

# Search Analytics

INVENTORY UNITS

**15,881** +0.2%

Prior Period 15,854

UNDER CONSTRUCTION UNITS

**123** +127.8%

Prior Period 54

12 MO ABSORPTION UNITS

**146** +116.4%

Prior Period 68

VACANCY RATE

**3.2%** -0.8%

Prior Period 4.0%

MARKET RENT/UNIT

**\$1,048** +7.3%

Prior Period \$976

MARKET SALE PRICE/UNIT

**\$84.7K** +4.3%

Prior Period \$81.2K

MARKET CAP RATE

**6.0%** +0%

Prior Period 6.0%

## Key Metrics

Availability	
Vacant Units	507 ↓
Asking Rent/SF	\$1.10 ↑
Concession Rate	0.3% ↓
Studio Asking Rent	\$895 ↑
1 Bedroom Asking Rent/Unit	\$909 ↑
2 Bedroom Asking Rent/Unit	\$1,070 ↑
3 Bedroom Asking Rent/Unit	\$1,240 ↑

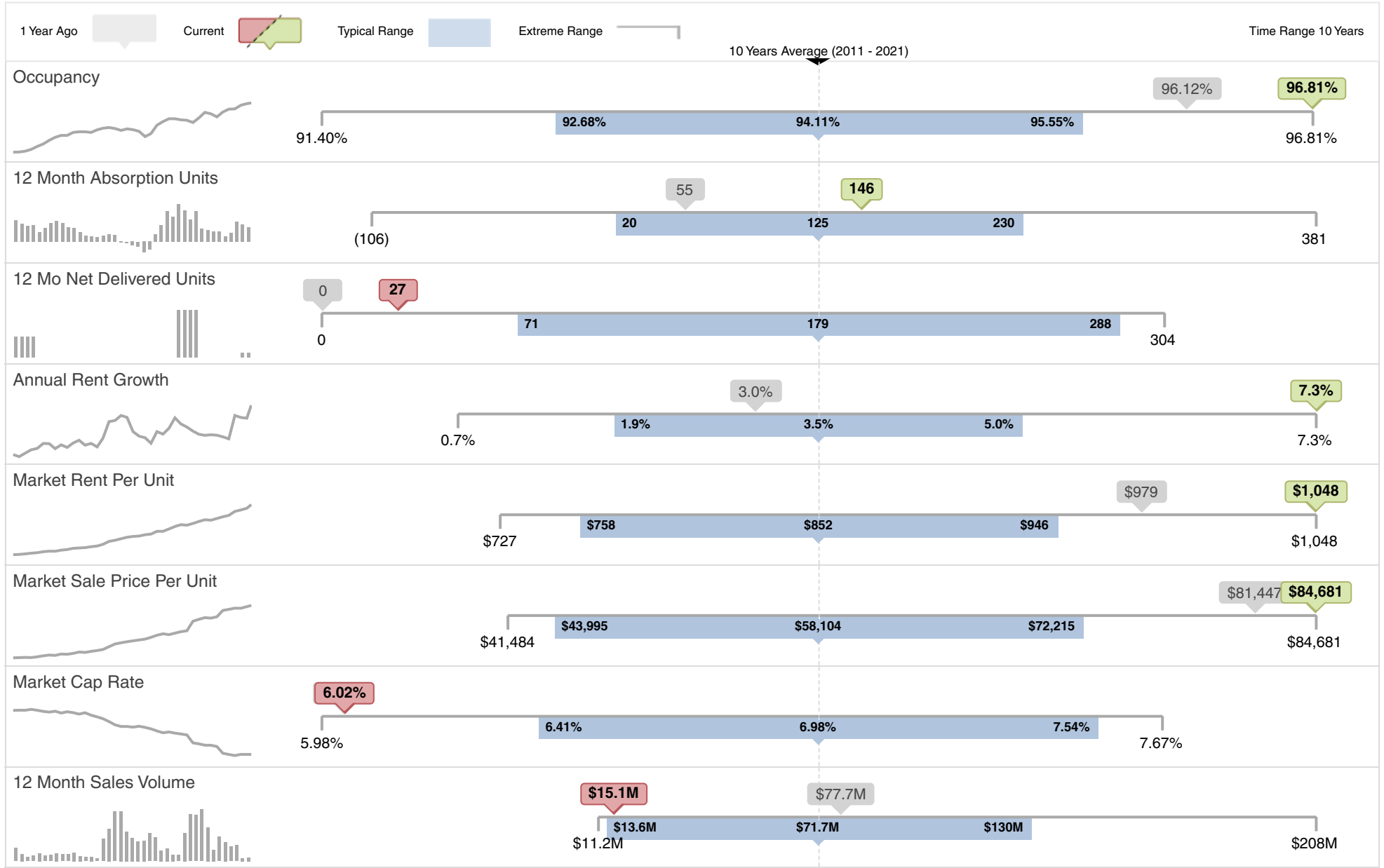
Inventory	
Existing Buildings	144 ↑
Average Units Per Bldg	110 ↓
12 Mo Demolished Units	0 ↓
12 Mo Occupancy % at Delivery	96.3%
12 Mo Construction Starts Units	0 ↓
12 Mo Delivered Units	27 ↑
12 Mo Avg Delivered Units	27

Sales Past Year	
Asking Price Per Unit	\$25,800 ↓
Sale to Asking Price Differential	-11.9% ↑
Sales Volume	\$16.8M ↓
Properties Sold	18 ↑
Months to Sale	10.8 ↑
For Sale Listings	2 ↓
Total For Sale Units	179 ↓

Demand	
12 Mo Absorp % of Inventory	0.9% ↑
Median Household Income	61.3K
Population Growth 5 Yrs   20-29	0.1%
Population Growth 5 Yrs   30-39	8.8%
Population Growth 5 Yrs   40-54	8.5%
Population Growth 5 Yrs   55+	6.3%
Population Growth 5 Yrs	6.5%

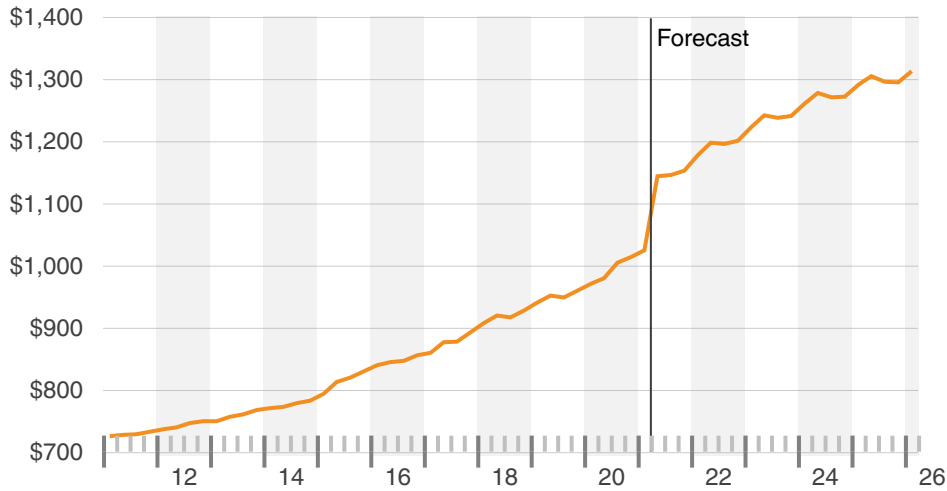
# Search Analytics

## Key Performance Indicators

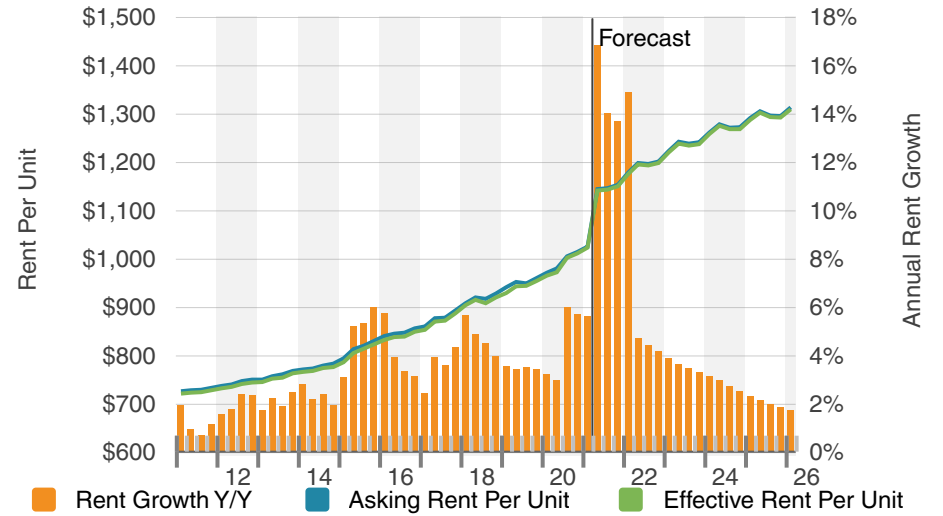


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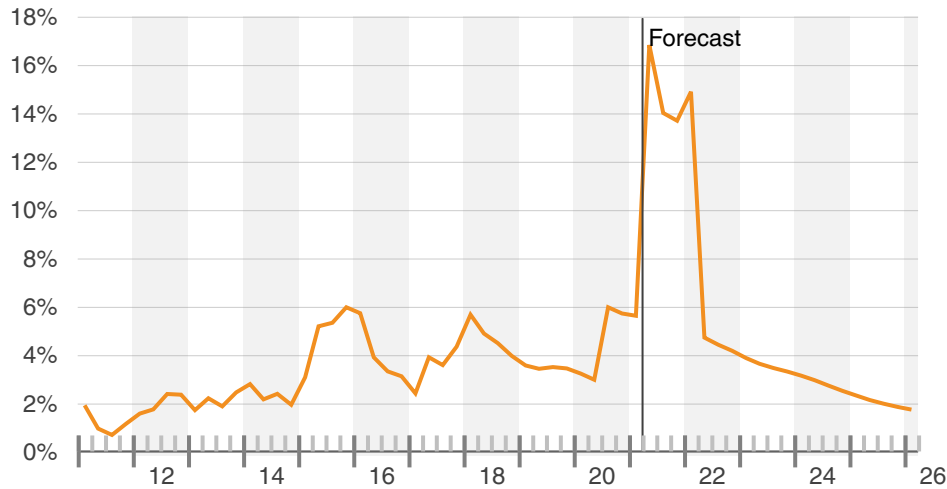
## Market Asking Rent Per Unit



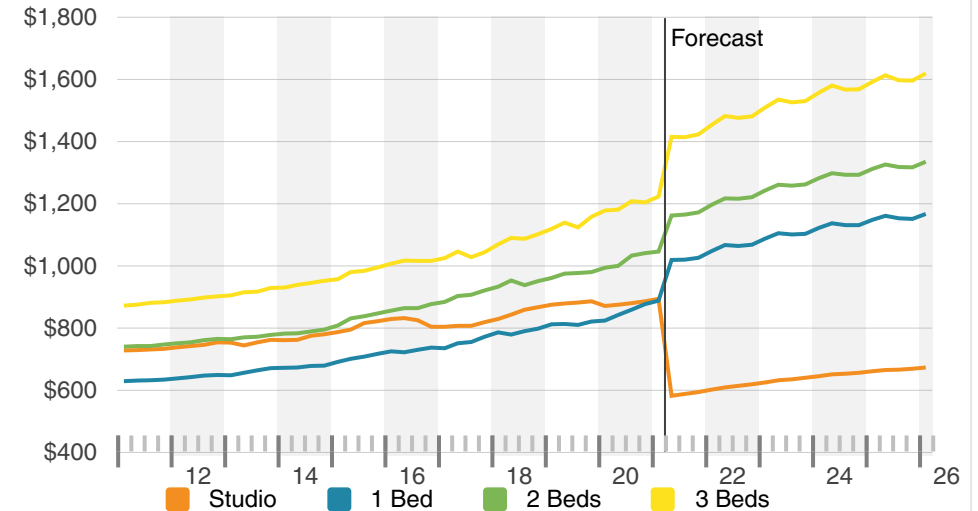
## Market Rent Per Unit & Rent Growth



## Market Rent Growth (YOY)

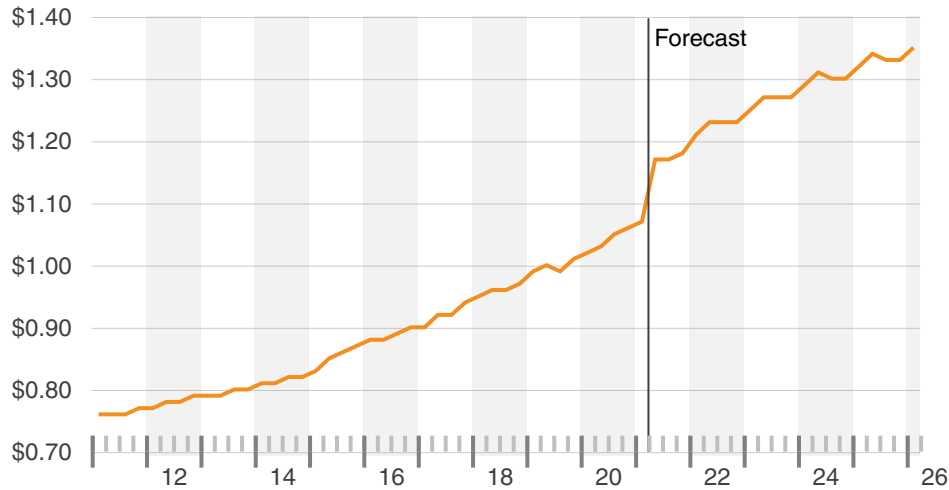


## Market Asking Rent Per Unit By Bedroom

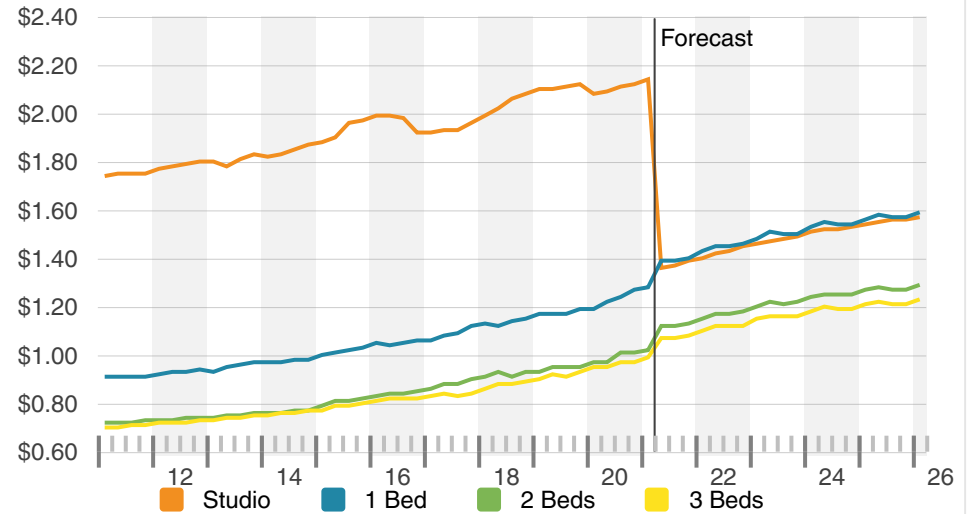


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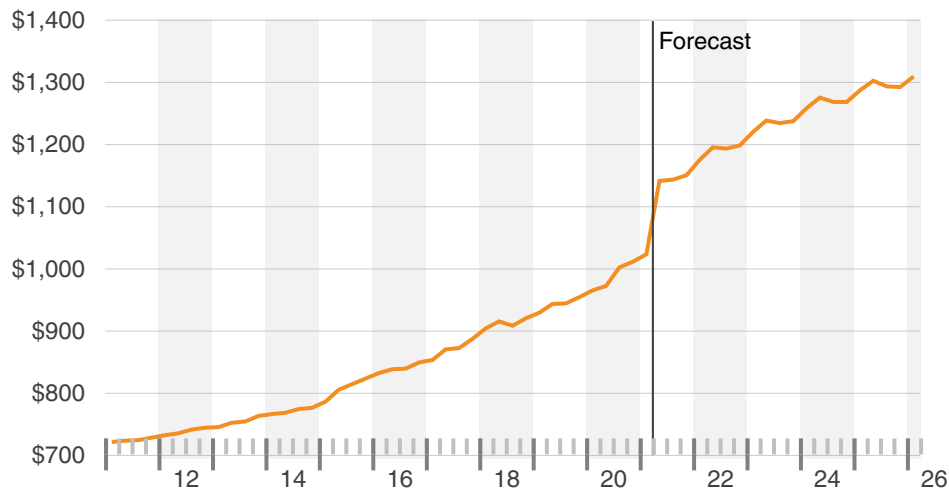
## Market Asking Rent Per SF



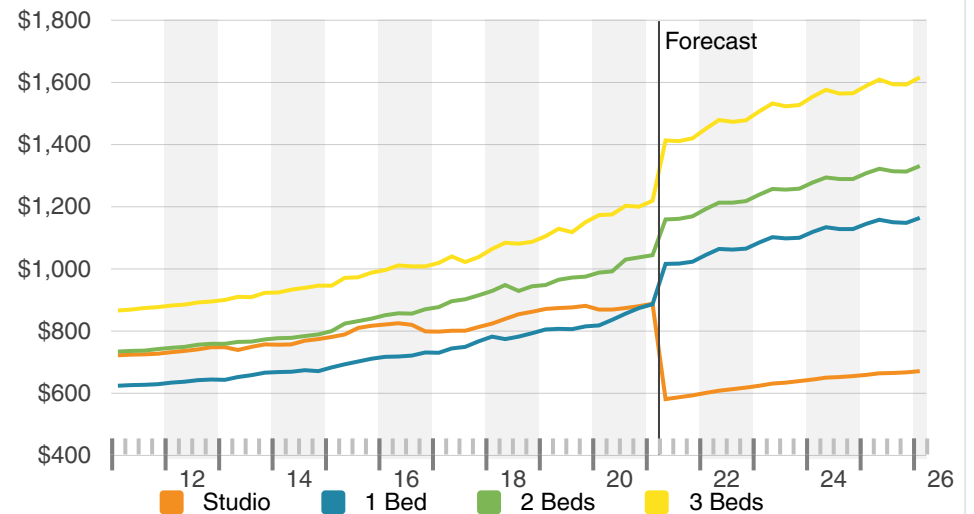
## Market Asking Rent Per SF By Bedroom



## Market Effective Rent Per Unit

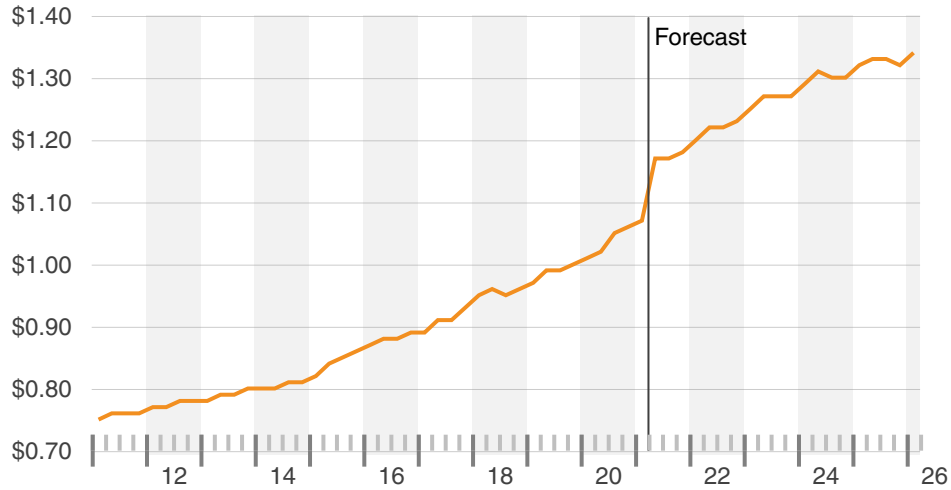


## Market Effective Rent Per Unit By Bedroom

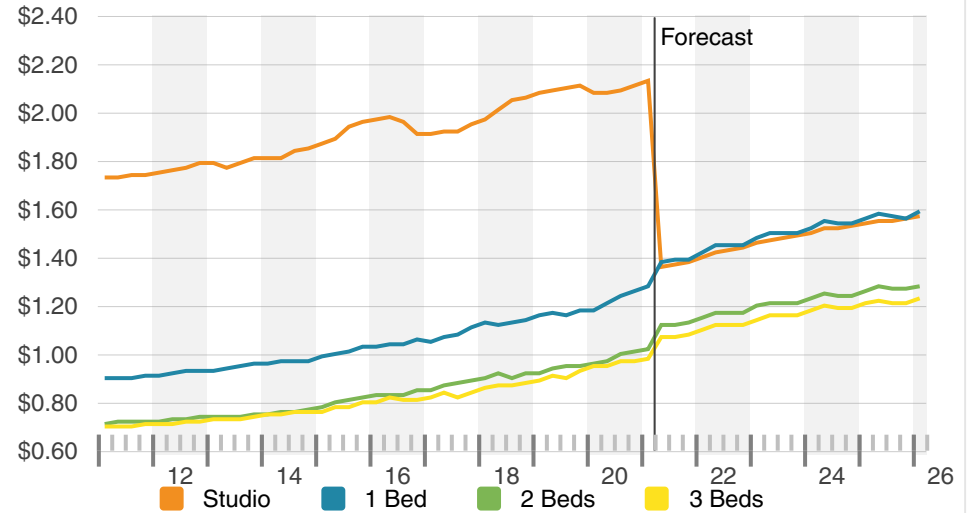


# Search Analytics

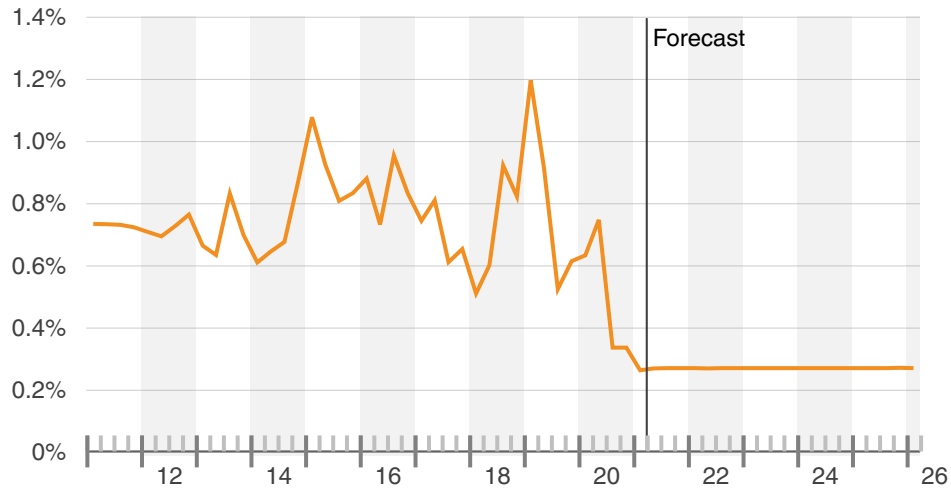
## Market Effective Rent Per SF



## Market Effective Rent Per SF By Bedroom



## Concession Rate

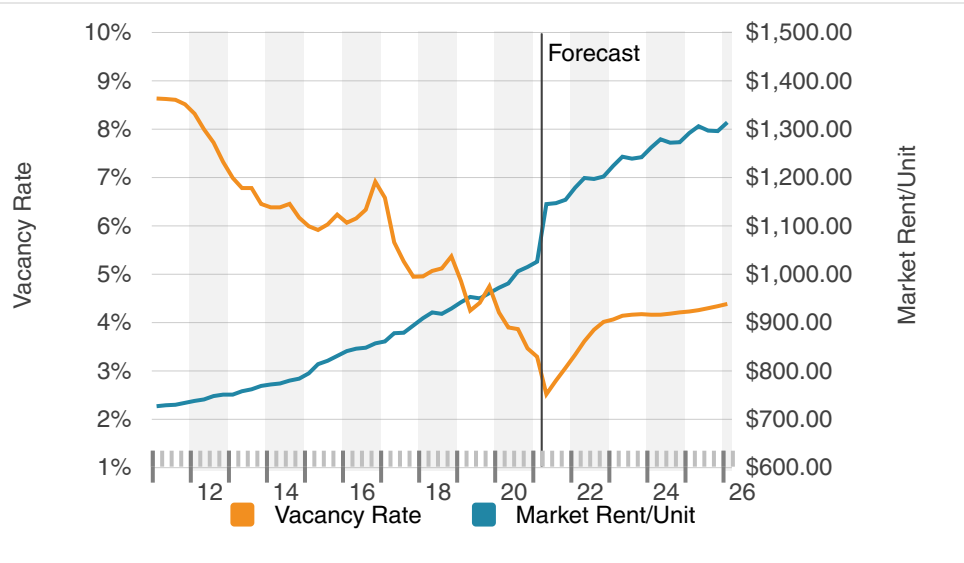


## Daily Asking Rent Per SF

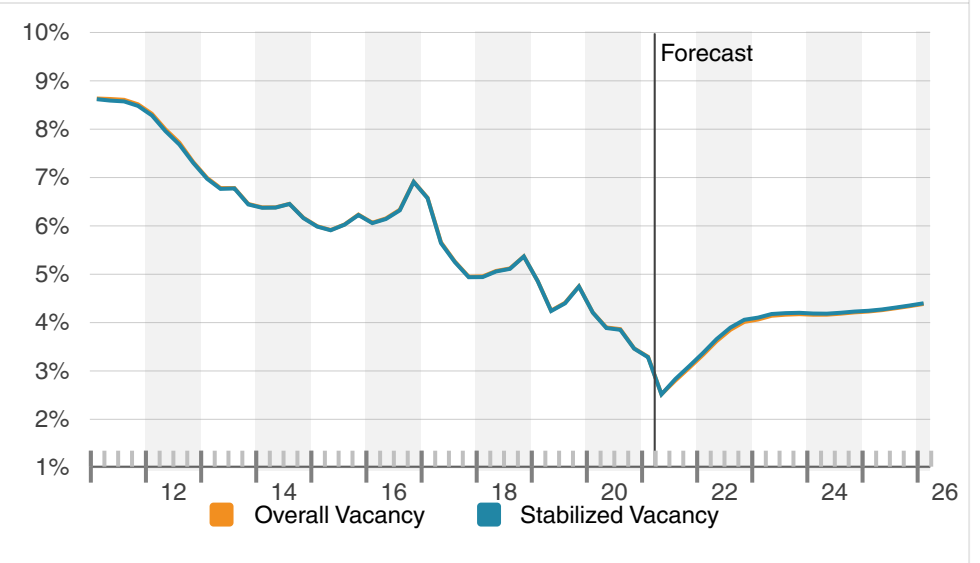


# Search Analytics

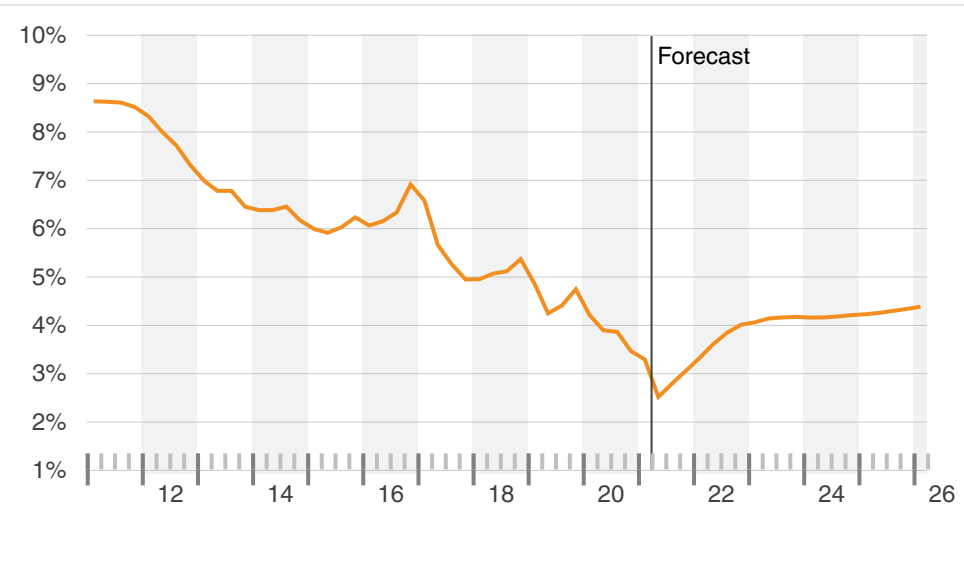
## Vacancy & Market Asking Rent Per Unit



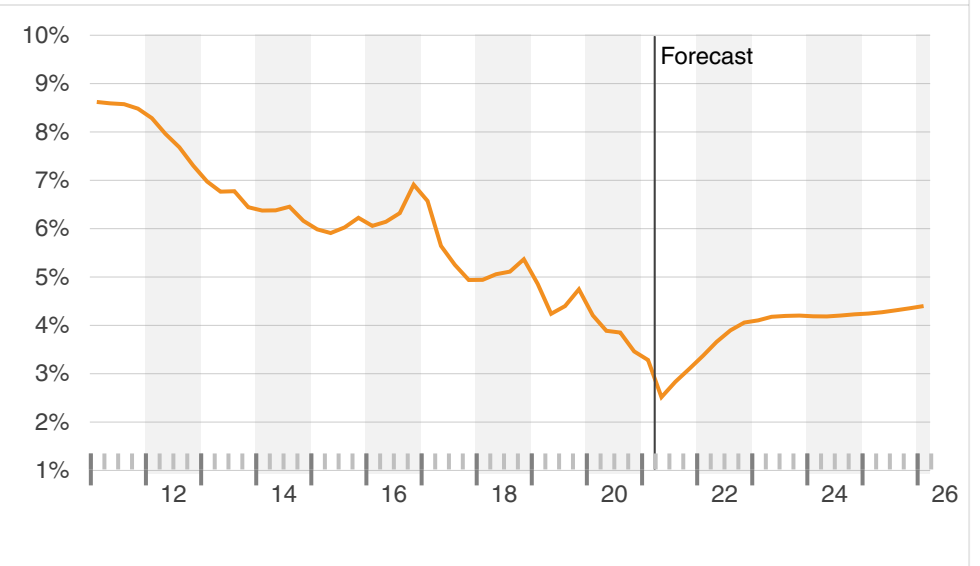
## Overall & Stabilized Vacancy



## Vacancy Rate

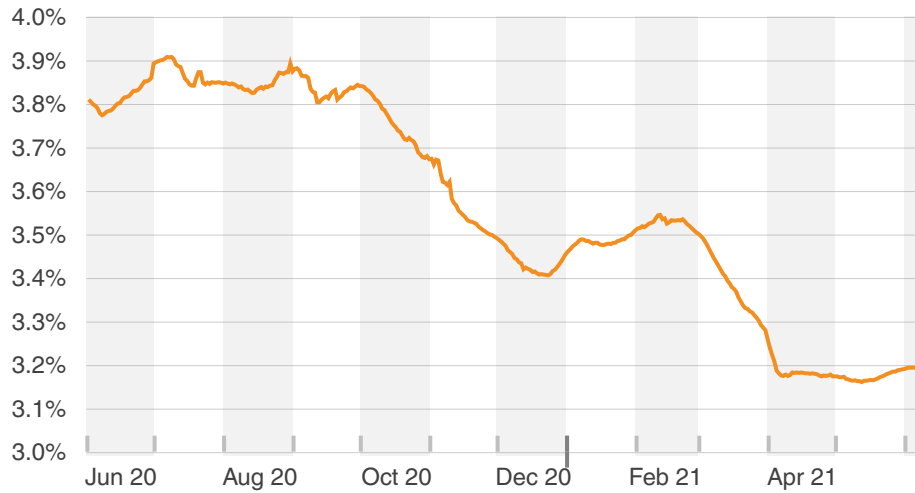


## Stabilized Vacancy Rate

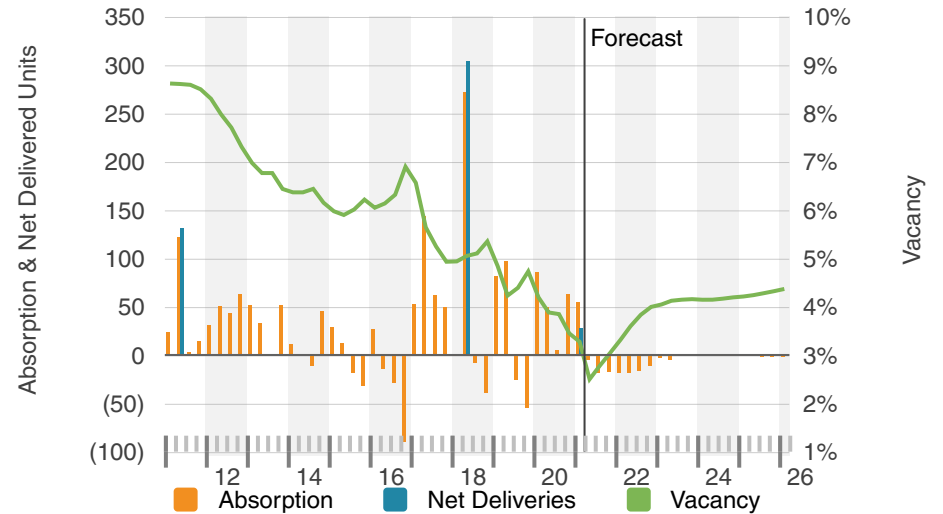


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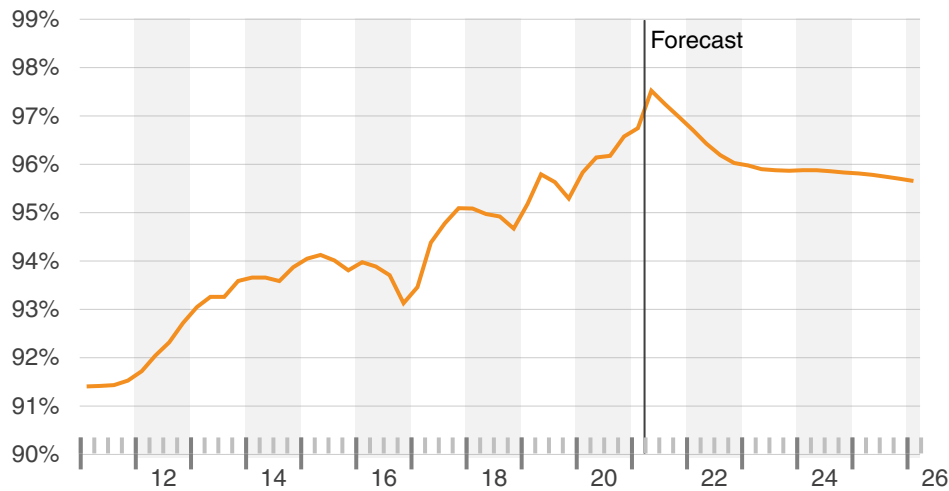
## Daily Vacancy Rate



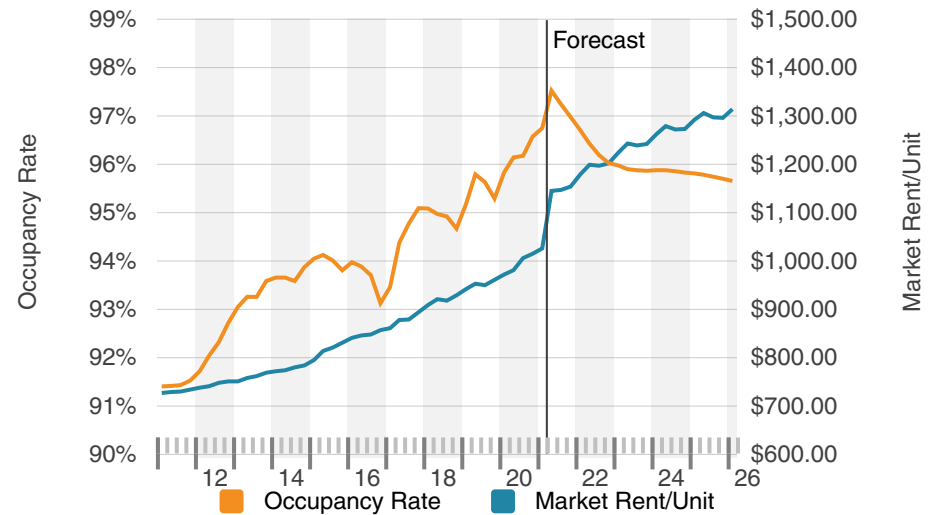
## Absorption, Net Deliveries & Vacancy



## Occupancy Rate

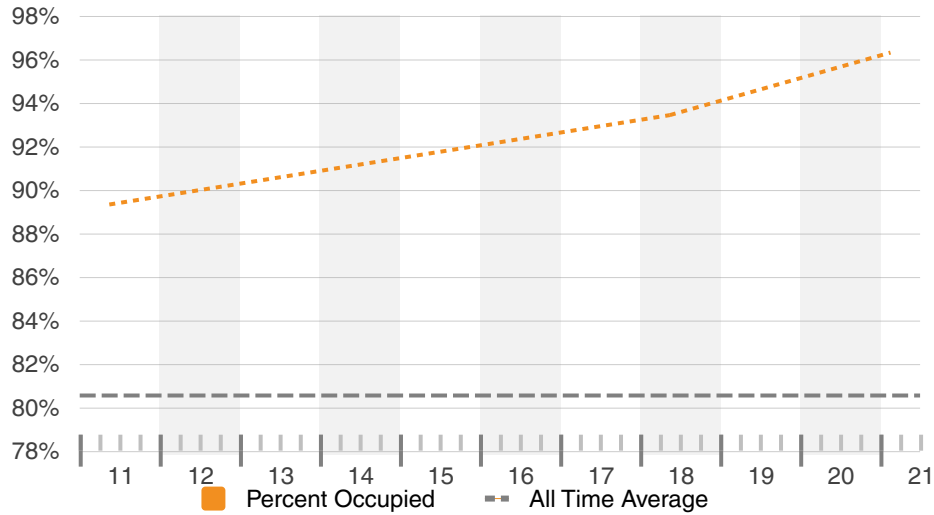


## Occupancy & Market Rent Per Unit

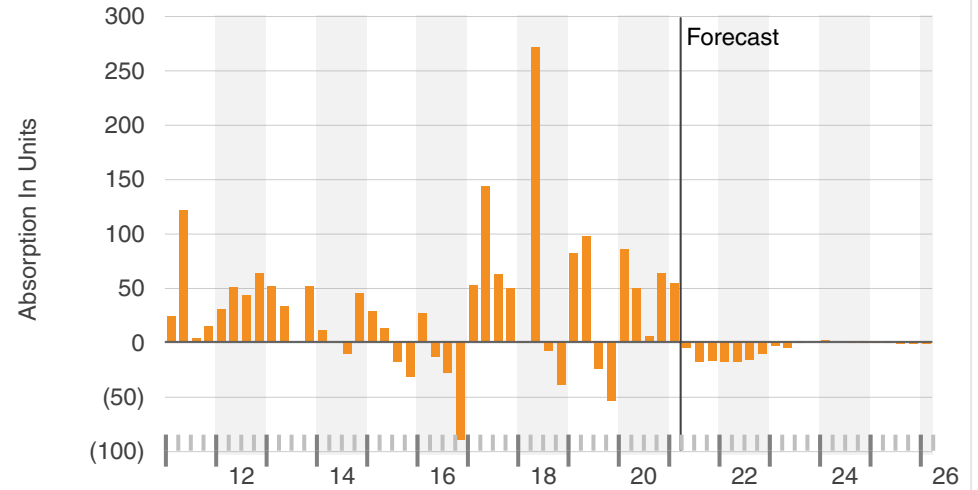


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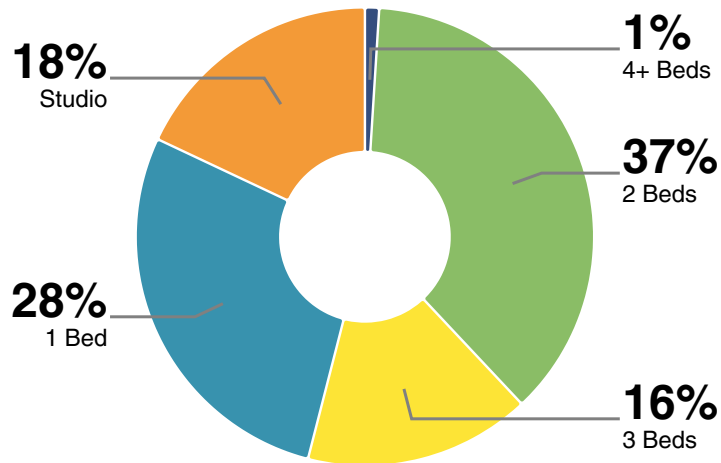
## Occupancy At Delivery



## Absorption Units



## Total Units By Bedroom



## Construction Starts

No Data Available

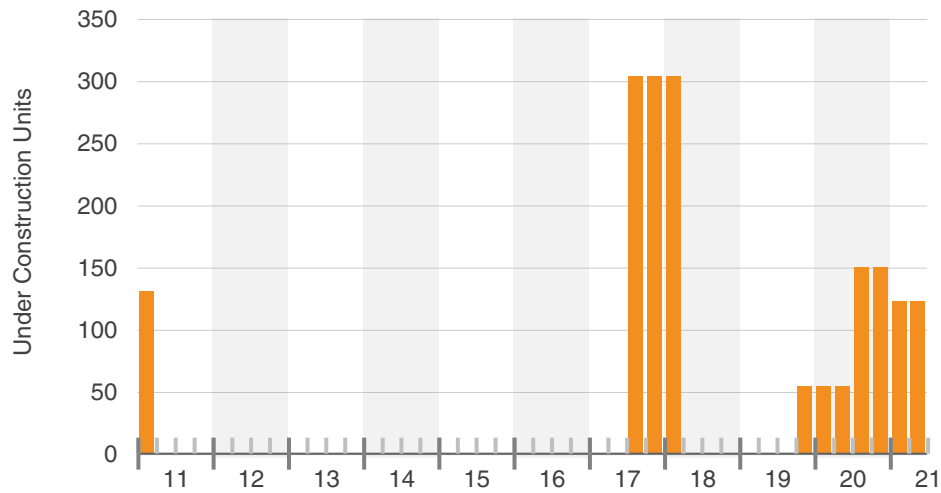


No data available for the past 10 years

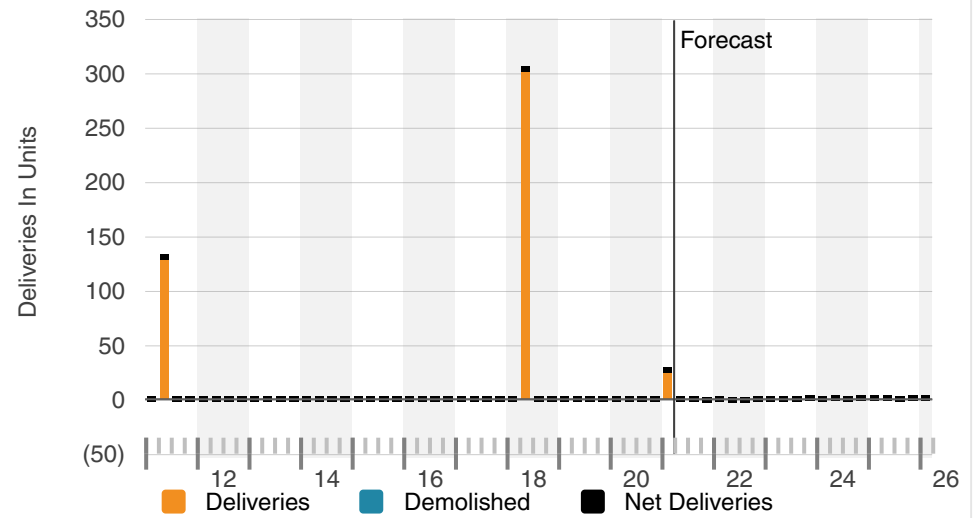


# Search Analytics

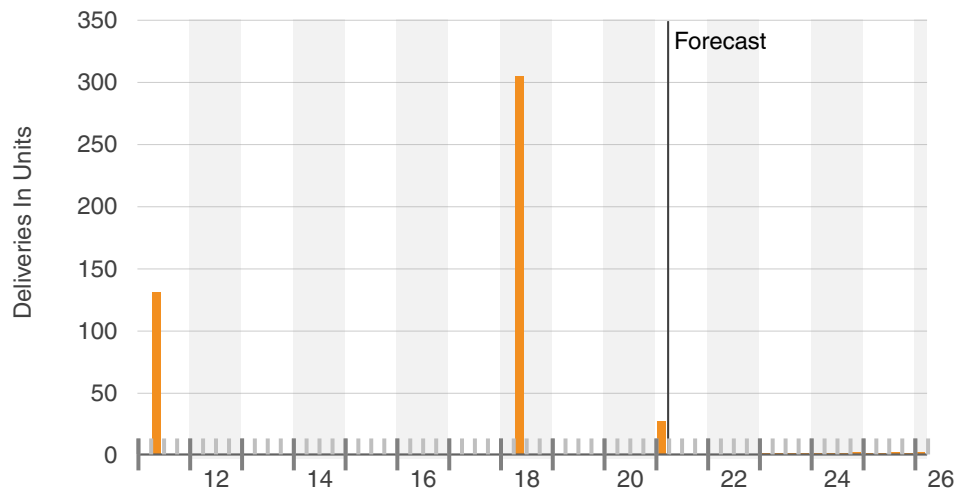
## Under Construction



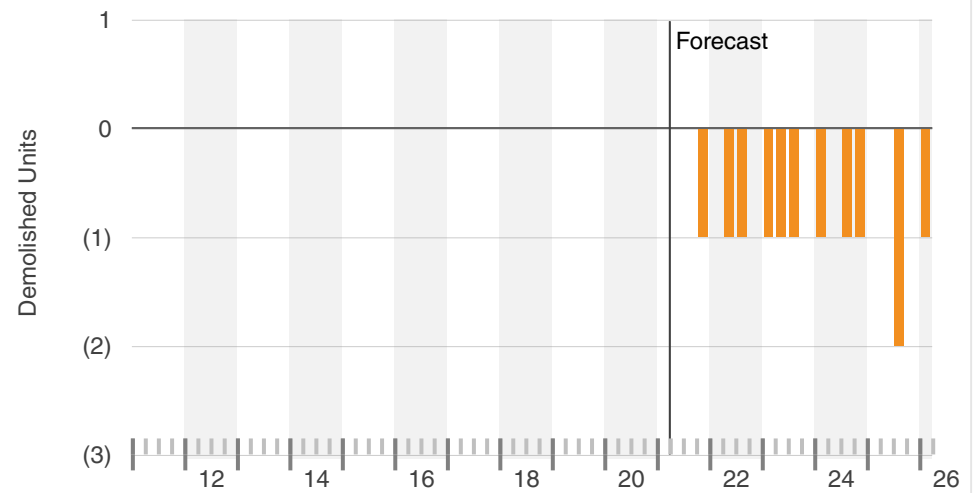
## Deliveries & Demolitions



## Deliveries

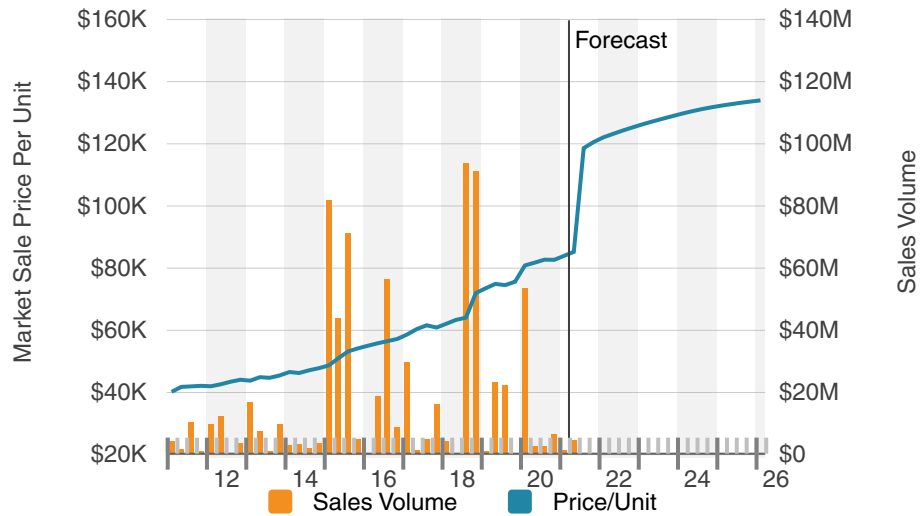


## Demolitions

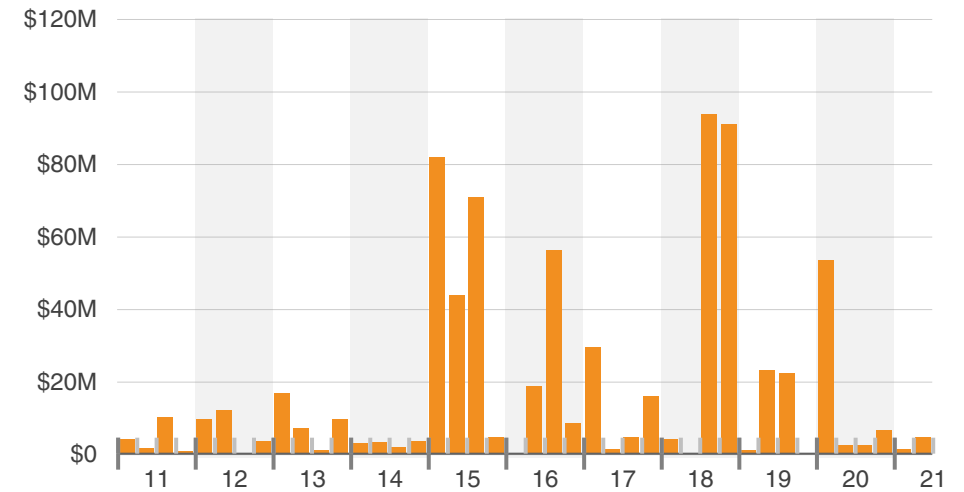


# Search Analytics

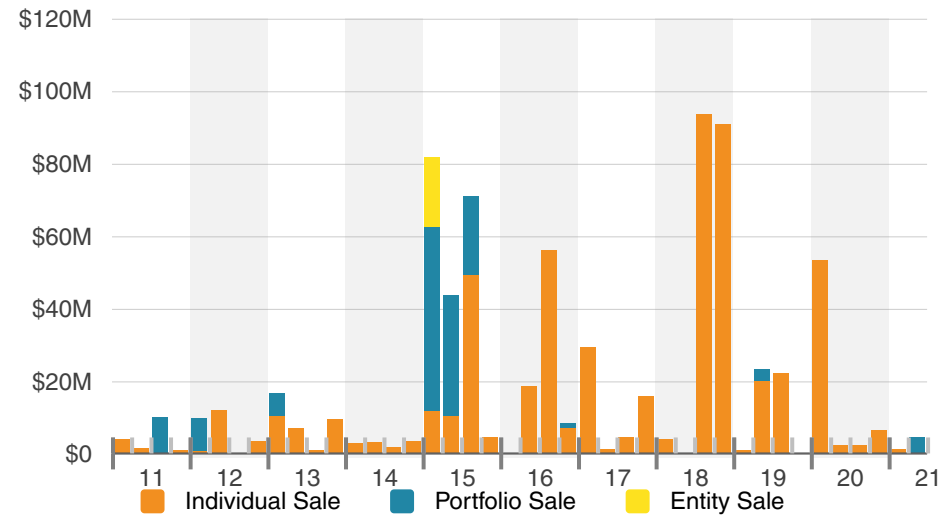
## Sales Volume & Market Sale Price Per Unit



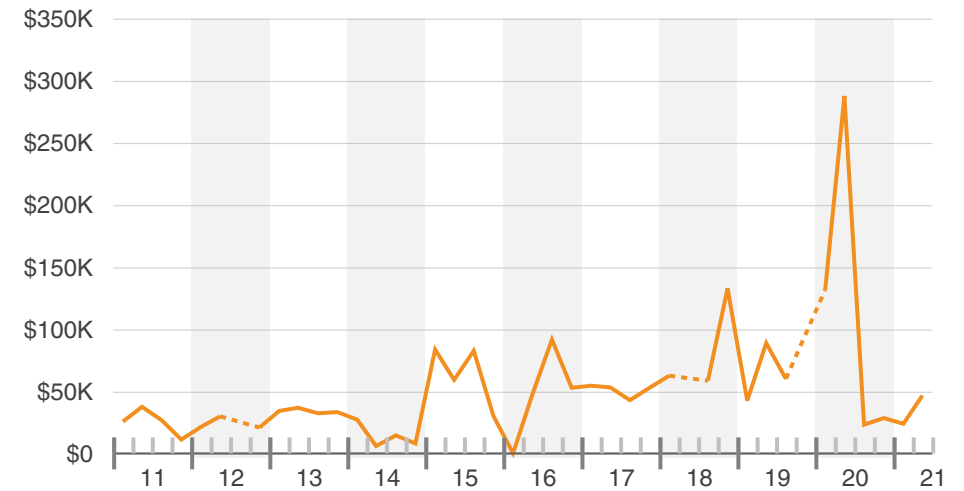
## Sales Volume



## Sales Volume By Transaction Type

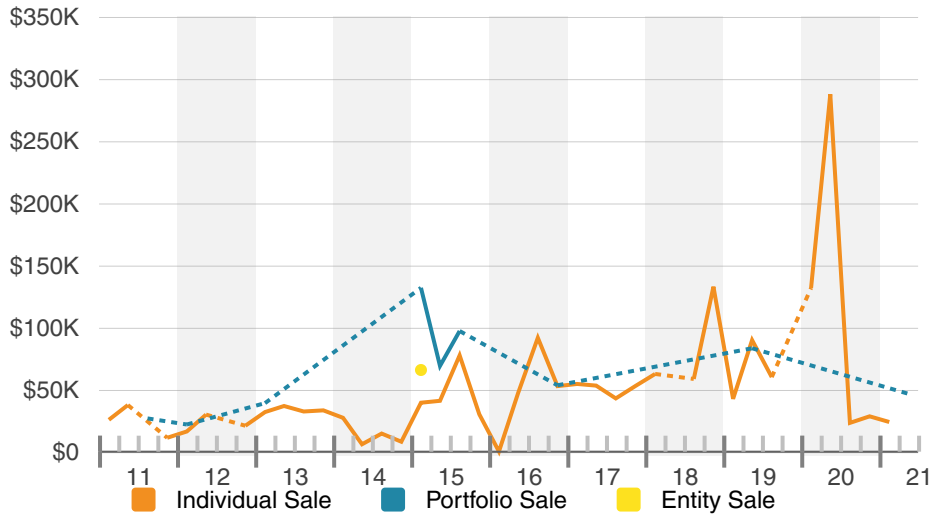


## Sale Price Per Unit

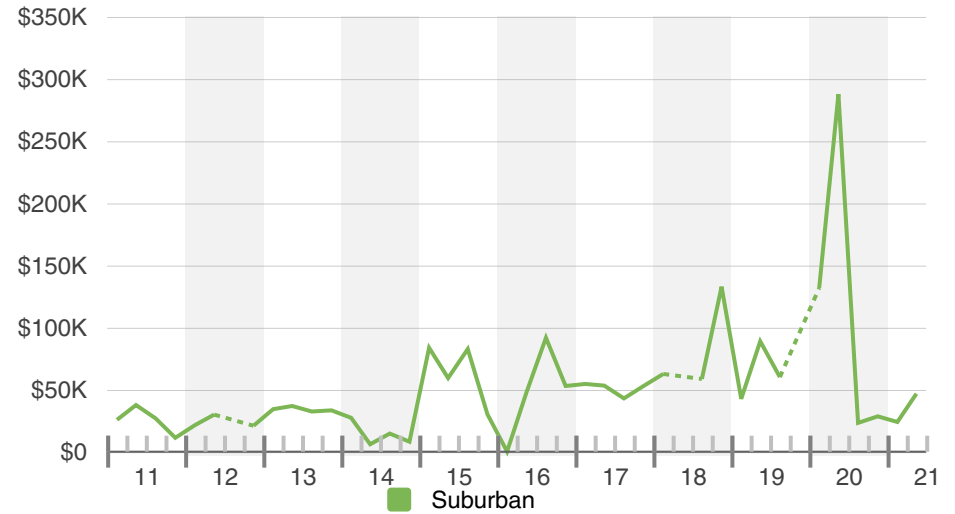


# Search Analytics

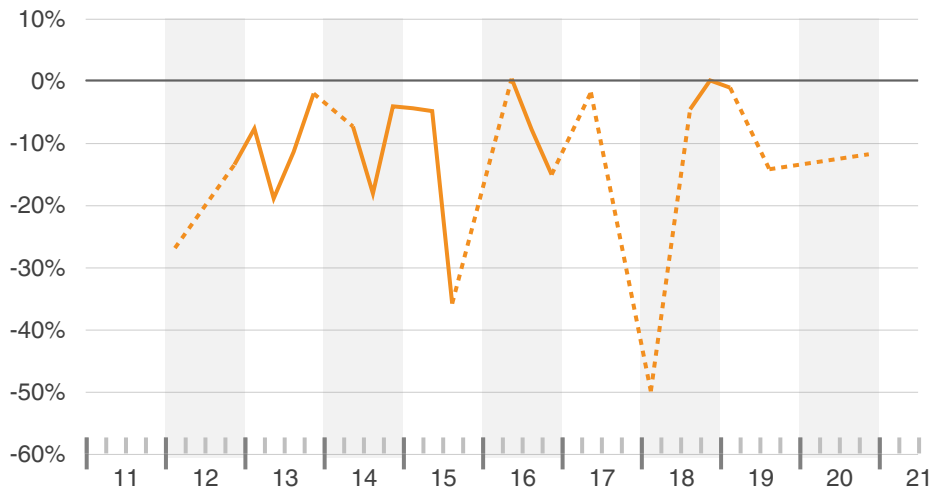
## Sale Price Per Unit By Transaction Type



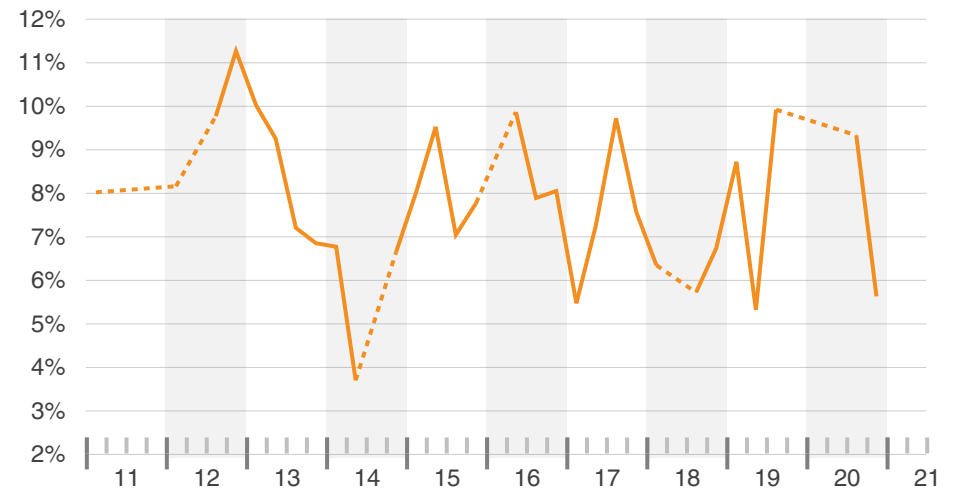
## Sale Price Per Unit By Location Type



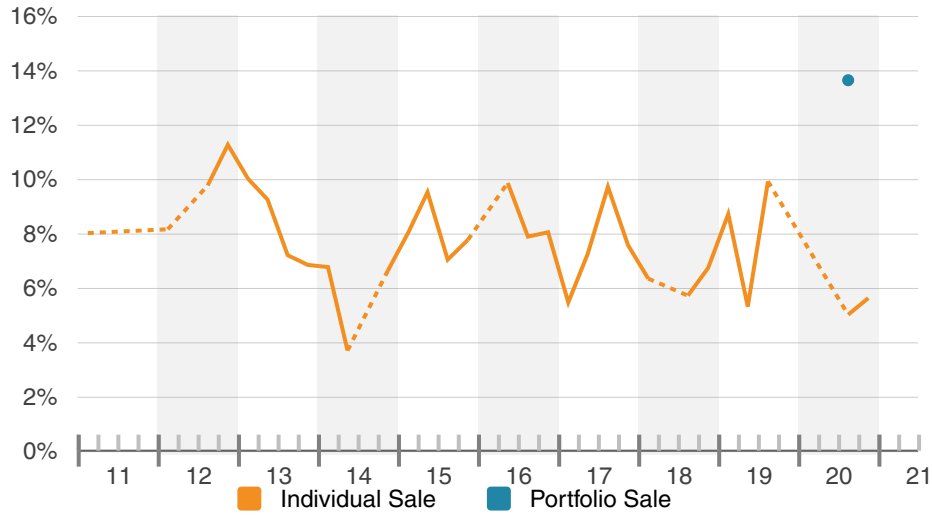
## Sale To Asking Price Differential



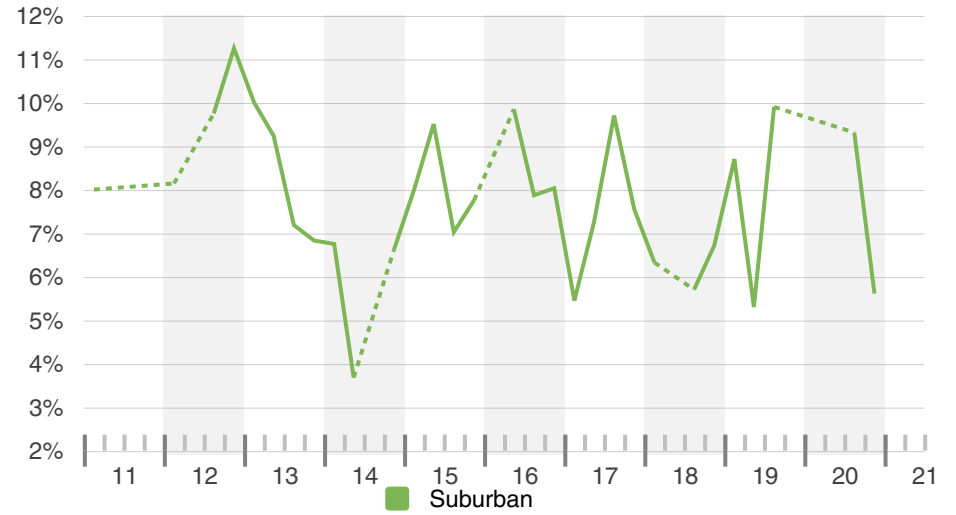
## Cap Rate



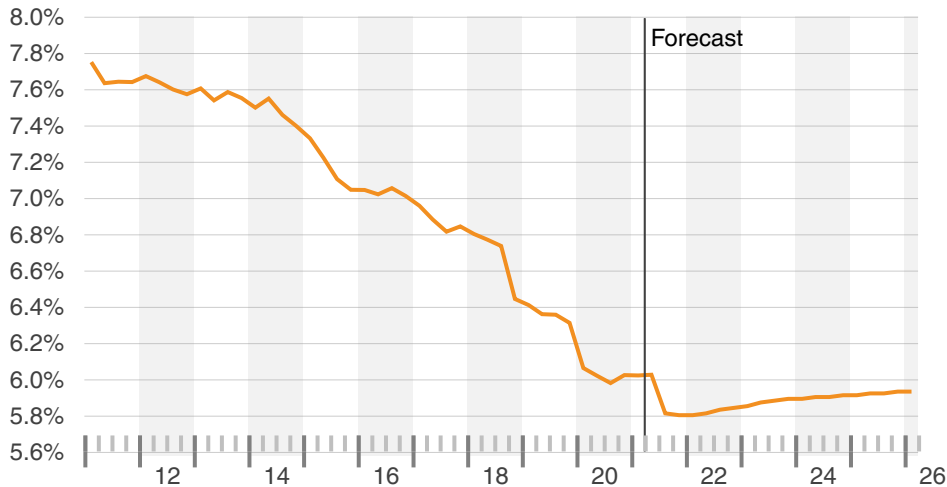
## Cap Rate By Transaction Type



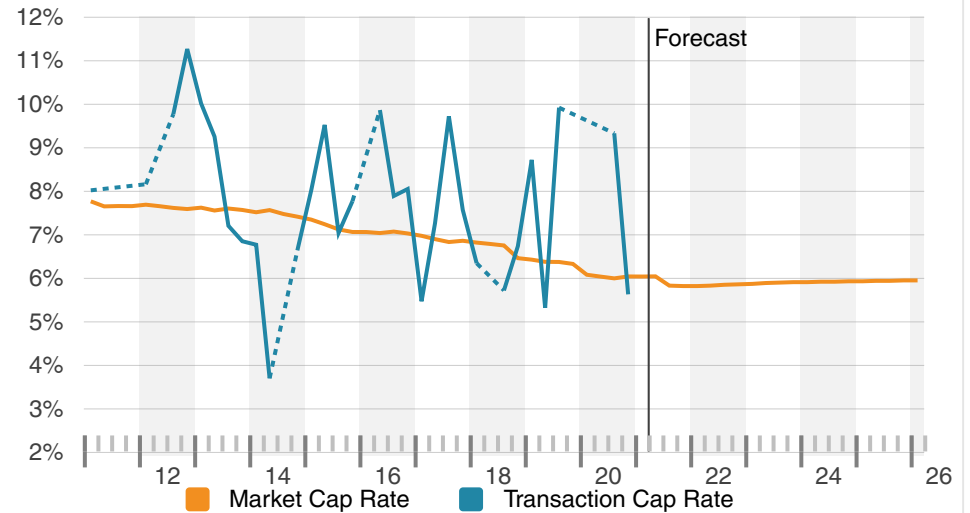
## Cap Rate By Location Type



## Market Cap Rate

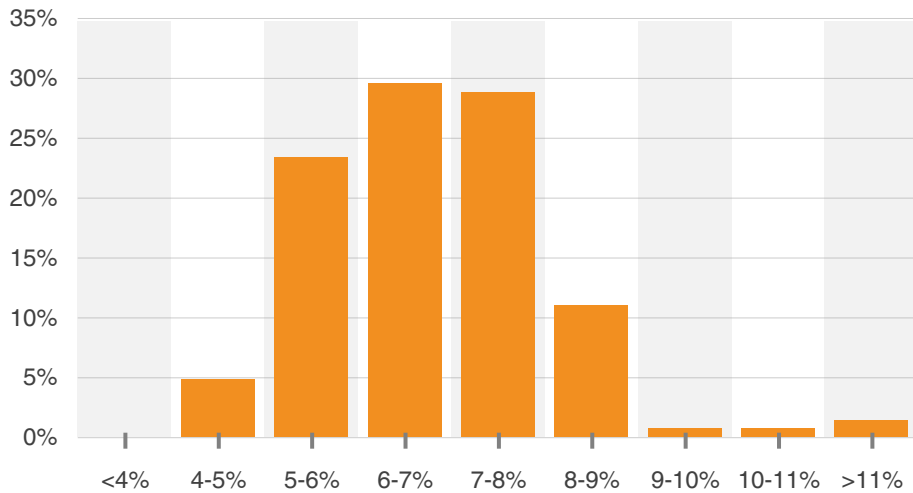


## Market Cap Rate & Transaction Cap Rate

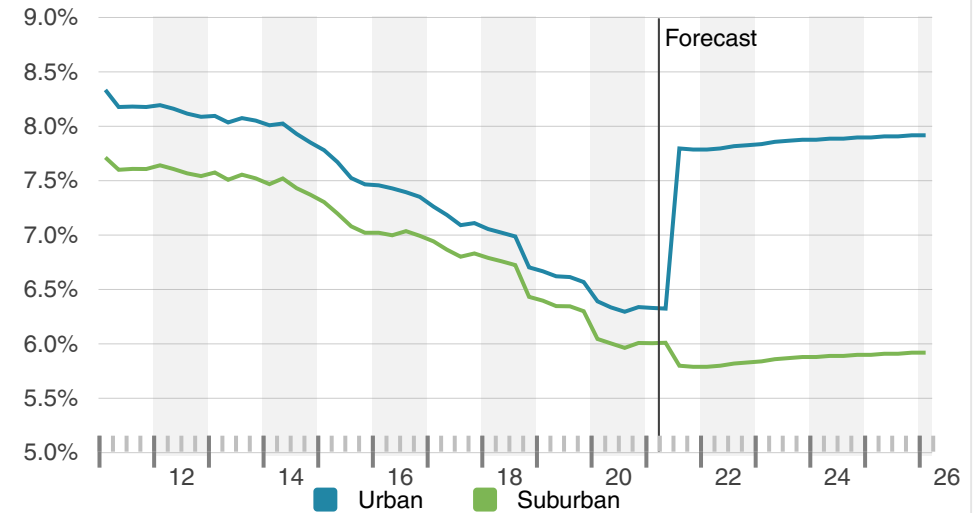


# Search Analytics

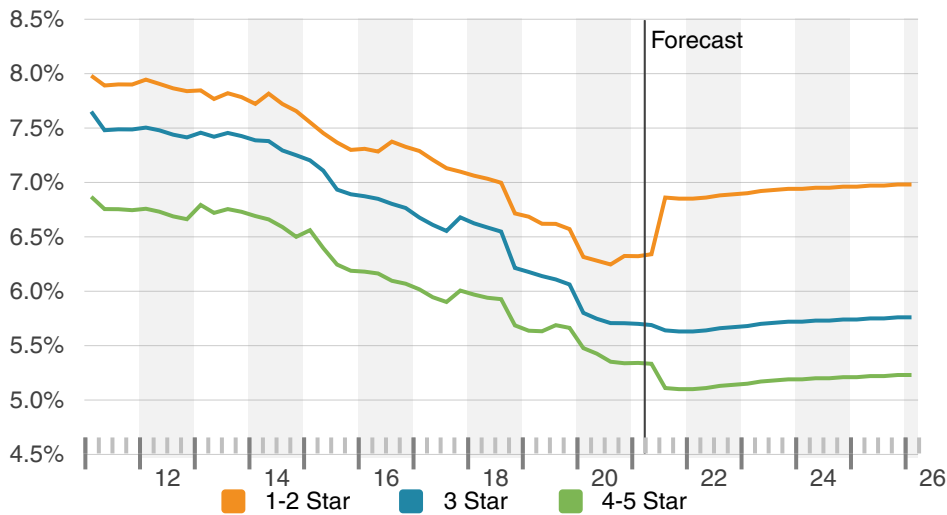
## Market Cap Rate Distribution



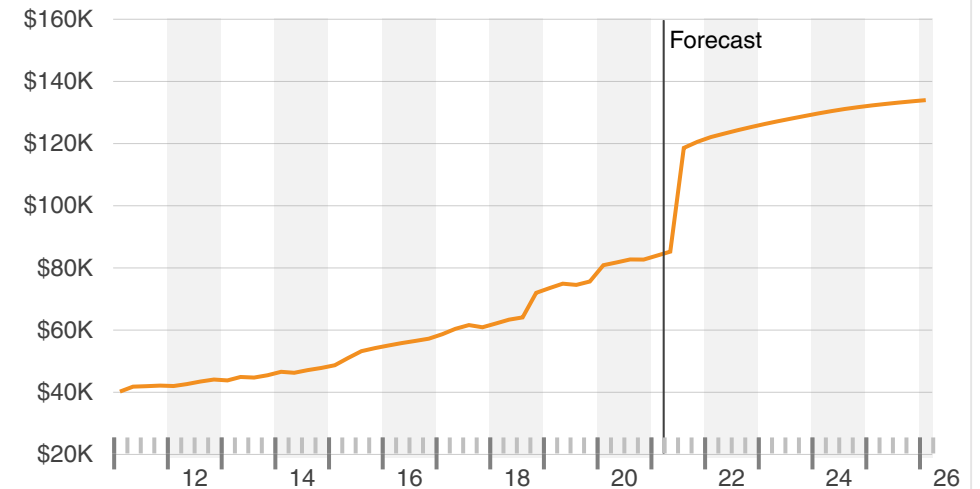
## Market Cap Rate By Location Type



## Market Cap Rate By Star Rating

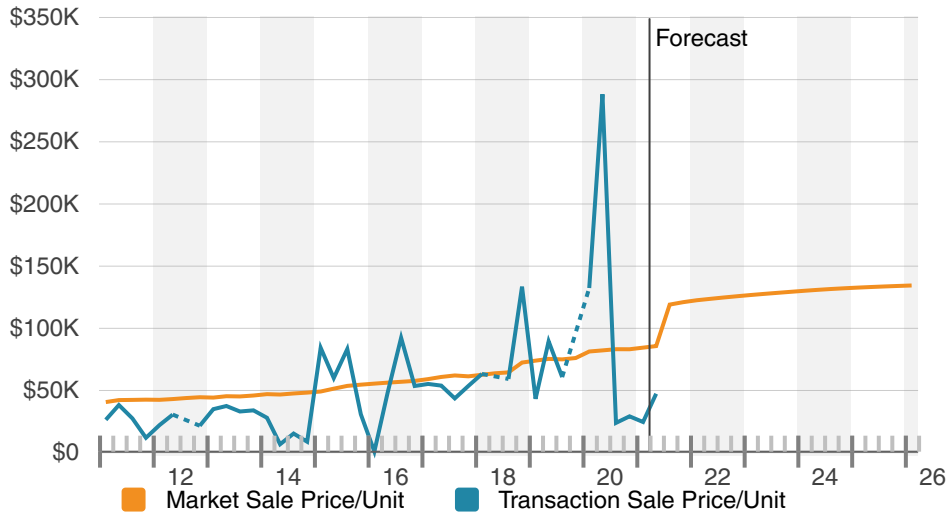


## Market Sale Price Per Unit

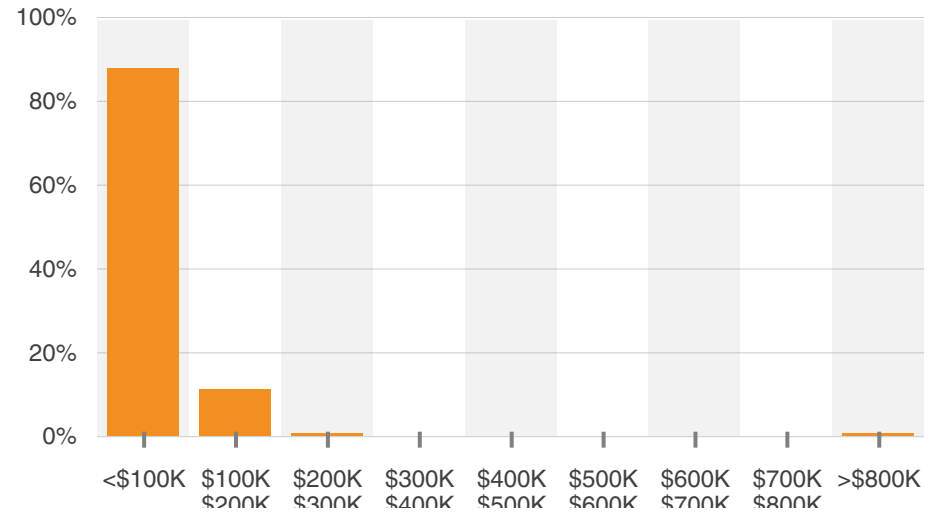


# Search Analytics

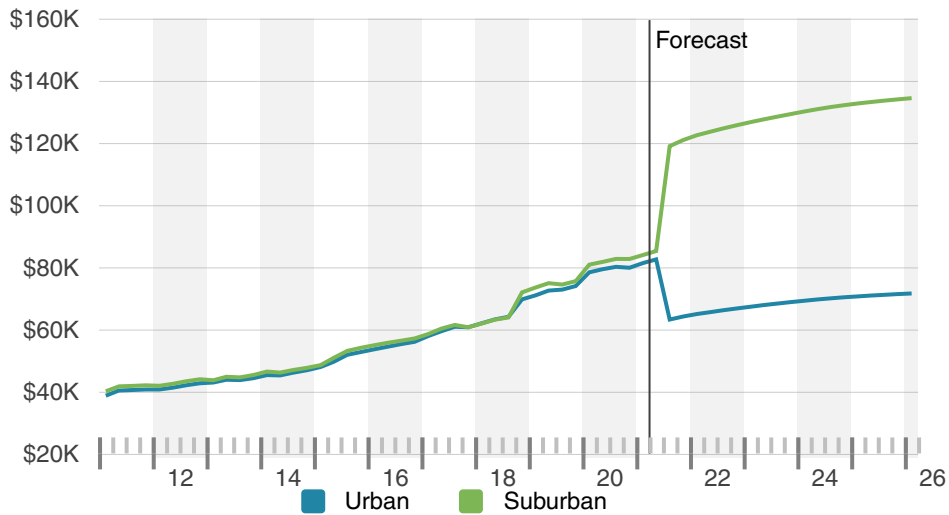
## Market Sale Price & Transaction Sale Price Per Unit



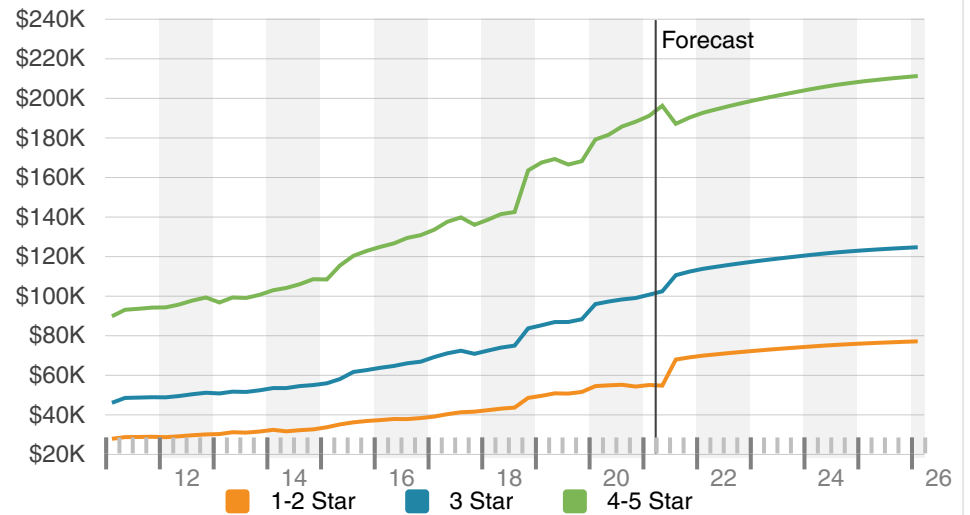
## Market Sale Price Per Unit Distribution



## Market Sale Price Per Unit By Location Type

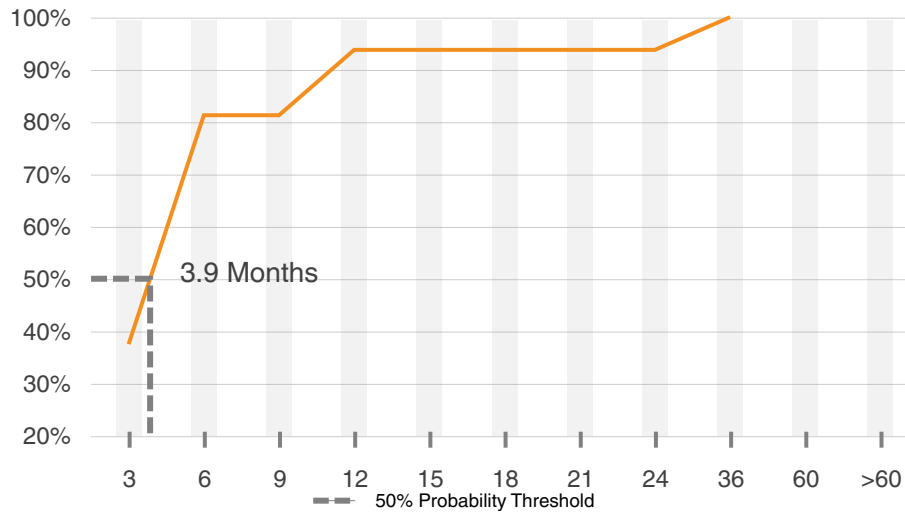


## Market Sale Price Per Unit By Star Rating

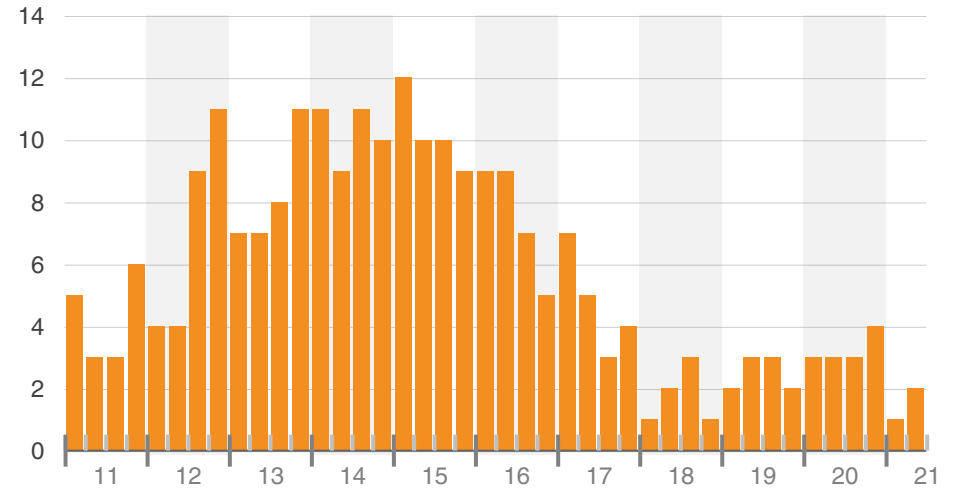


# Search Analytics

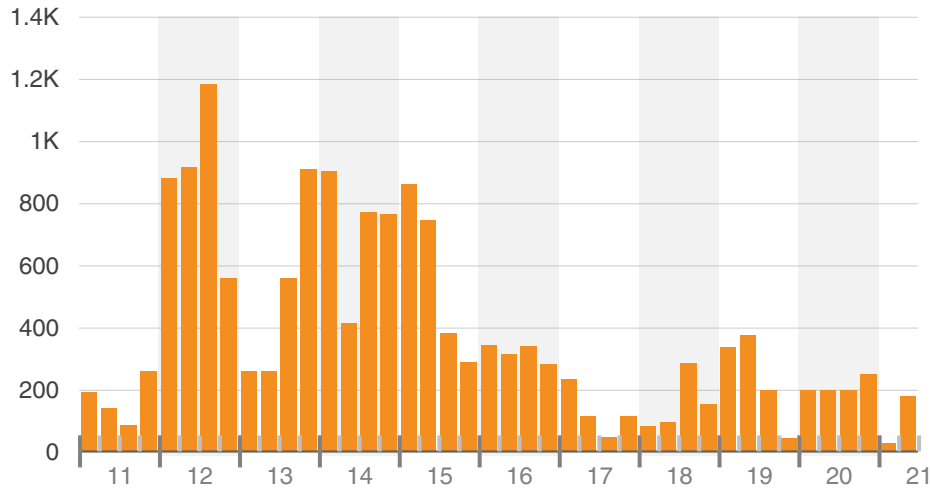
## Probability Of Selling In Months



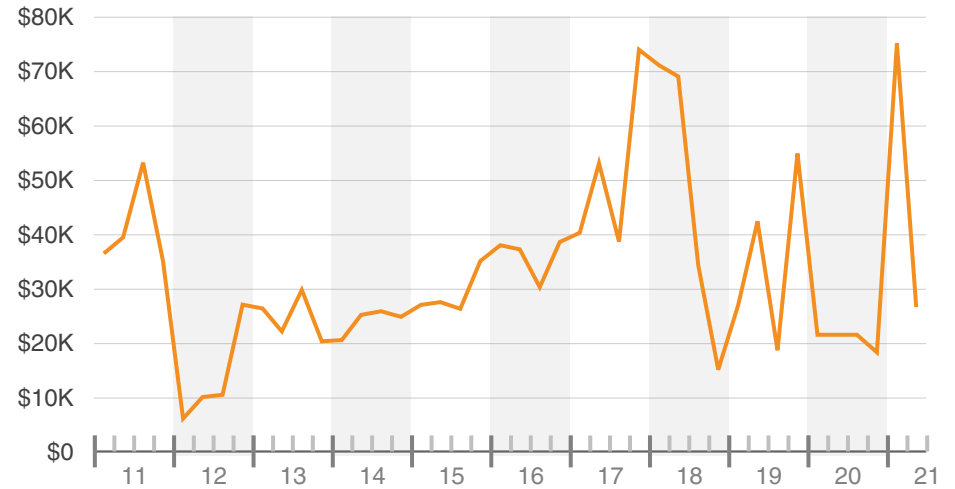
## For Sale Total Listings



## For Sale Total Units

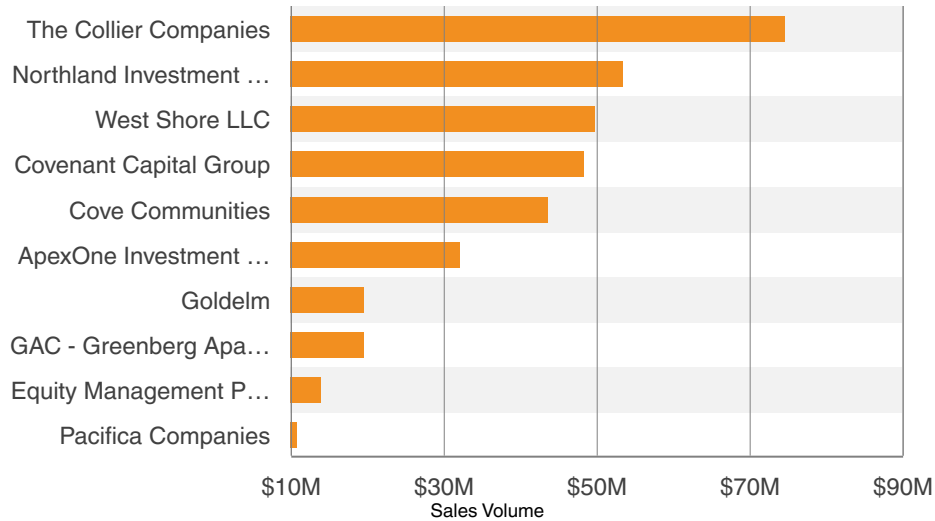


## For Sale Asking Price Per Unit

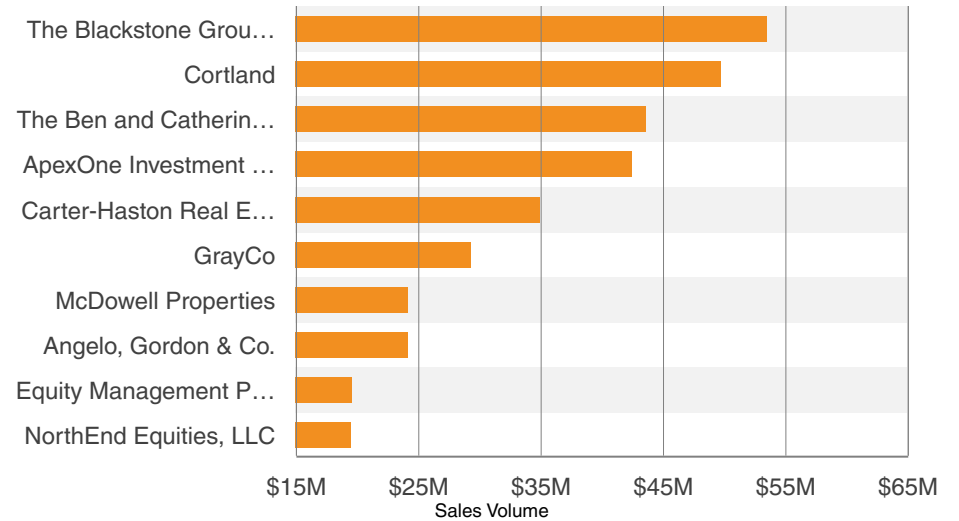


# Search Analytics

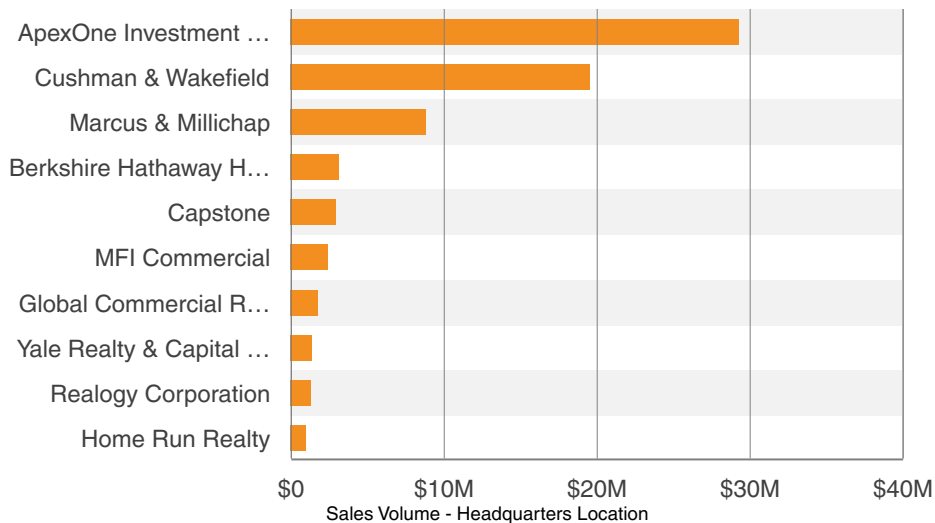
## Top Buyers



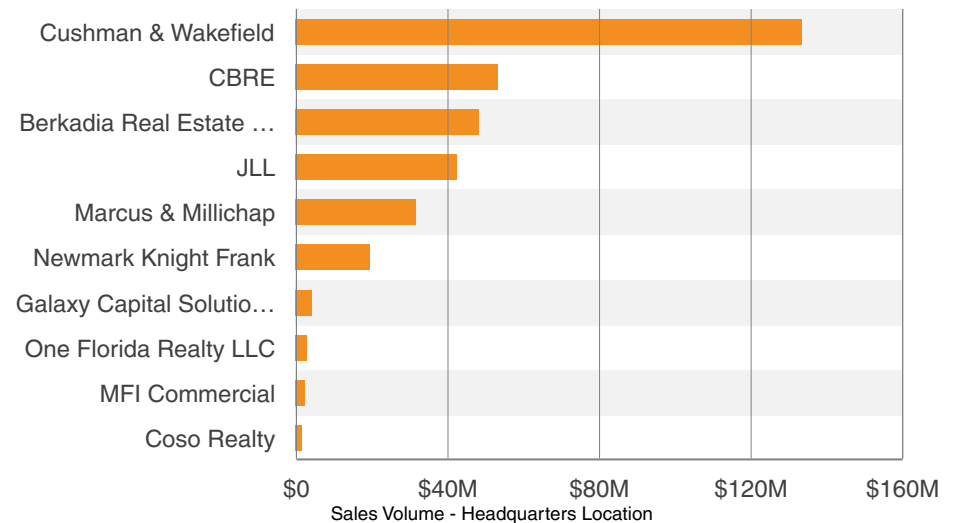
## Top Sellers



## Top Buyer Brokers



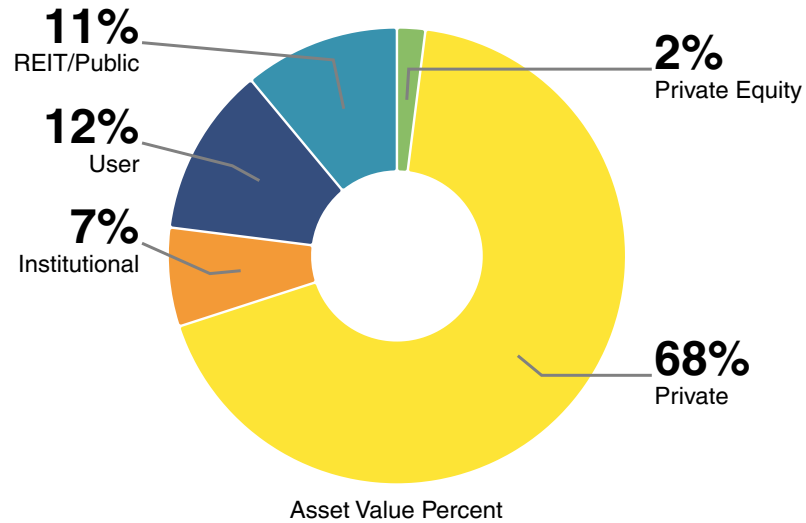
## Top Seller Brokers



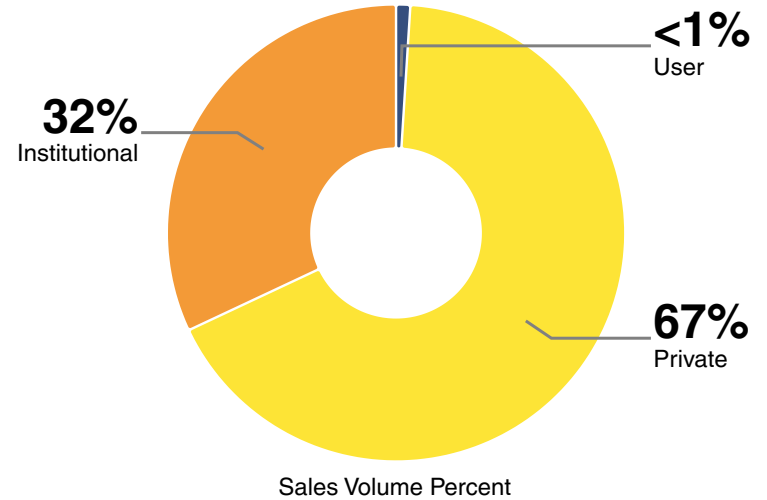


# Search Analytics

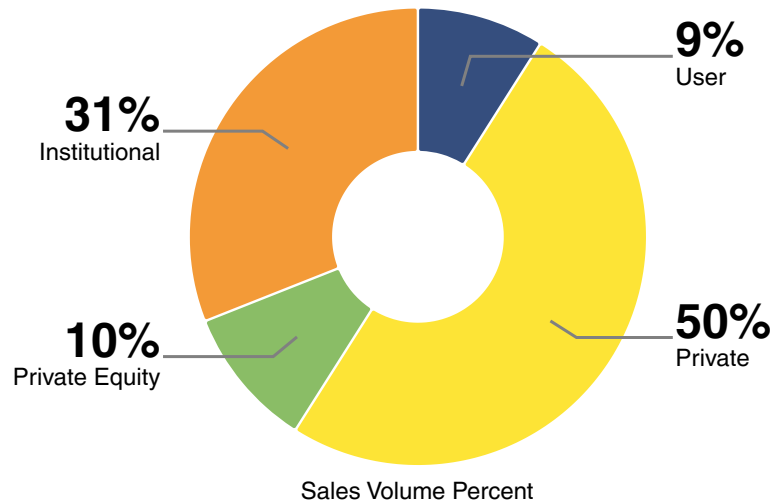
## Asset Value By Owner Type



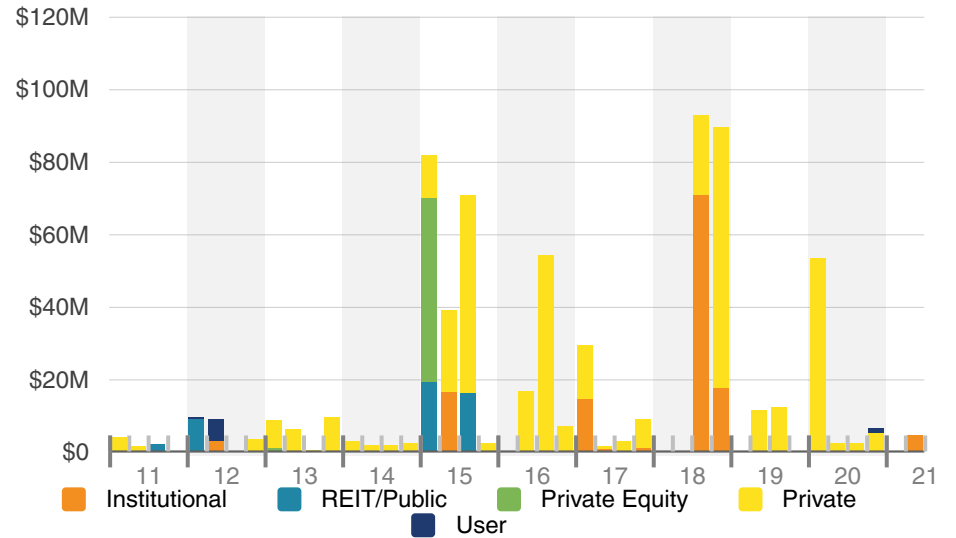
## Sales By Buyer Type



## Sales By Seller Type

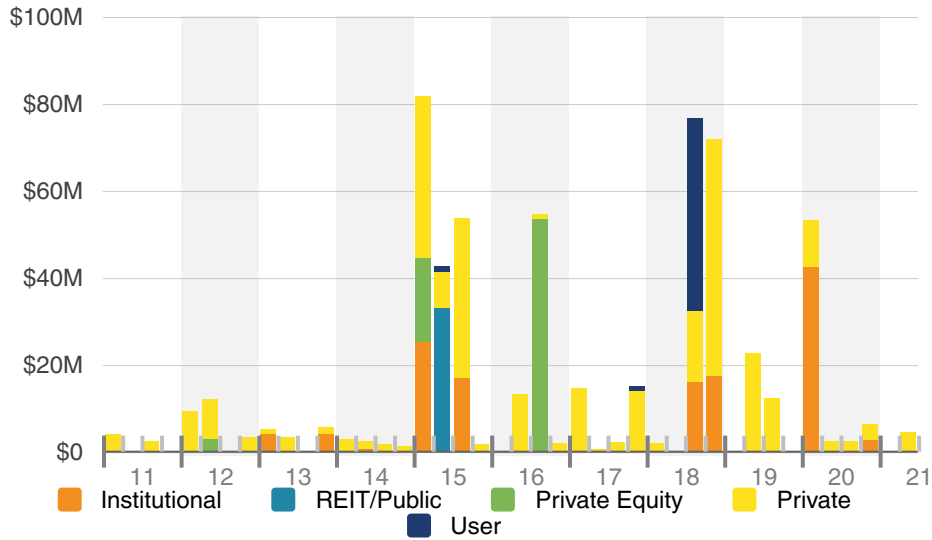


## Sales Volume By Buyer Type

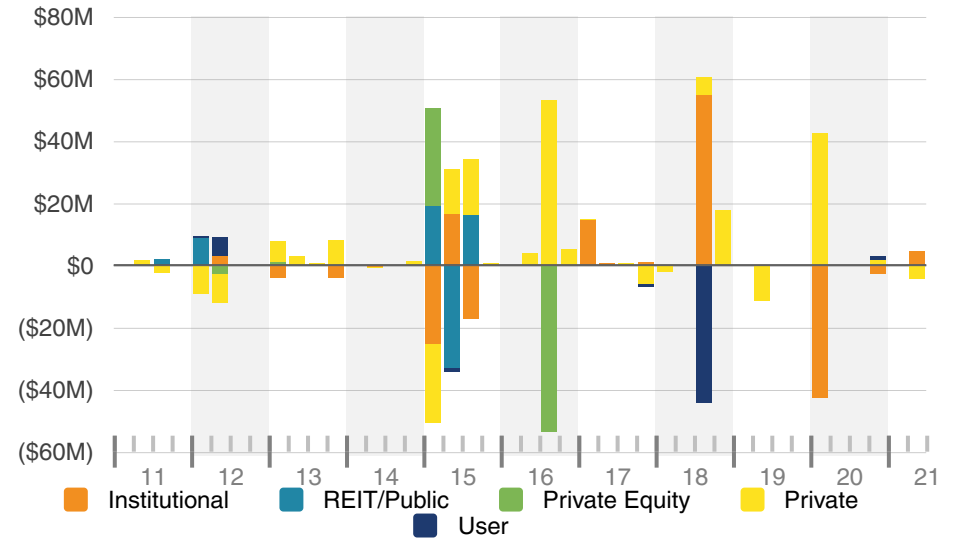


# Search Analytics

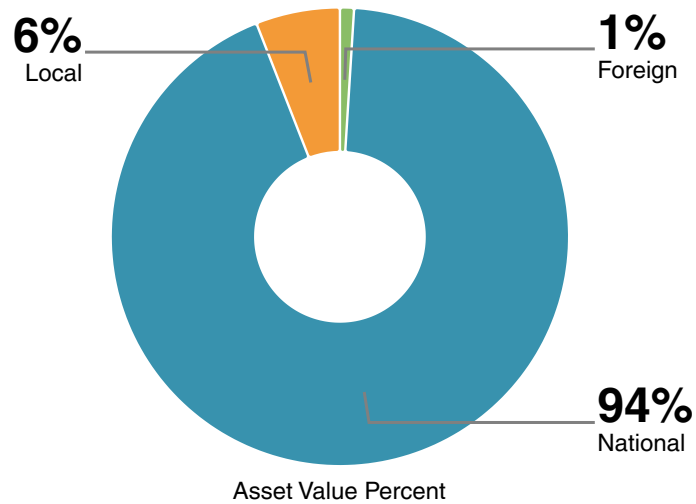
## Sales Volume By Seller Type



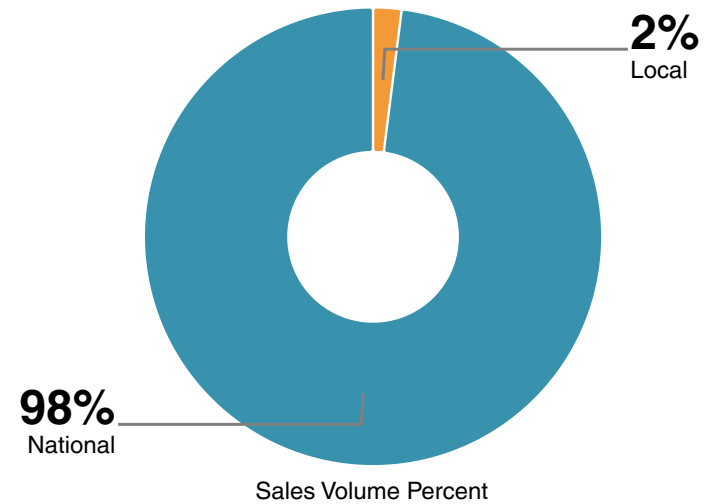
## Net Buying & Selling By Owner Type



## Asset Value By Owner Origin

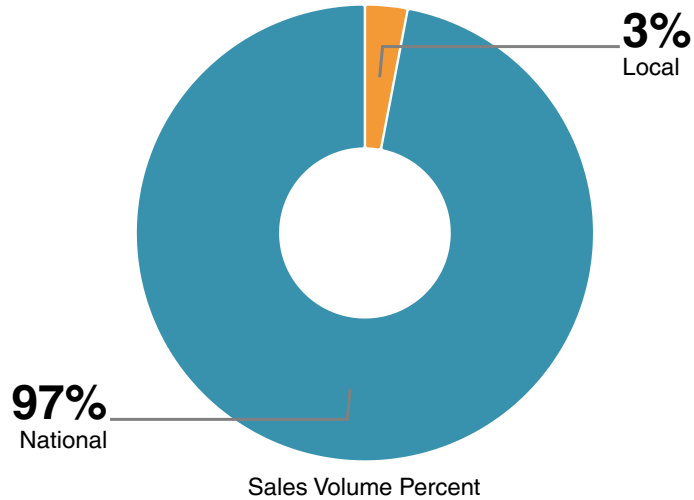


## Sales Volume By Buyer Origin

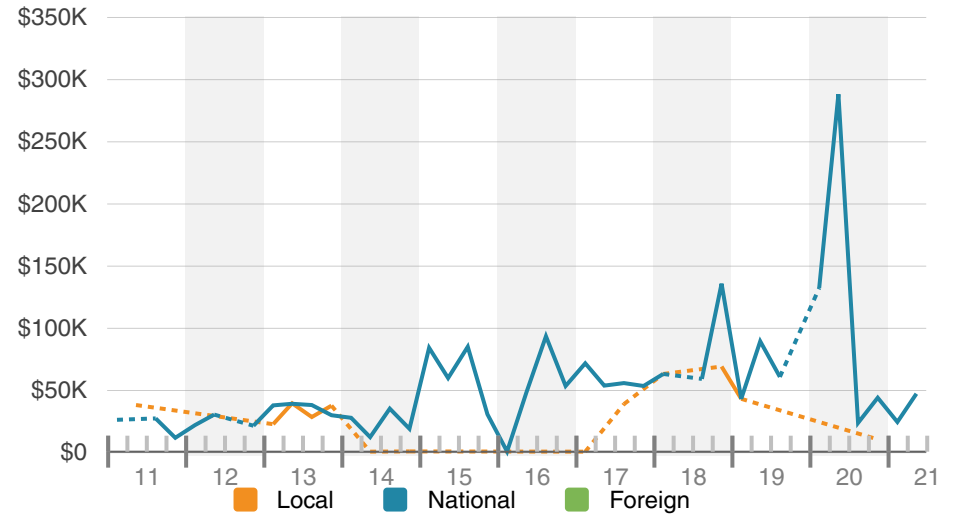


# Search Analytics

## Sales Volume By Seller Origin



## Average Price Per Unit By Buyer Origin



## Average Cap Rate By Buyer Origin

