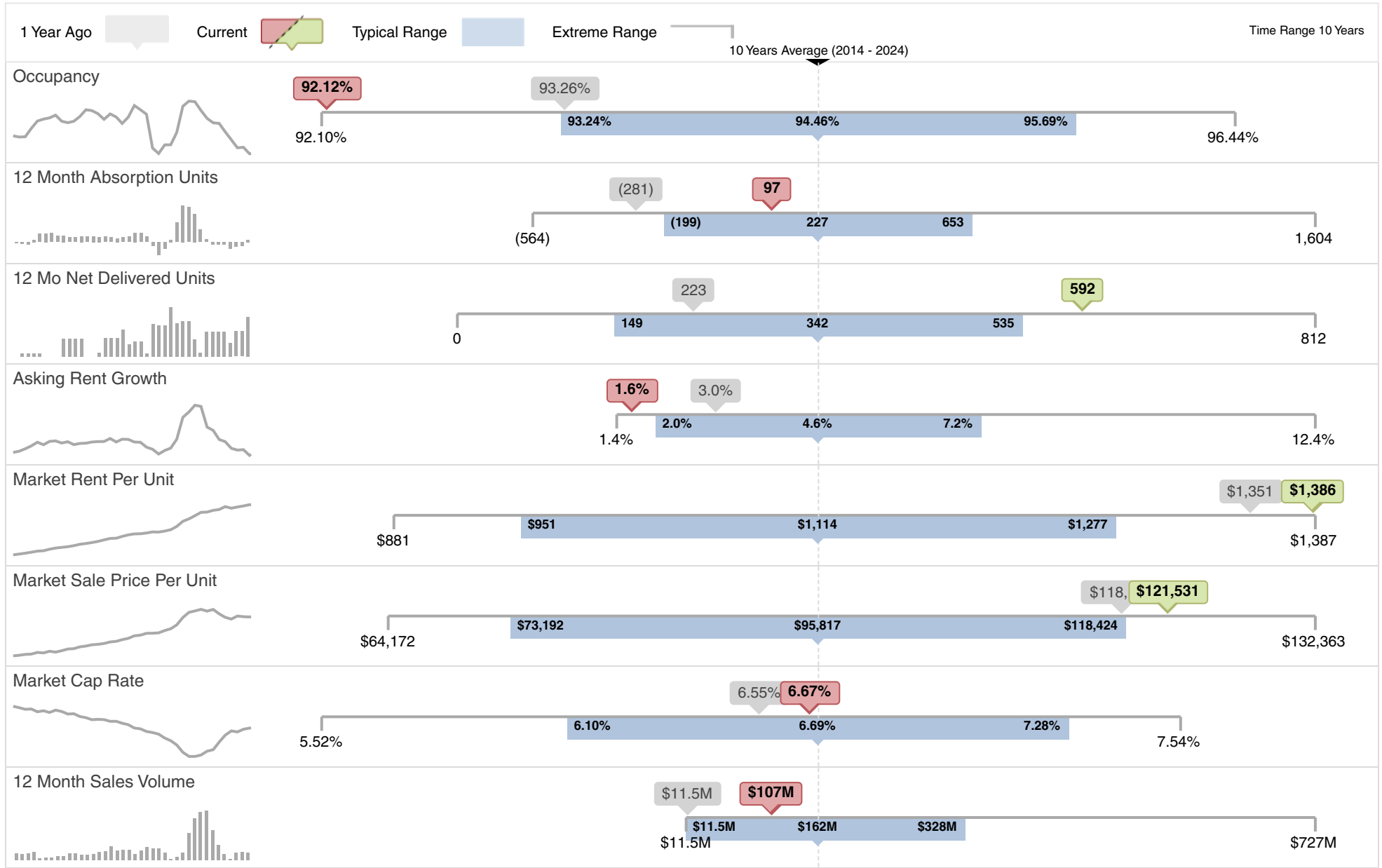
Inventory	
Existing Buildings	256 ↑
Average Units Per Bldg	111 ↑
12 Mo Demolished Units	0 ↔
12 Mo Occupancy % at Delivery	31.6% ↓
12 Mo Construction Starts Units	240 ↑
12 Mo Delivered Units	592 ↑
12 Mo Avg Delivered Units	216 ↓

Sales Past Year	
Asking Price Per Unit	\$115,000 ↑
Sale to Asking Price Differential	4.3% ↑
Sales Volume	\$108M ↑
Properties Sold	6 ↓
Months to Sale	4.6 ↓
For Sale Listings	1
Total For Sale Units	14

Demand	
12 Mo Absorp % of Inventory	0.3% ↑
Median Household Income	43.5K
Population Growth 5 Yrs 20-29	-26.8%
Population Growth 5 Yrs 30-39	11.3%
Population Growth 5 Yrs 40-54	25.8%
Population Growth 5 Yrs 55+	7.2%
Population Growth 5 Yrs	3.4%

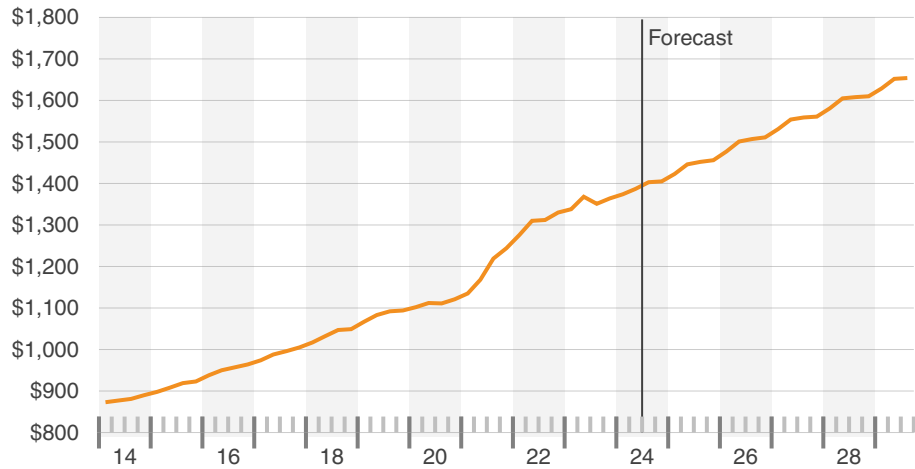
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Key Performance Indicators

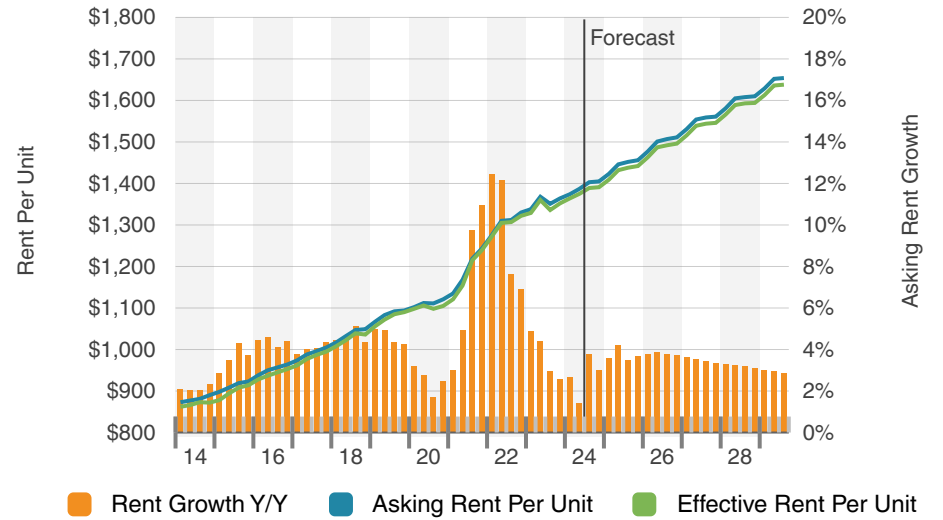


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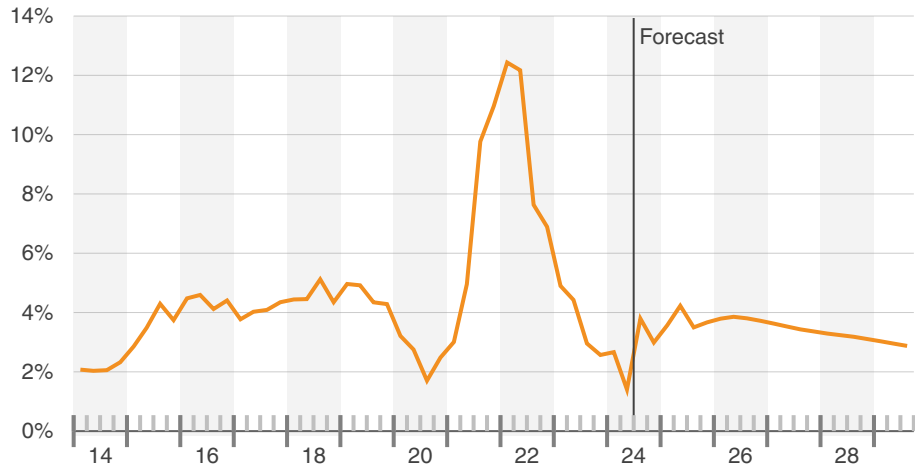
Market Asking Rent Per Unit



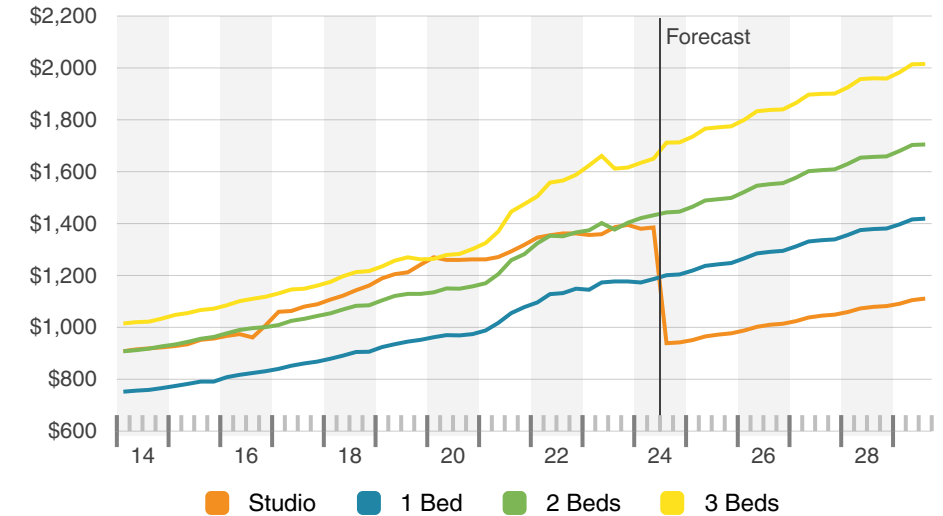
Market Rent Per Unit & Rent Growth



Market Rent Growth (YOY)

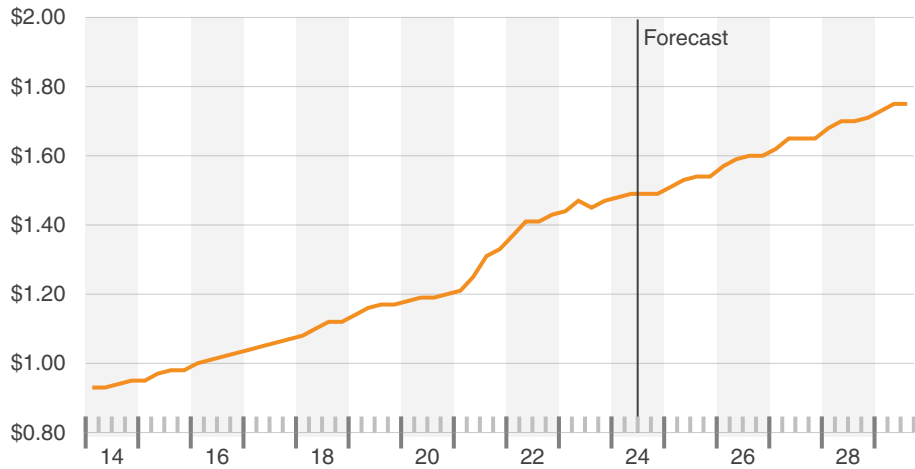


Market Asking Rent Per Unit By Bedroom

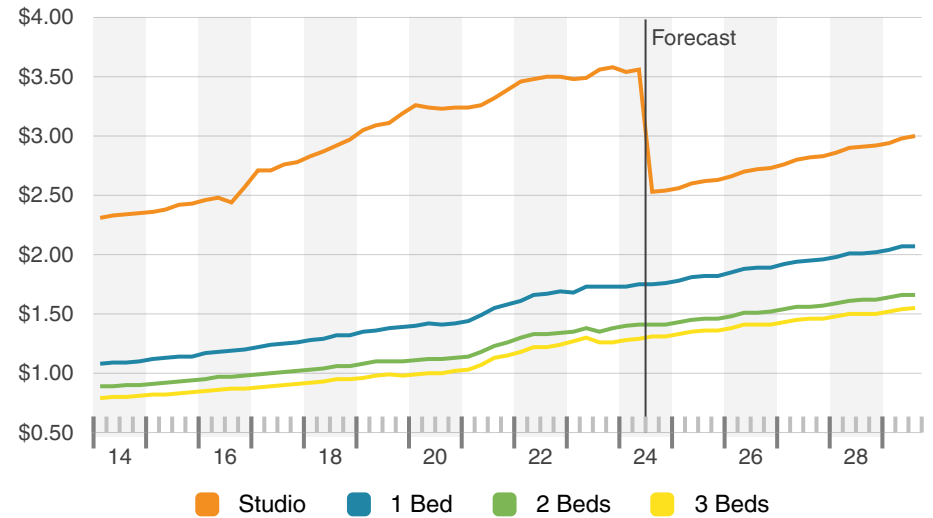


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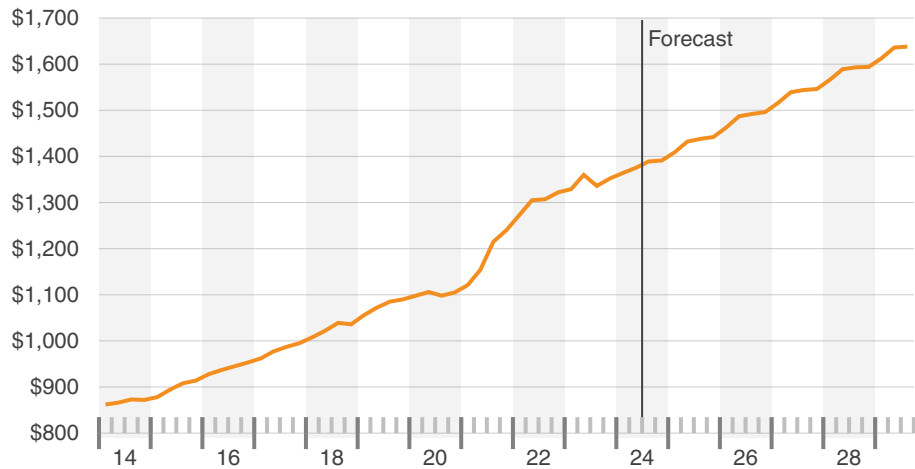
Market Asking Rent Per SF



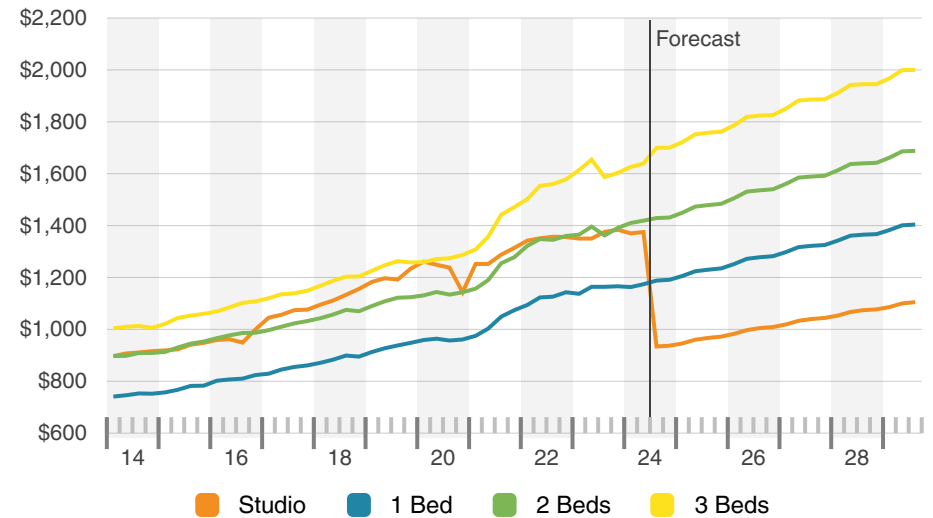
Market Asking Rent Per SF By Bedroom



Market Effective Rent Per Unit

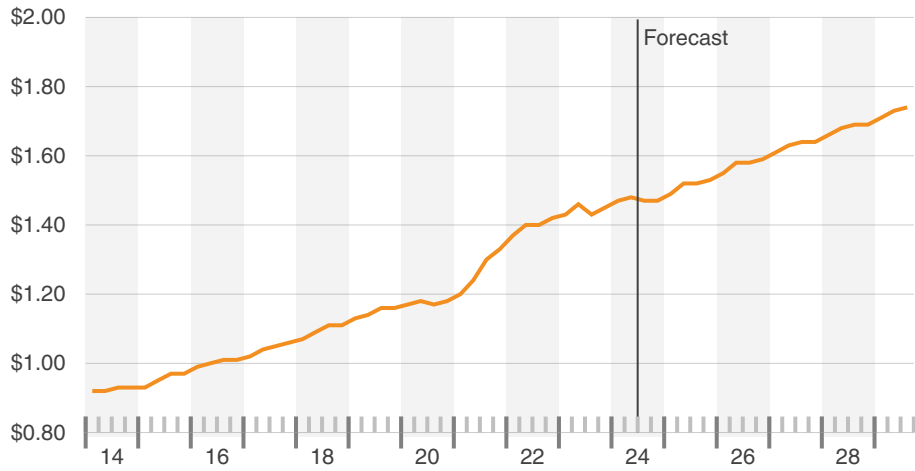


Market Effective Rent Per Unit By Bedroom

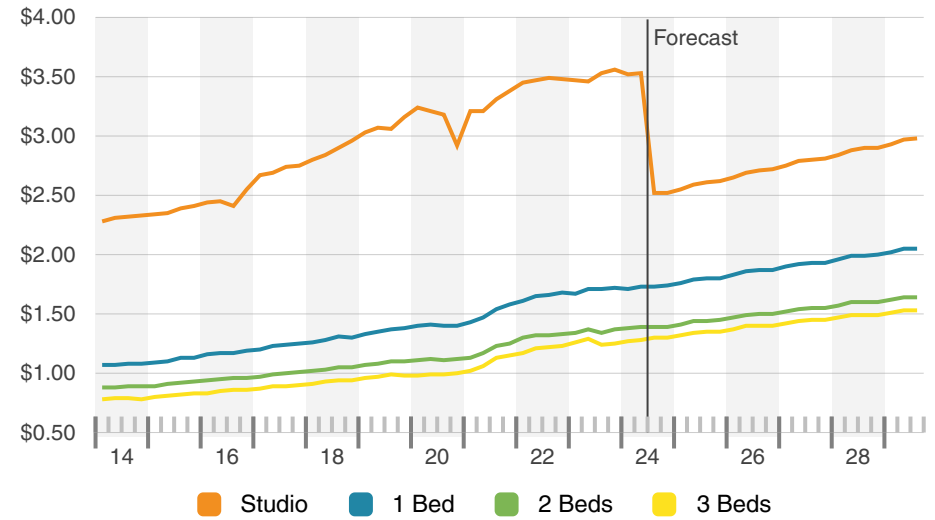


Search Analytics

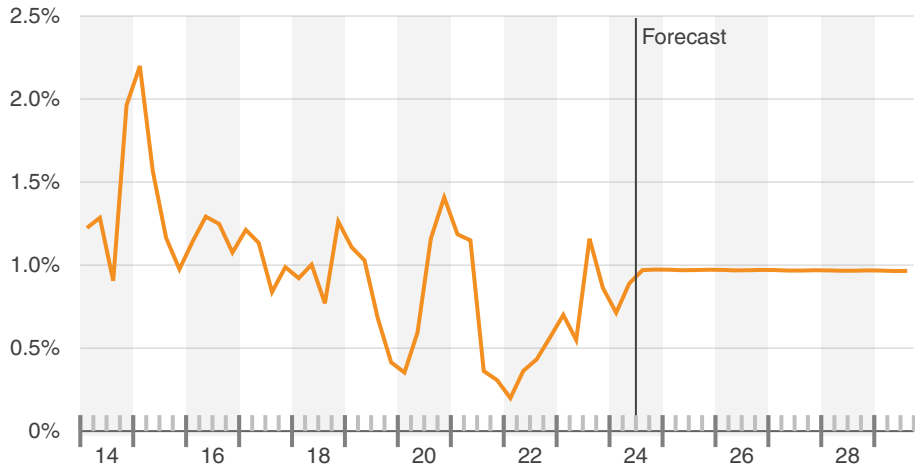
Market Effective Rent Per SF



Market Effective Rent Per SF By Bedroom



Concession Rate

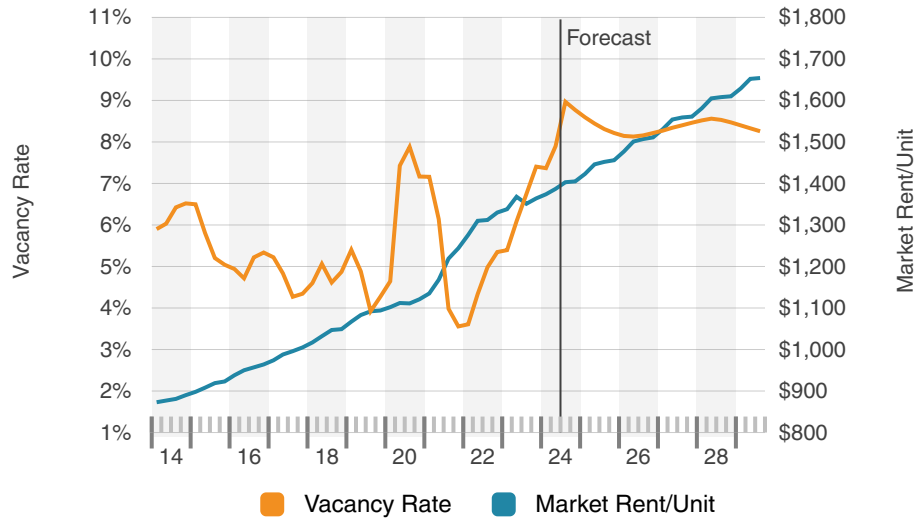


Daily Asking Rent Per SF

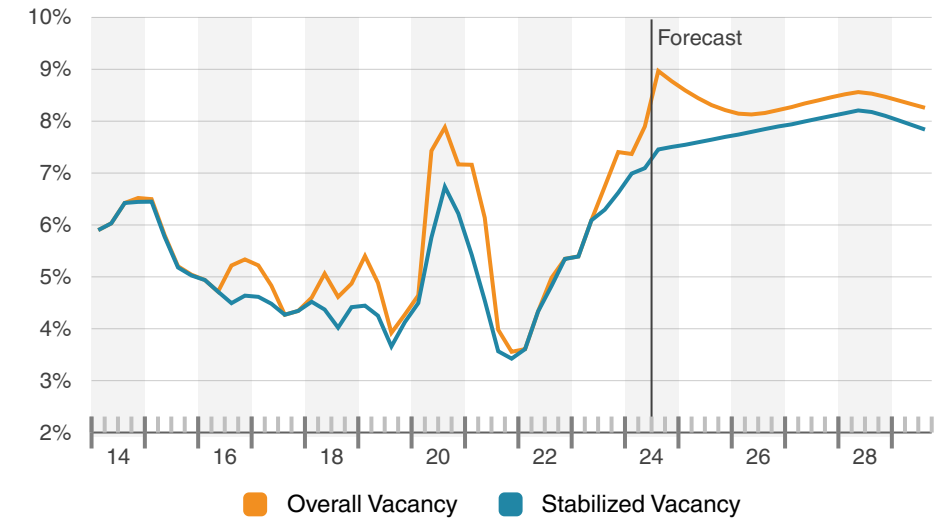


Search Analytics

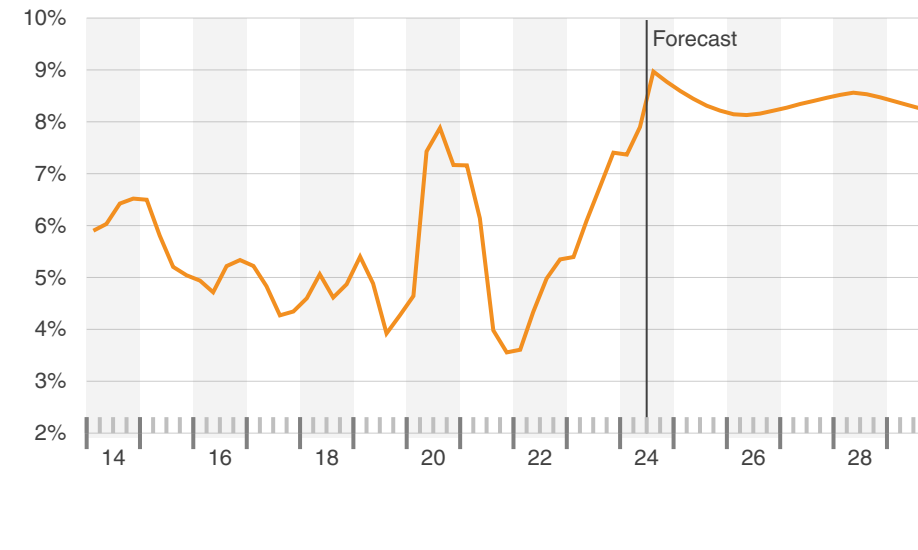
Vacancy & Market Asking Rent Per Unit



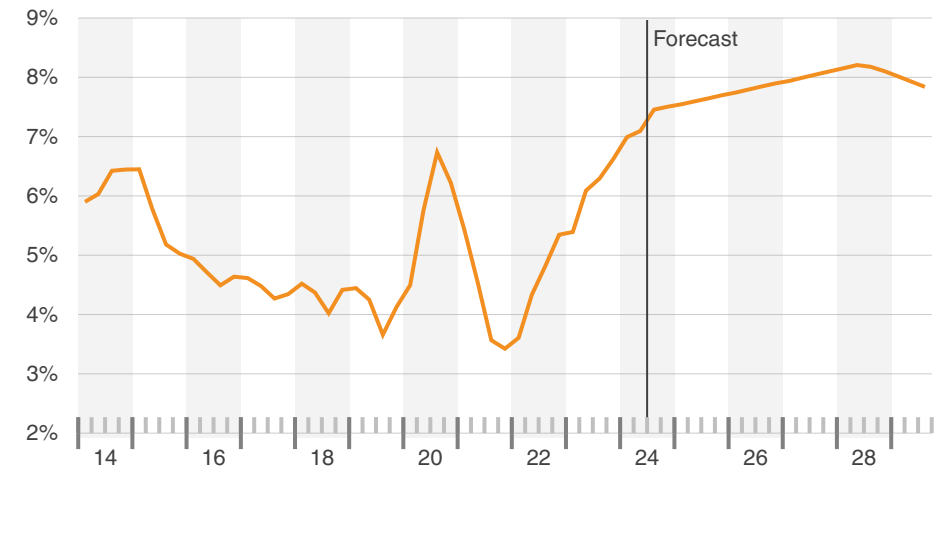
Overall & Stabilized Vacancy



Vacancy Rate

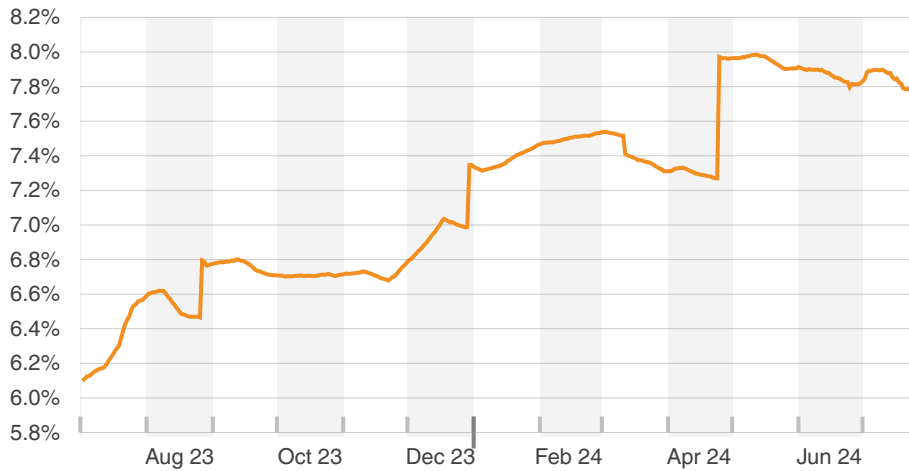


Stabilized Vacancy Rate

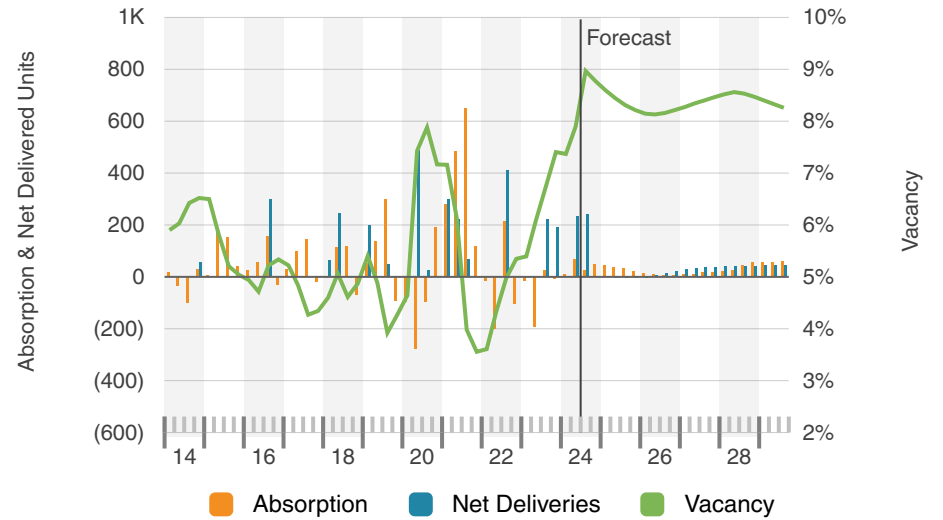


Search Analytics

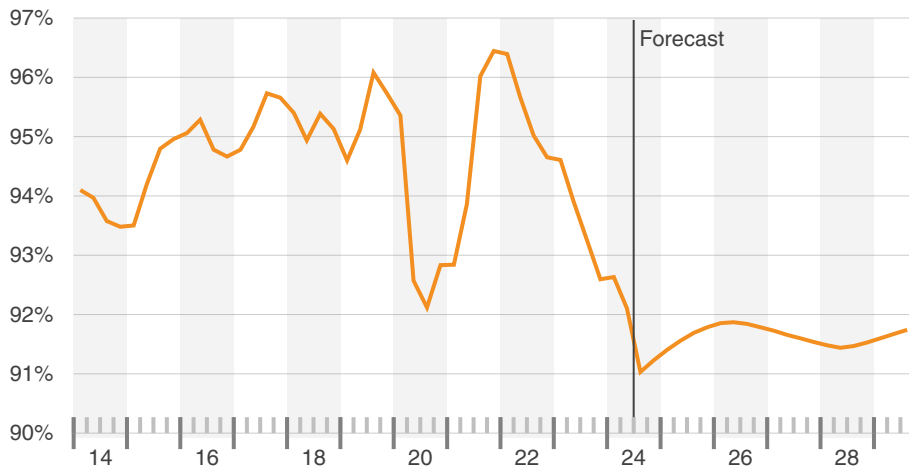
Daily Vacancy Rate



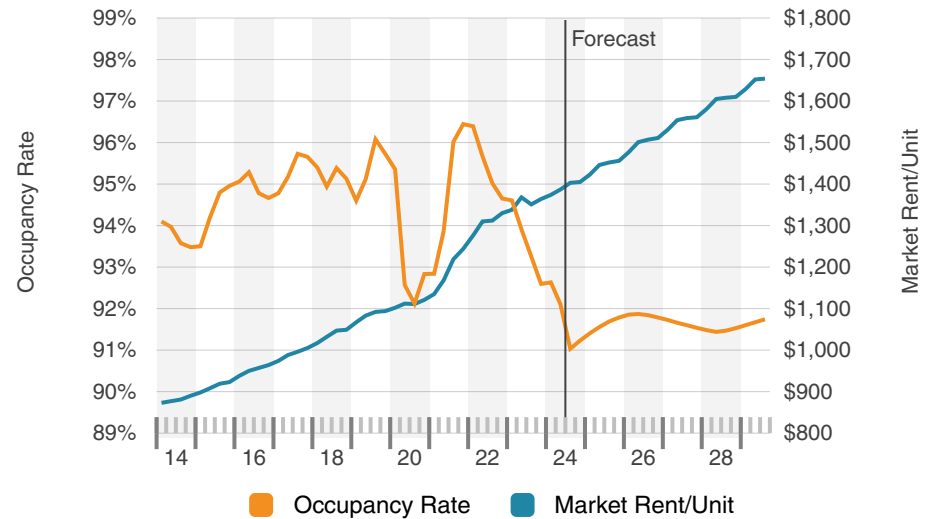
Absorption, Net Deliveries & Vacancy



Occupancy Rate

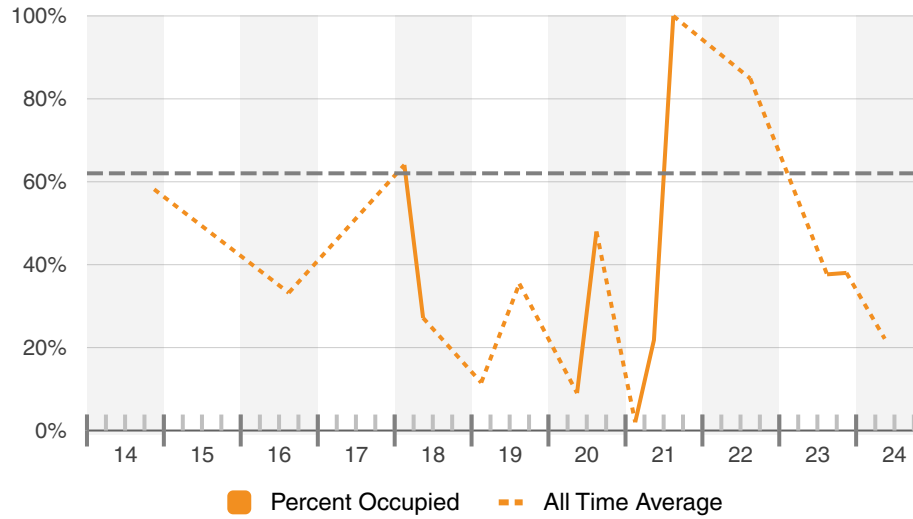


Occupancy & Market Rent Per Unit

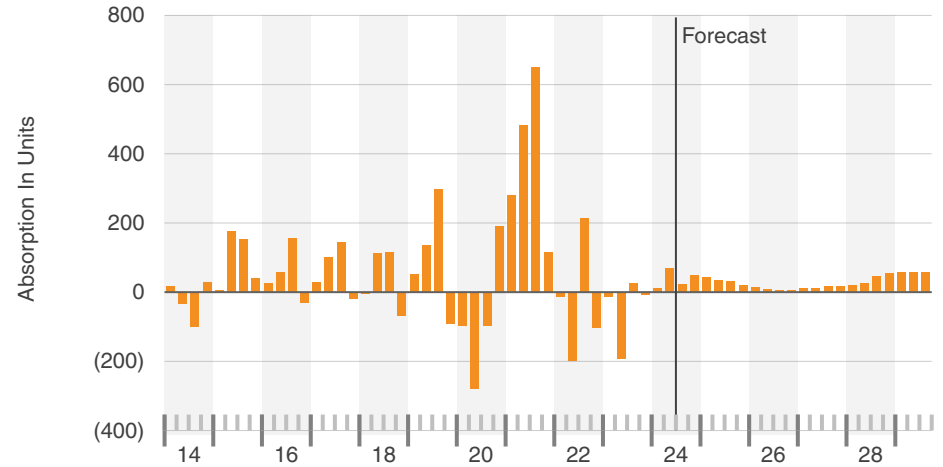


Search Analytics

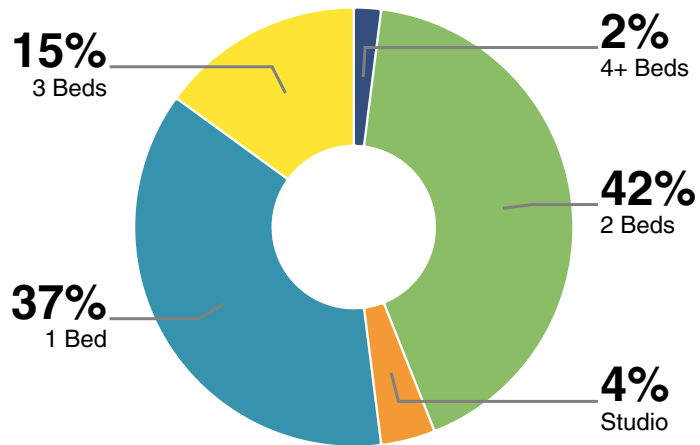
Occupancy At Delivery



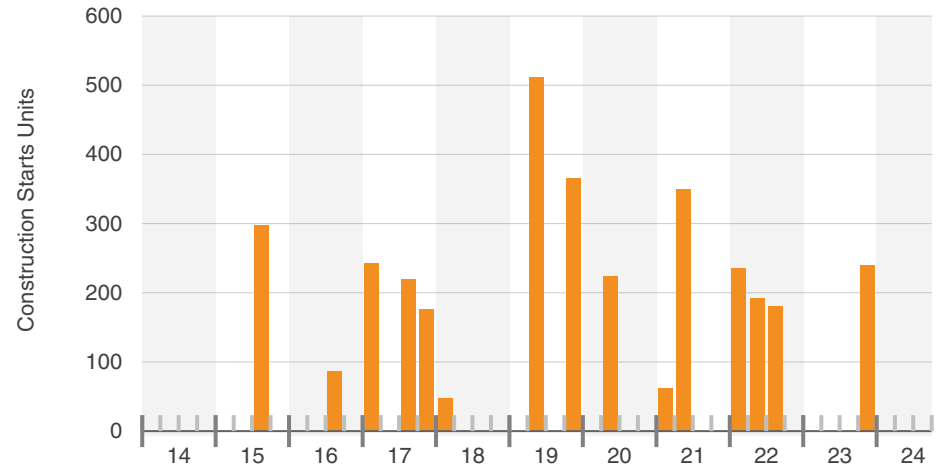
Absorption Units



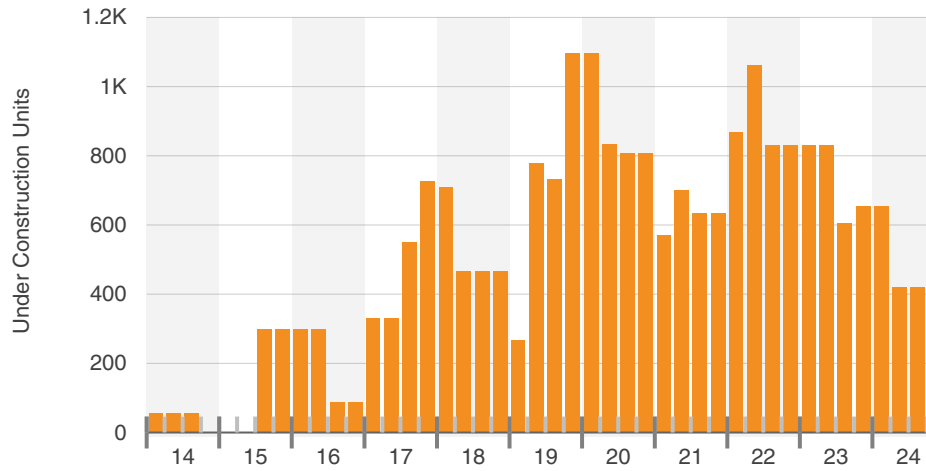
Total Units By Bedroom



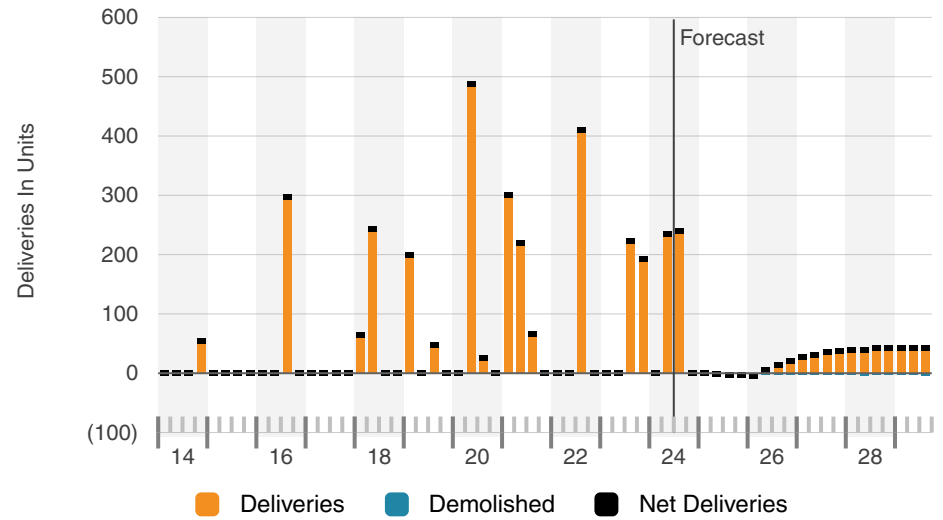
Construction Starts



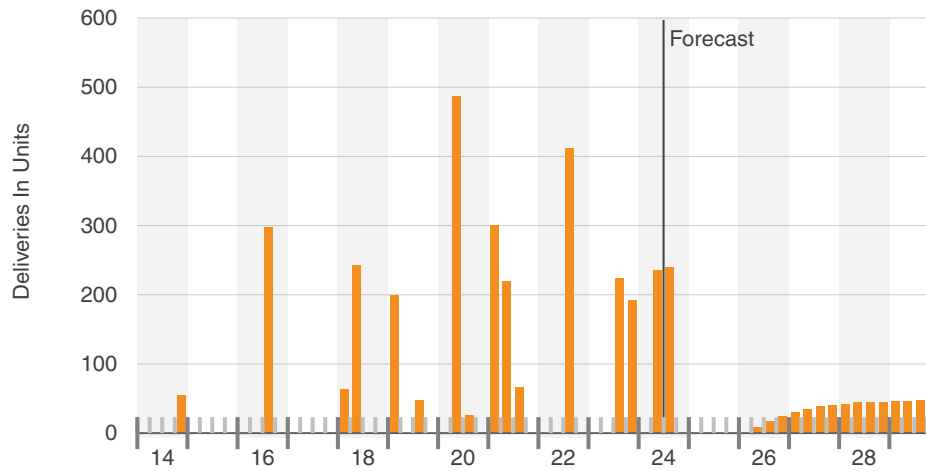
Under Construction



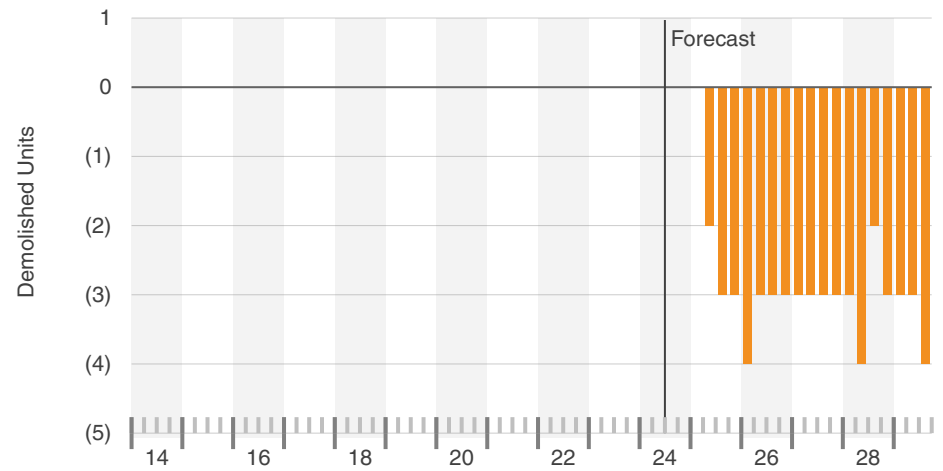
Deliveries & Demolitions



Deliveries

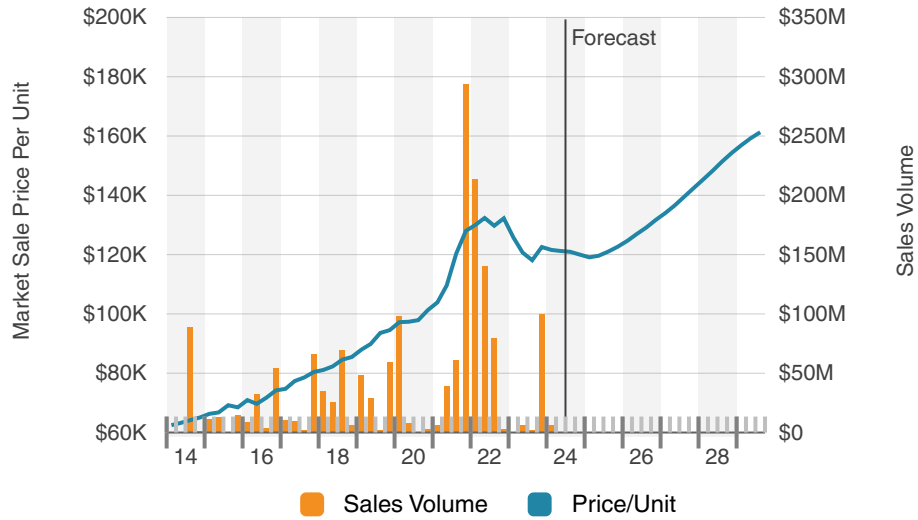


Demolitions

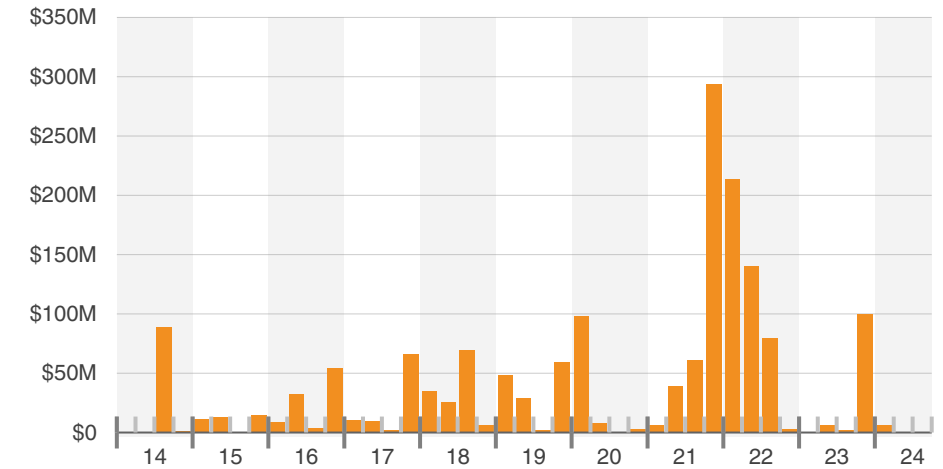


Search Analytics

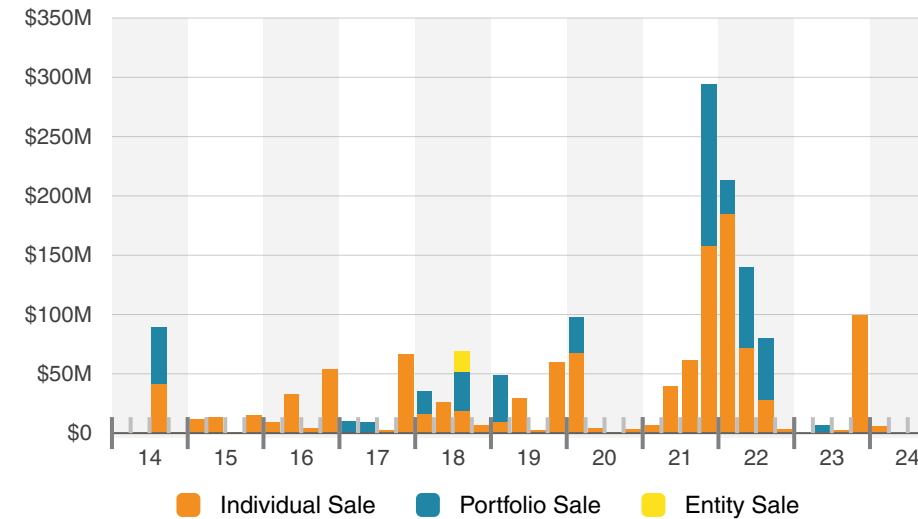
Sales Volume & Market Sale Price Per Unit



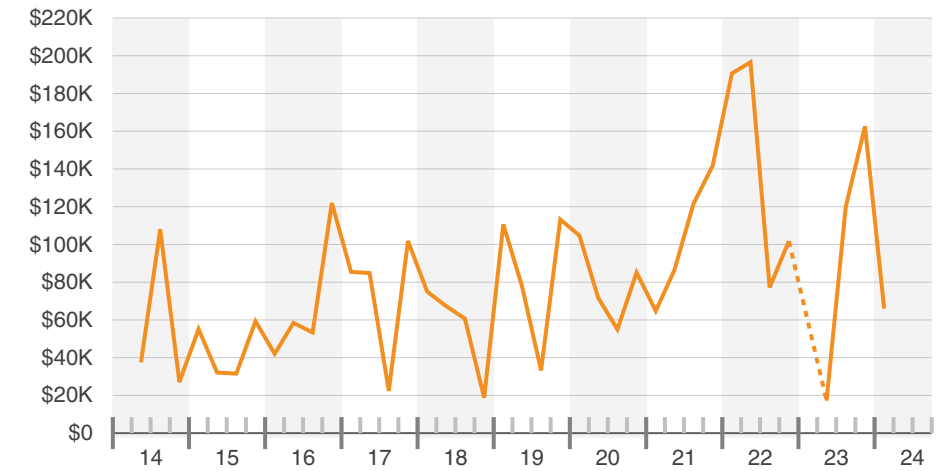
Sales Volume



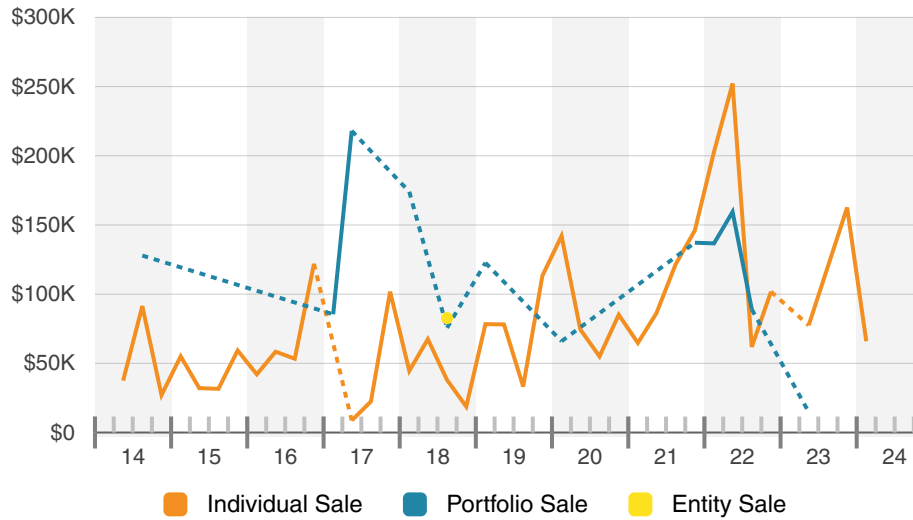
Sales Volume By Transaction Type



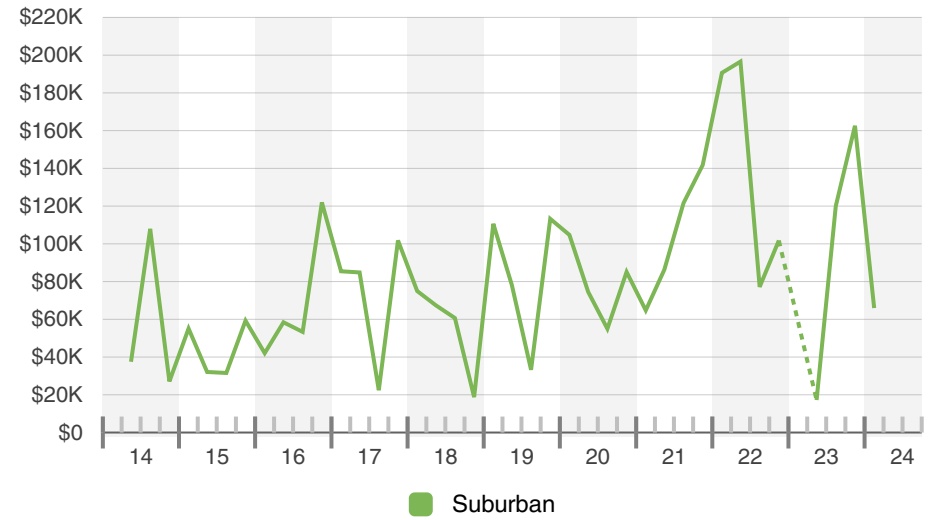
Sale Price Per Unit



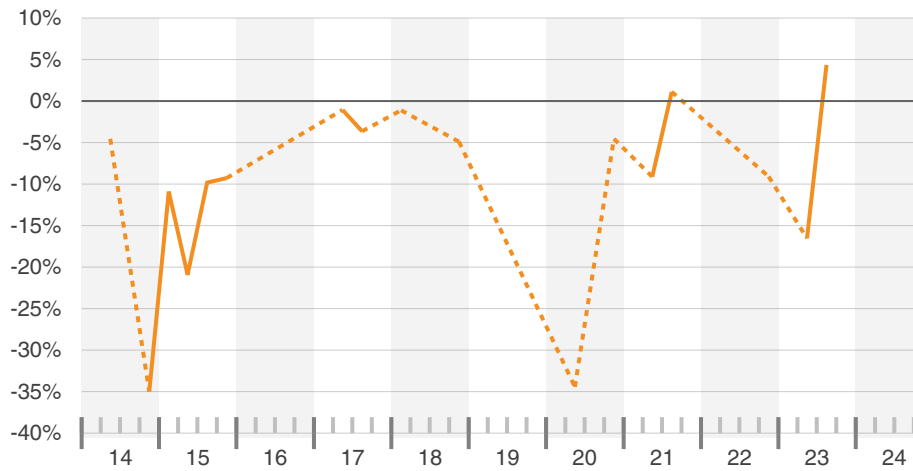
Sale Price Per Unit By Transaction Type



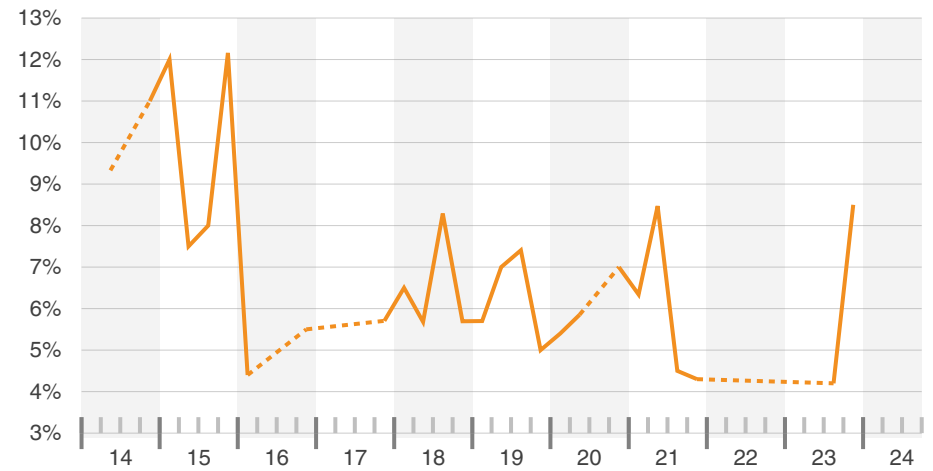
Sale Price Per Unit By Location Type



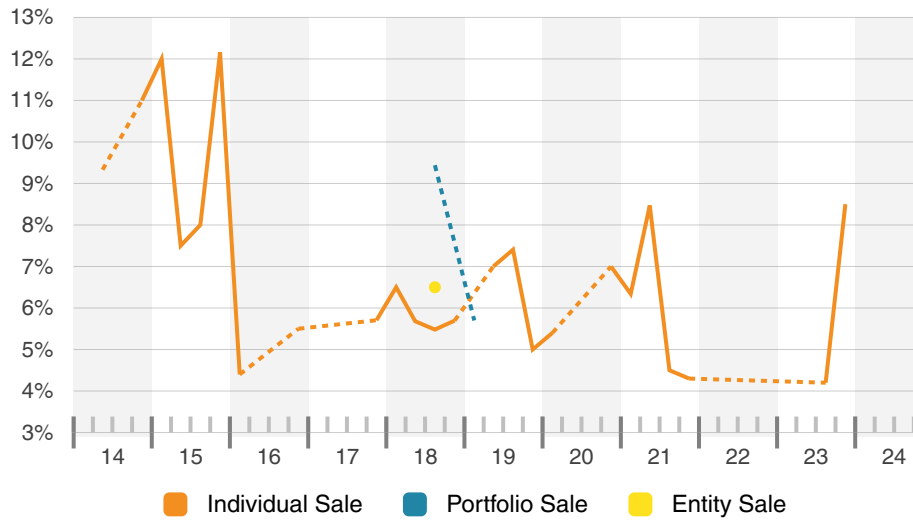
Sale To Asking Price Differential



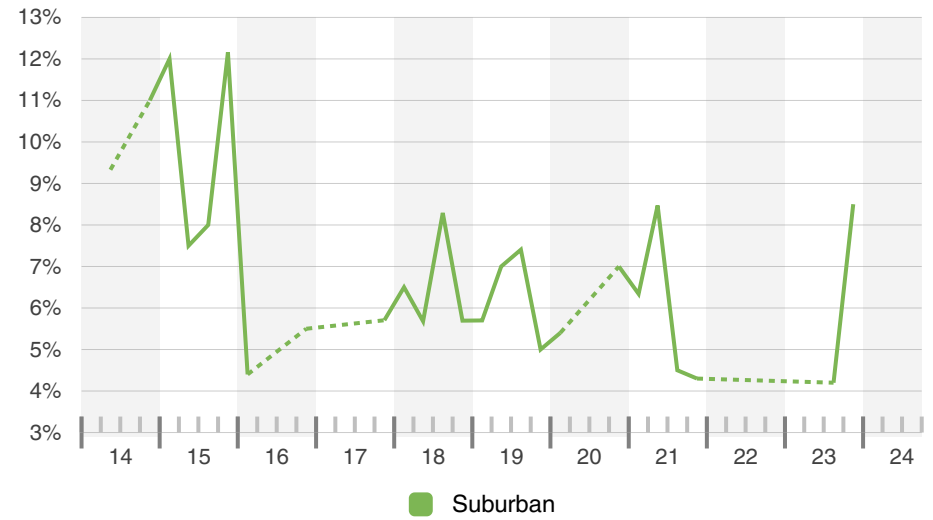
Cap Rate



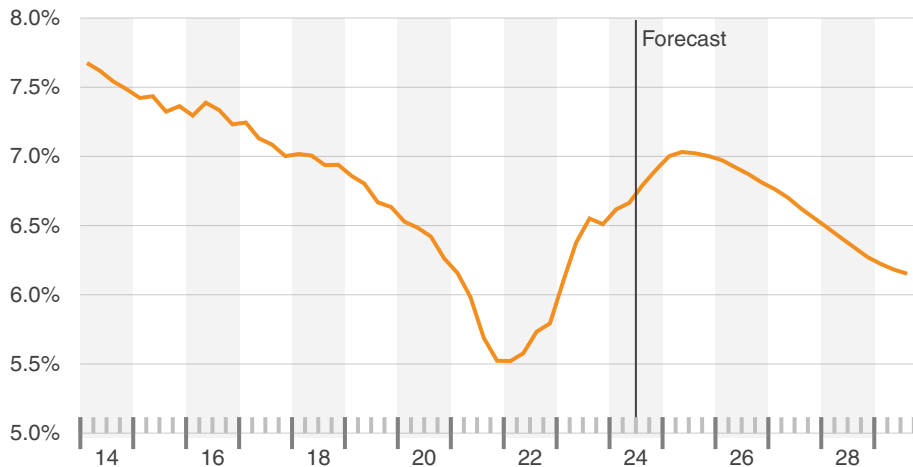
Cap Rate By Transaction Type



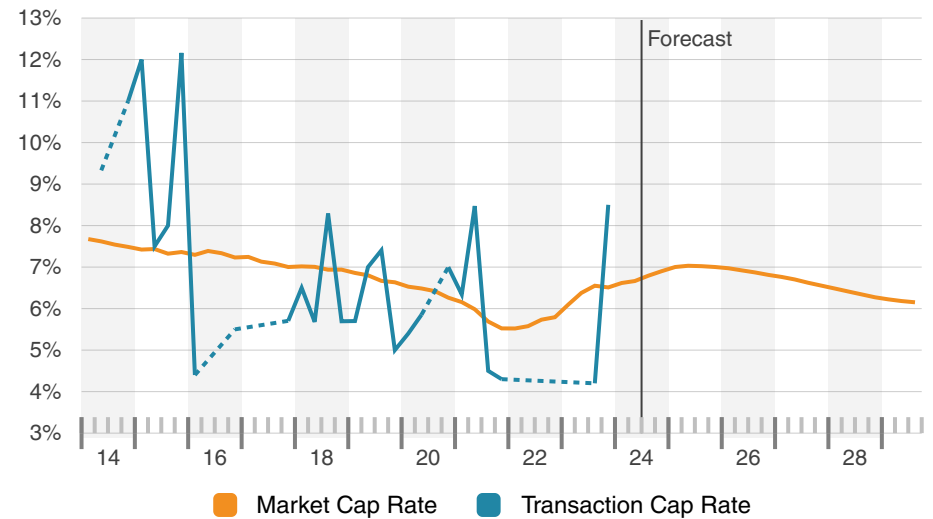
Cap Rate By Location Type



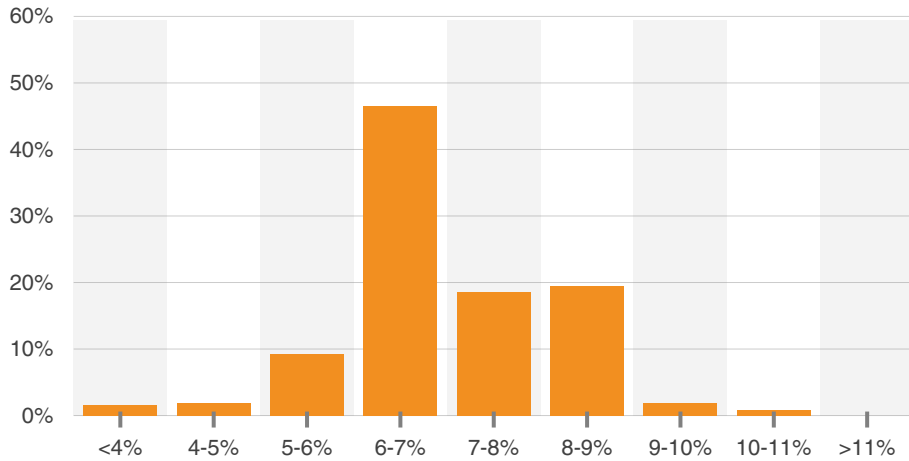
Market Cap Rate



Market Cap Rate & Transaction Cap Rate



Market Cap Rate Distribution



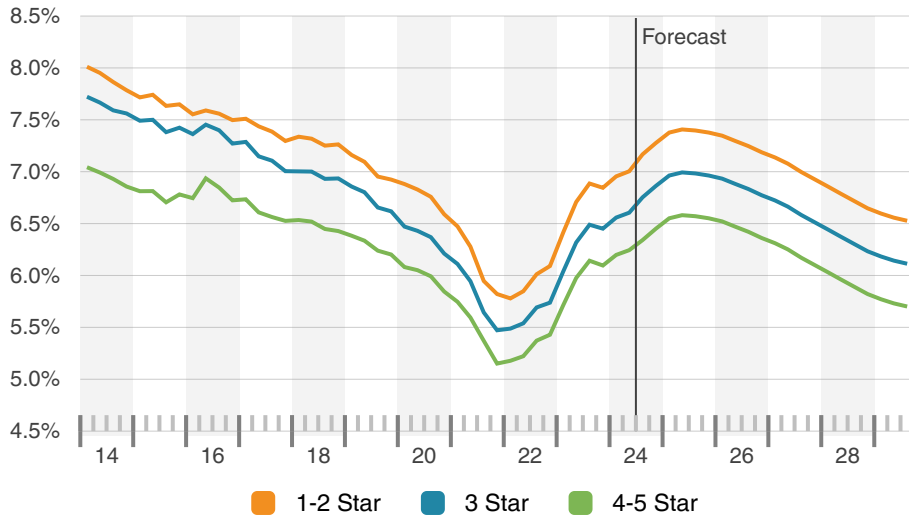
Market Cap Rate By Location Type

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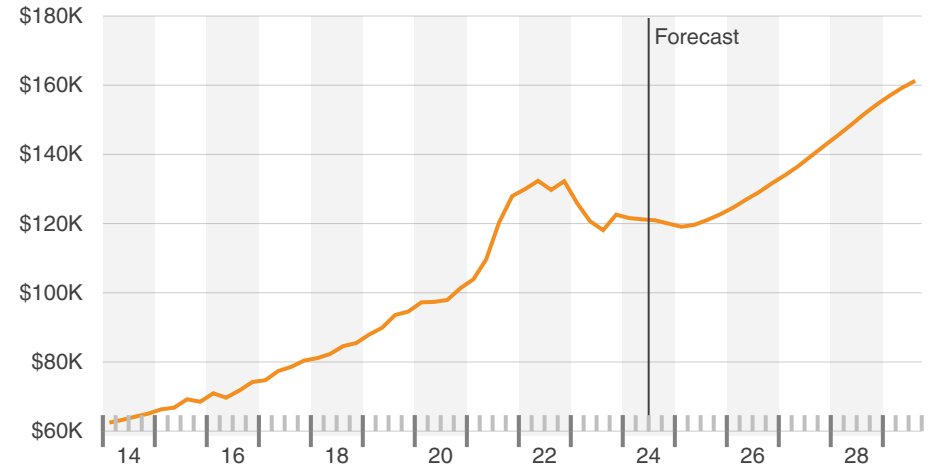


No data available for the past 10 years

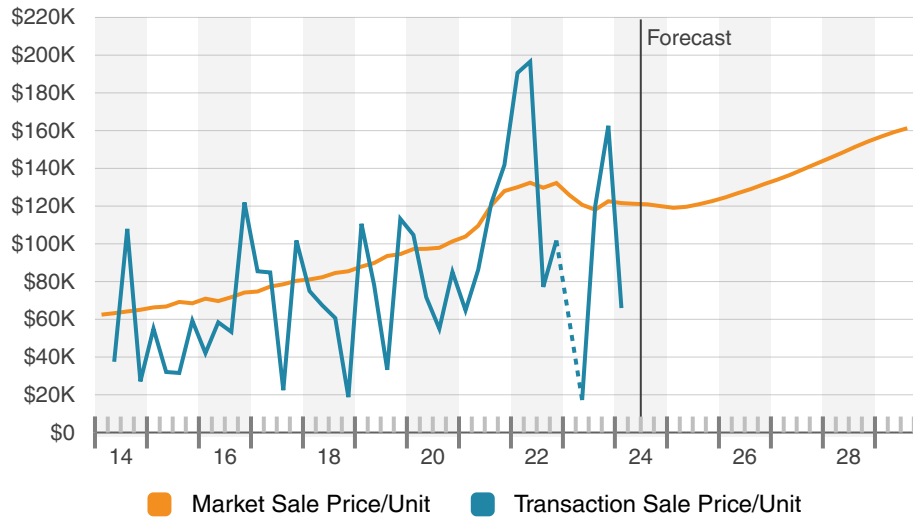
Market Cap Rate By Star Rating



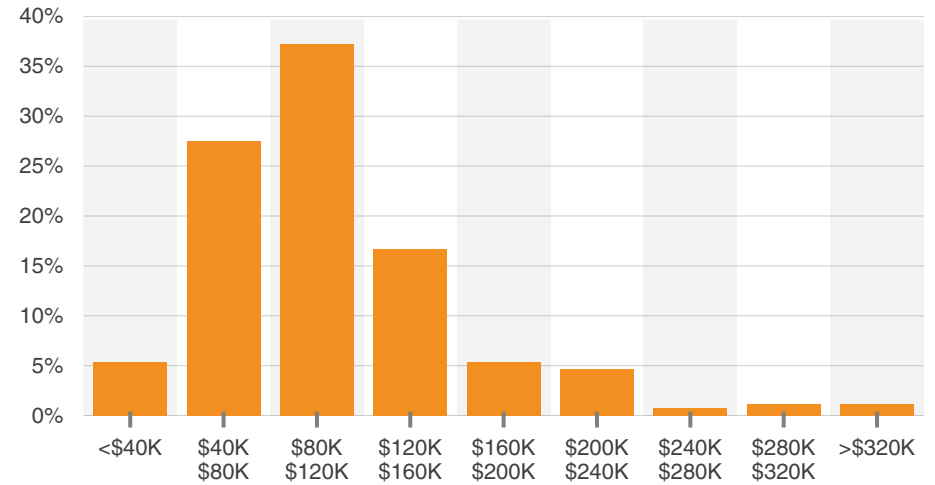
Market Sale Price Per Unit



Market Sale Price & Transaction Sale Price Per Unit



Market Sale Price Per Unit Distribution



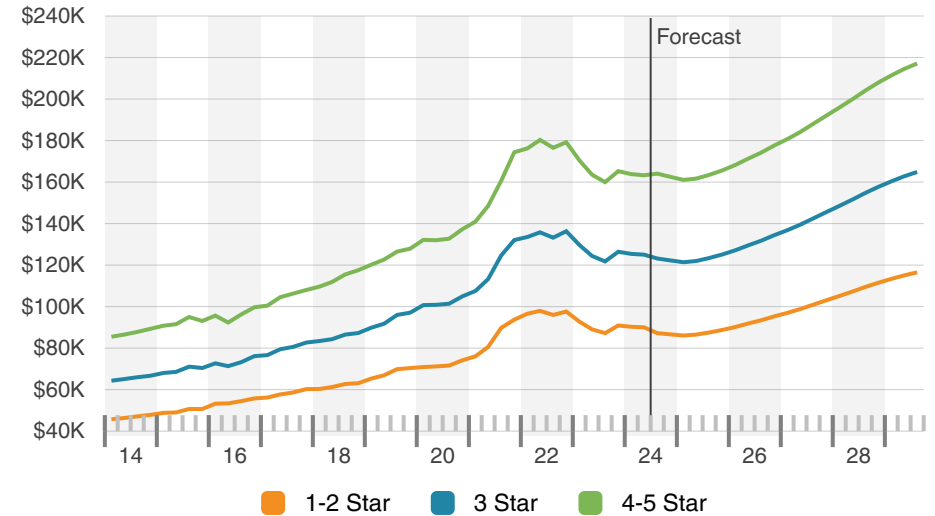
Market Sale Price Per Unit By Location Type

No Data Available



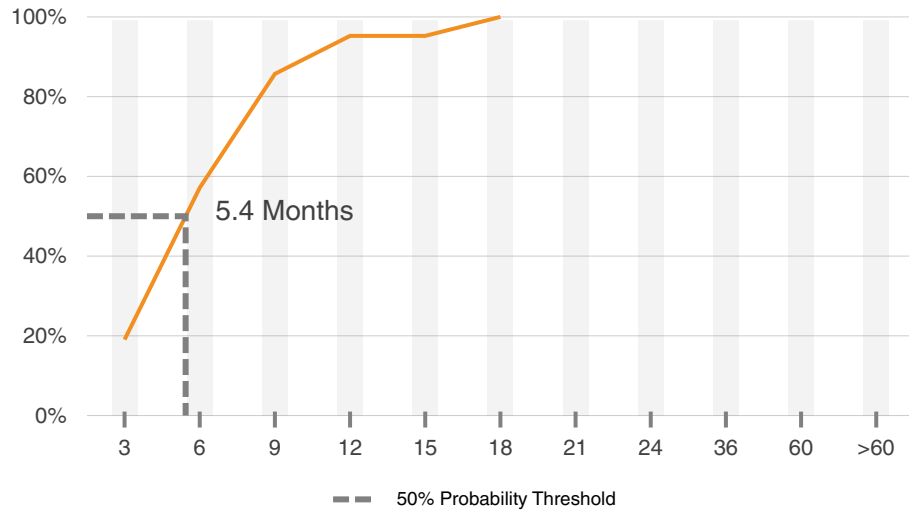
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Market Sale Price Per Unit By Star Rating

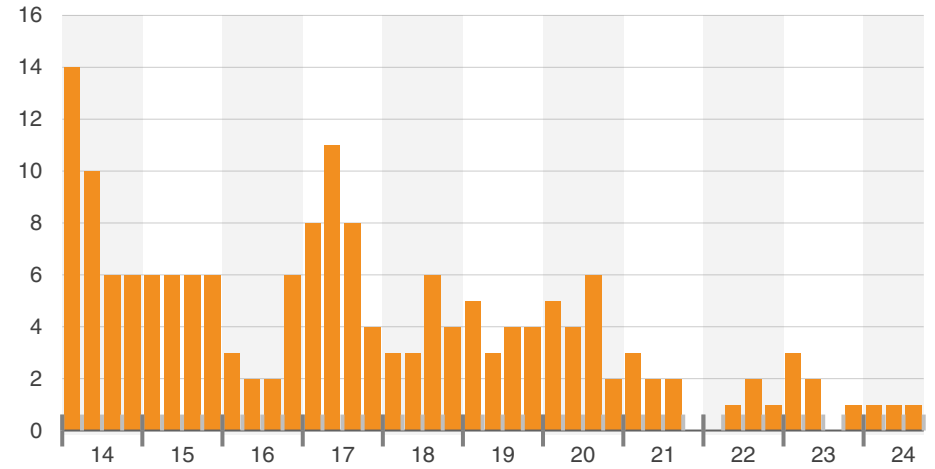


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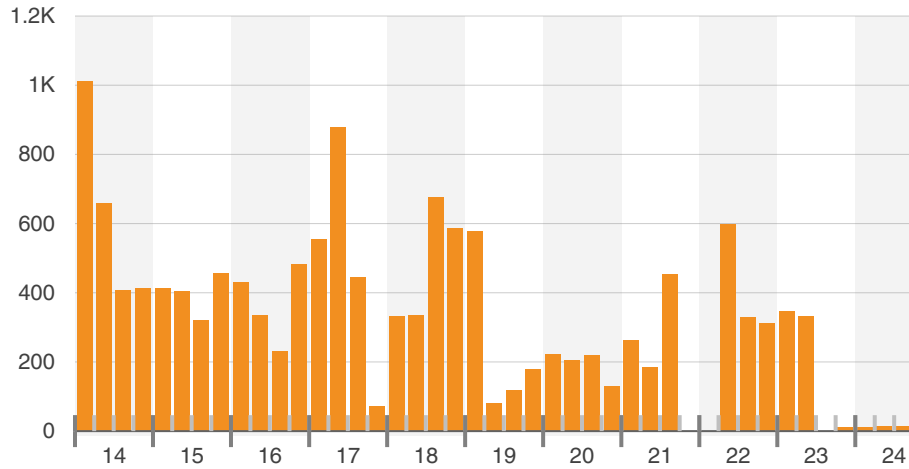
Probability Of Selling In Months



For Sale Total Listings



For Sale Total Units

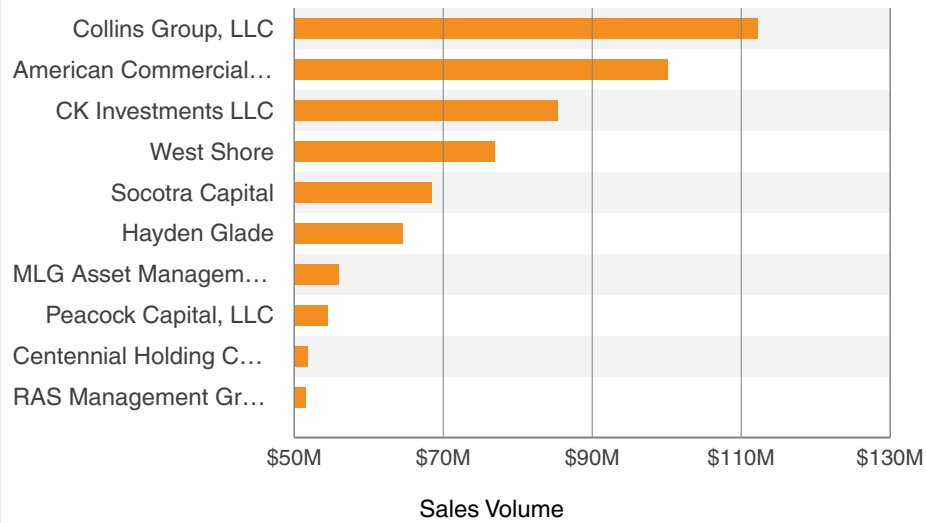


For Sale Asking Price Per Unit

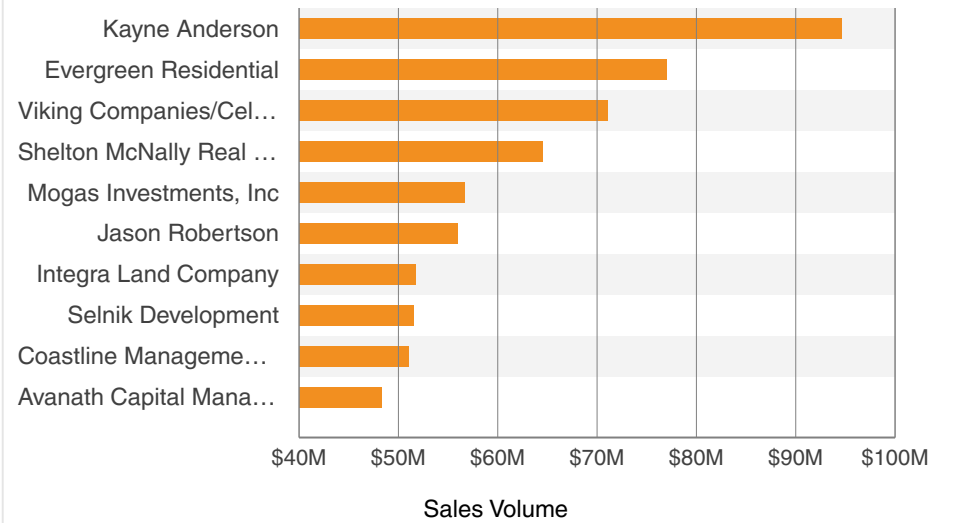


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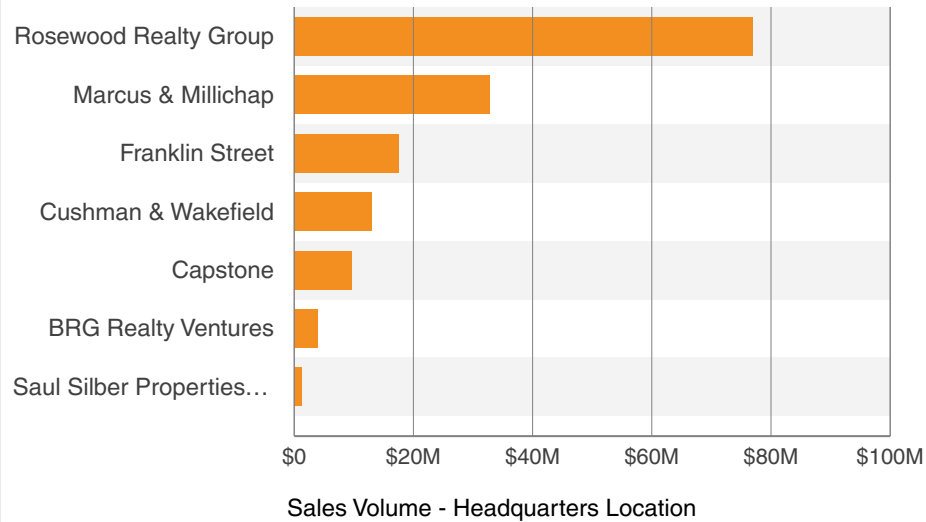
Top Buyers



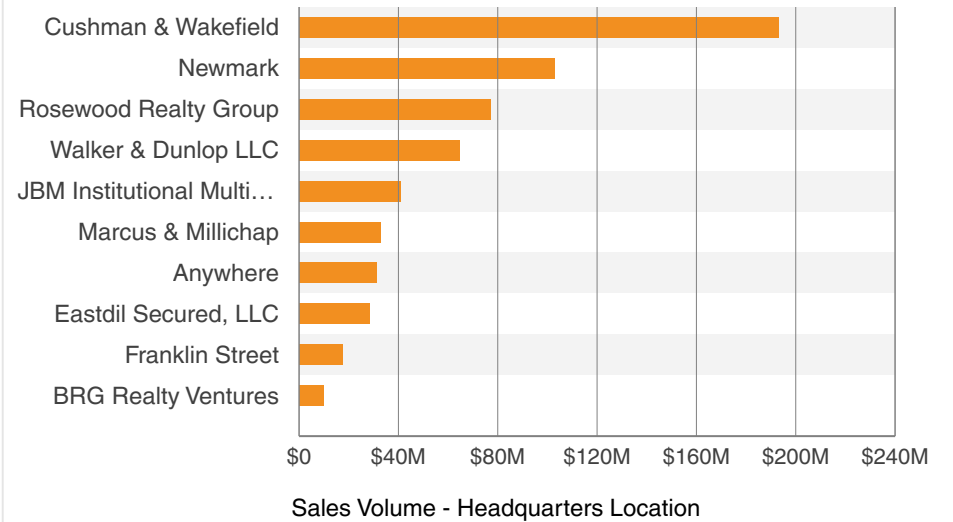
Top Sellers



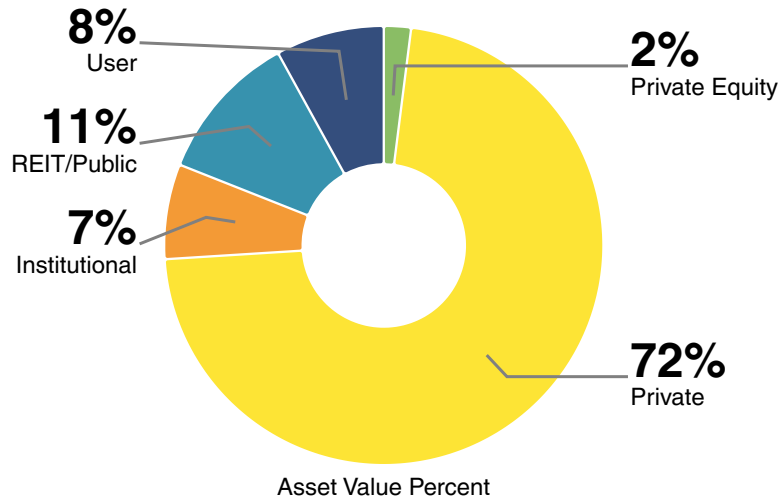
Top Buyer Brokers



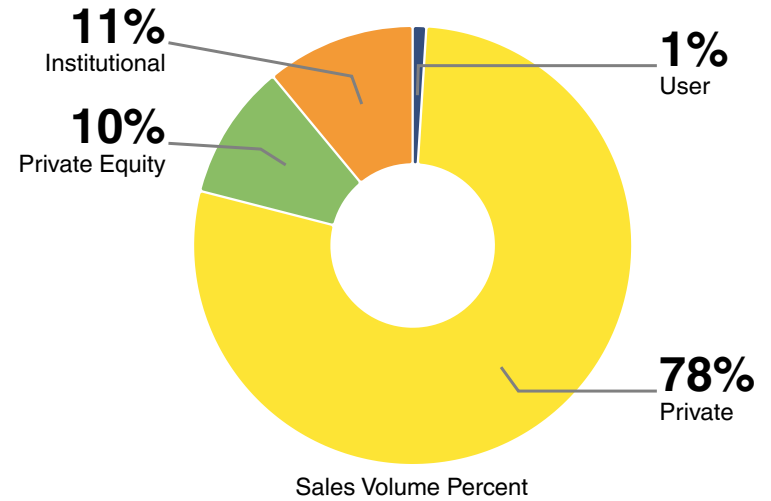
Top Seller Brokers



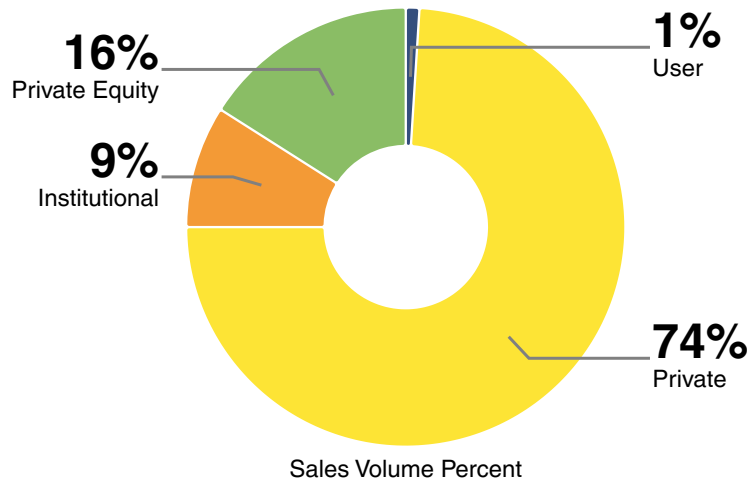
Asset Value By Owner Type



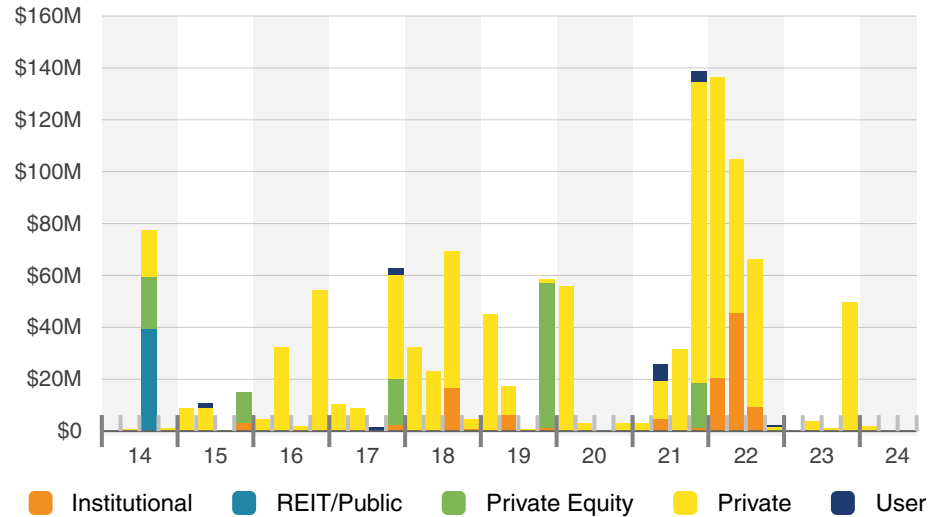
Sales By Buyer Type



Sales By Seller Type

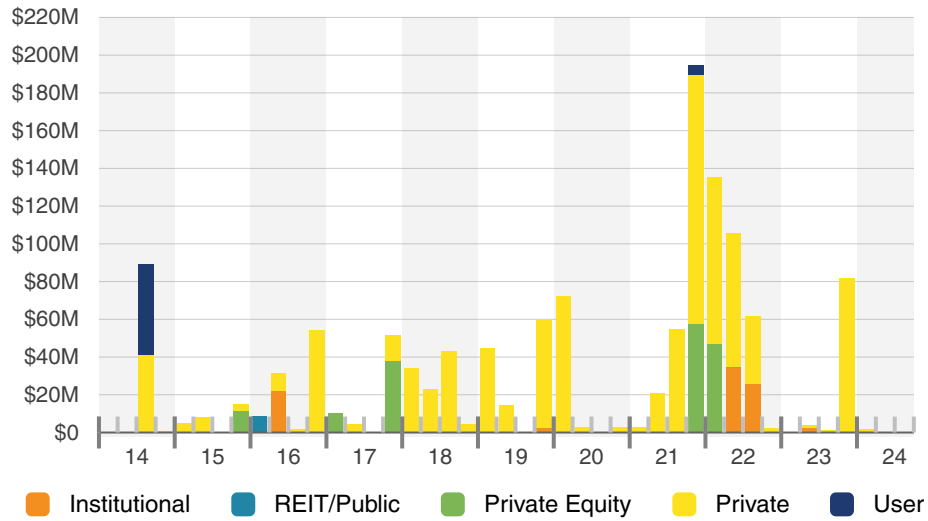


Sales Volume By Buyer Type

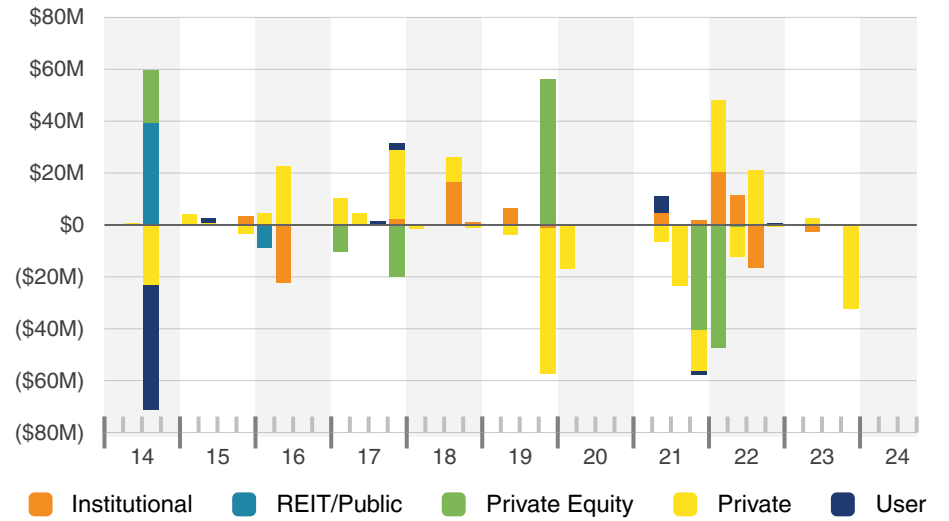


Search Analytics

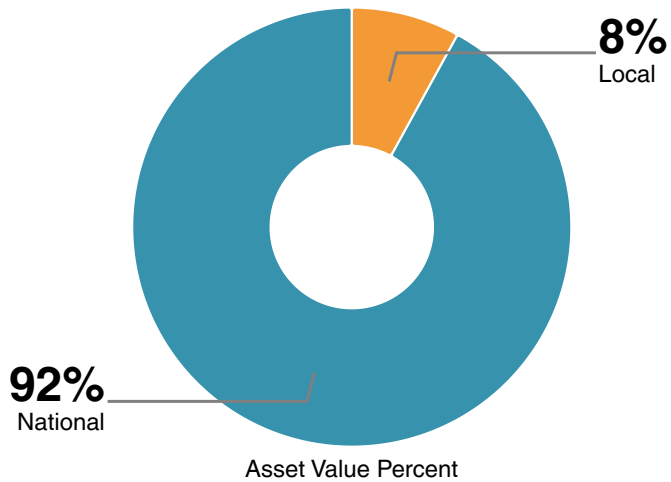
Sales Volume By Seller Type



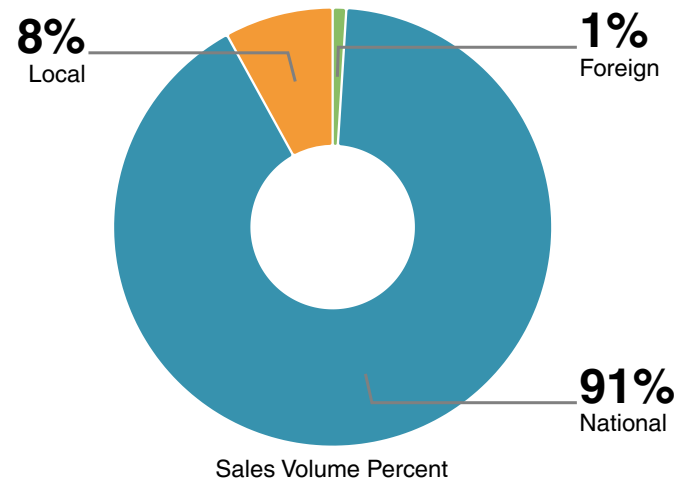
Net Buying & Selling By Owner Type



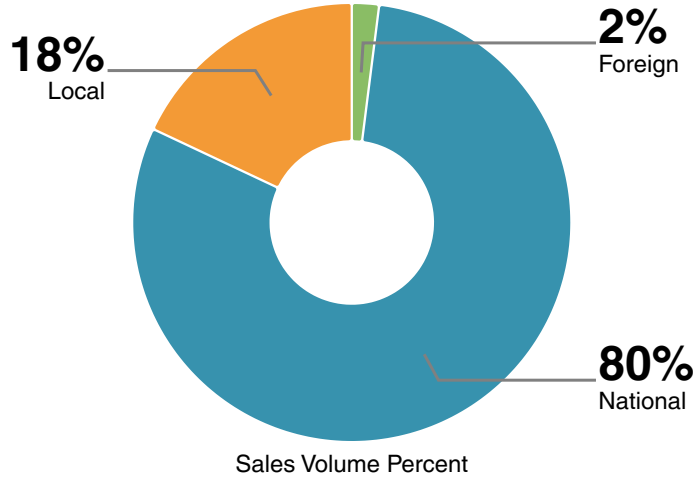
Asset Value By Owner Origin



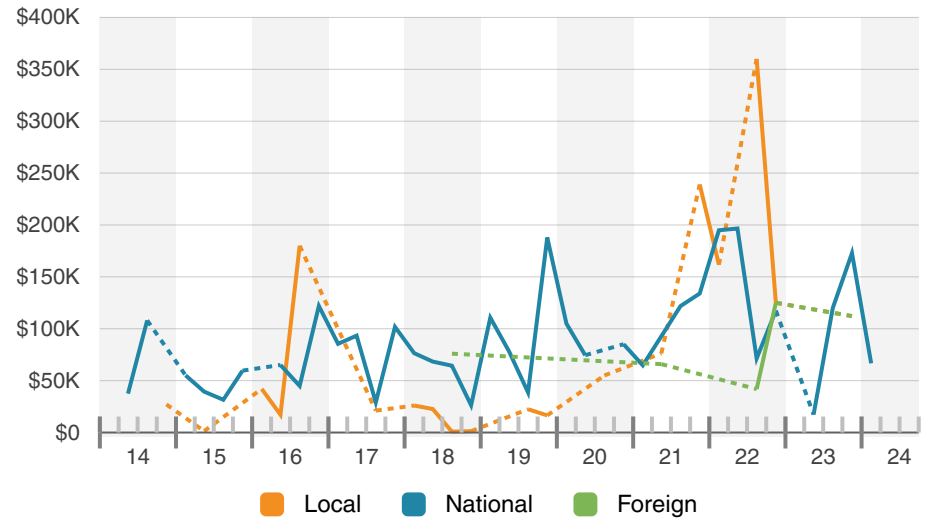
Sales Volume By Buyer Origin



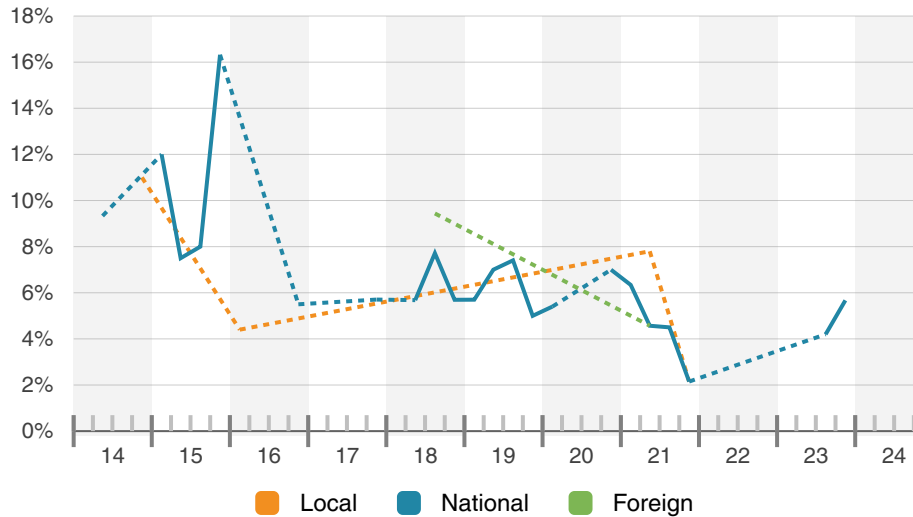
Sales Volume By Seller Origin



Average Price Per Unit By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 258 Properties / 16 Spaces
- Exclude: Residential Condos
- Exclude: Co-Ops
- # of Units: 10 +
- County: Alachua County, FL
- Market Segment: Exclude All Corporate +2
- Construction Status: Existing +1
- Style: Garden +3