

Search Analytics

INVENTORY BEDS

26,408 +0%

Prior Period 26,408

UNDER CONSTRUCTION BEDS

1,130 +190.7%

Prior Period 389

PRE-LEASING

71.1% -

Prior Period 76.3%

VACANCY RATE

8.5% +3.1%

Prior Period 5.4%

MARKET RENT/BED

\$790 +1.9%

Prior Period \$775

MARKET SALE PRICE/UNIT

\$267K +10.0%

Prior Period \$242K

MARKET CAP RATE

5.0% -0.2%

Prior Period 5.2%

Key Metrics

Availability	
Vacant Beds	2,232 ↑
Asking Rent/SF	\$2.17 ↑
Concession Rate	0.5% ↑
Studio/1BR Asking Rent	\$1,151 ↑
2 Bedroom Asking Rent/Bed	\$800 ↑
3 Bedroom Asking Rent/Bed	\$812 ↑
4+ Bedroom Asking Rent/Bed	\$772 ↑

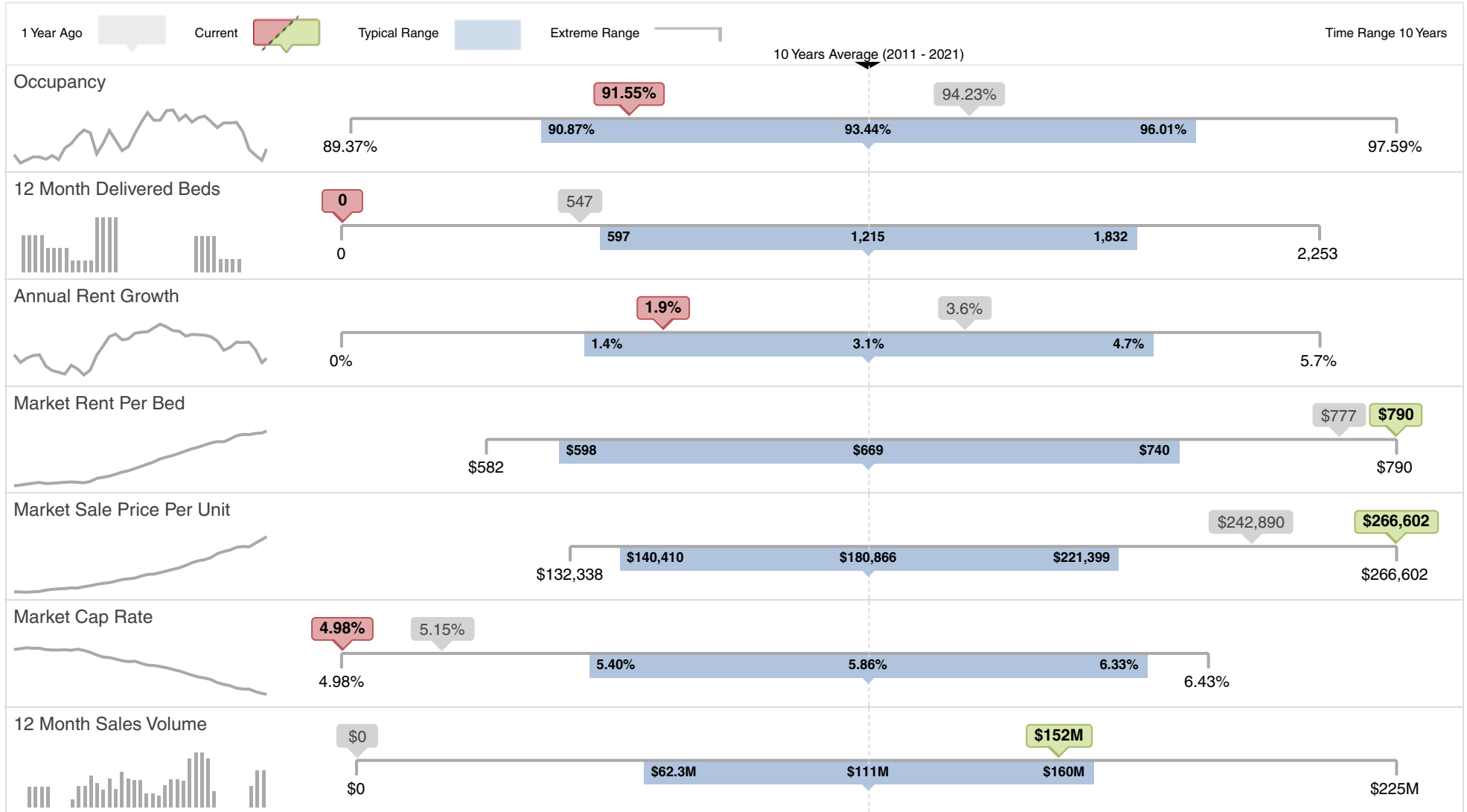
Inventory	
Existing Buildings	51 ↓
Average Beds Per Bldg	518 ↓
12 Mo Demolished Beds	0 ↓
Avg Dist to Nearest Campus	0.4 mi
12 Mo Construction Starts Beds	0 ↓
12 Mo Delivered Beds	0 ↓
12 Mo Avg Delivered Beds	0 ↓

Sales Past Year	
Transaction Per Unit	\$338,808
Transaction Per Bed	\$85,512
Sales Volume	\$152M ↑
Properties Sold	4 ↑
Transaction Cap Rate	-
Asking Rent/Bed	-
Asking Rent/SF	-

Demand	
12 Mo Absorp % of Inventory	-2.8% ↓
Median Household Income	76.2K
Population Growth 5 Yrs 20-29	-34.9%
Population Growth 5 Yrs 30-39	19.3%
Population Growth 5 Yrs 40-54	37.0%
Population Growth 5 Yrs 55+	10.9%
Population Growth 5 Yrs	4.9%

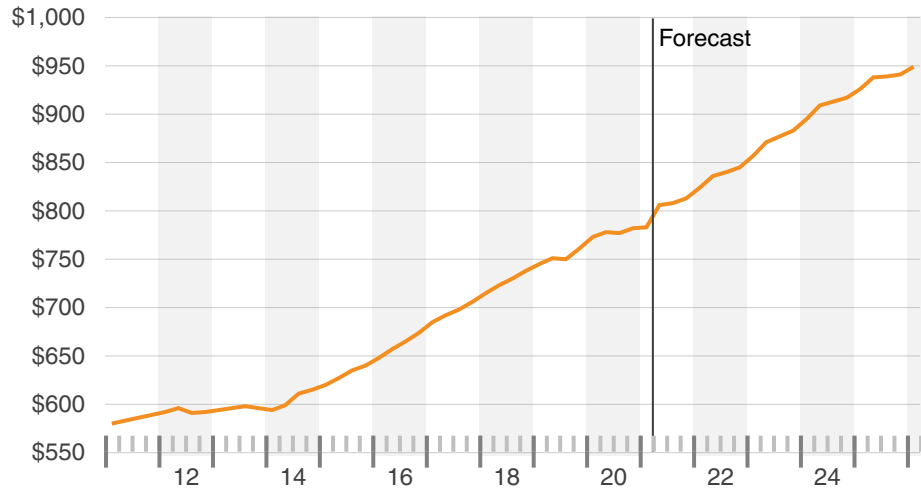
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Key Performance Indicators

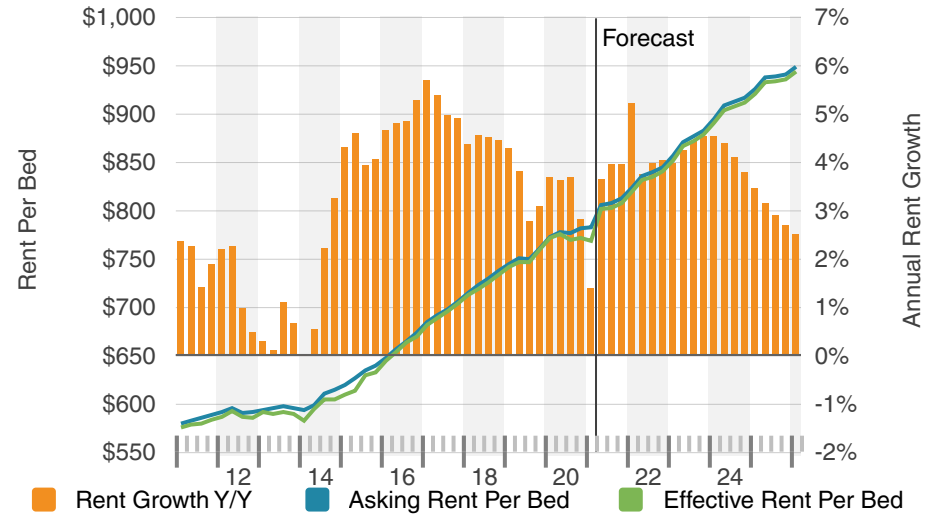


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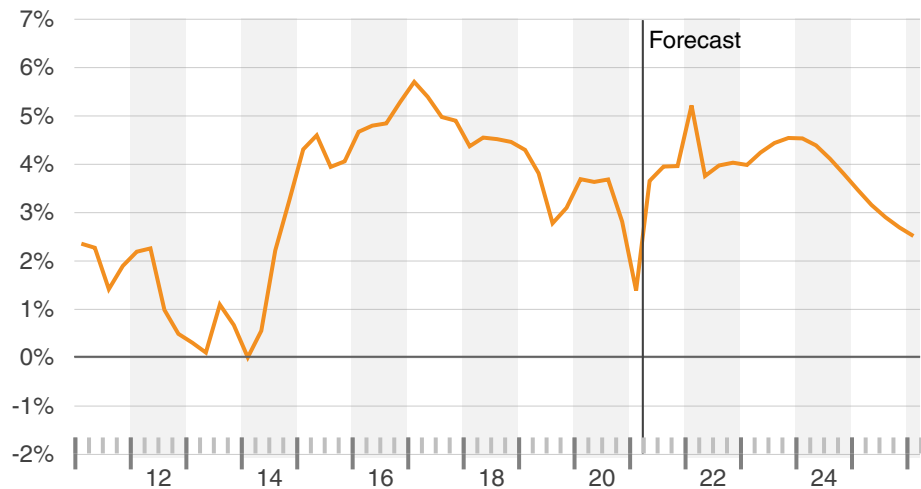
Market Asking Rent Per Bed



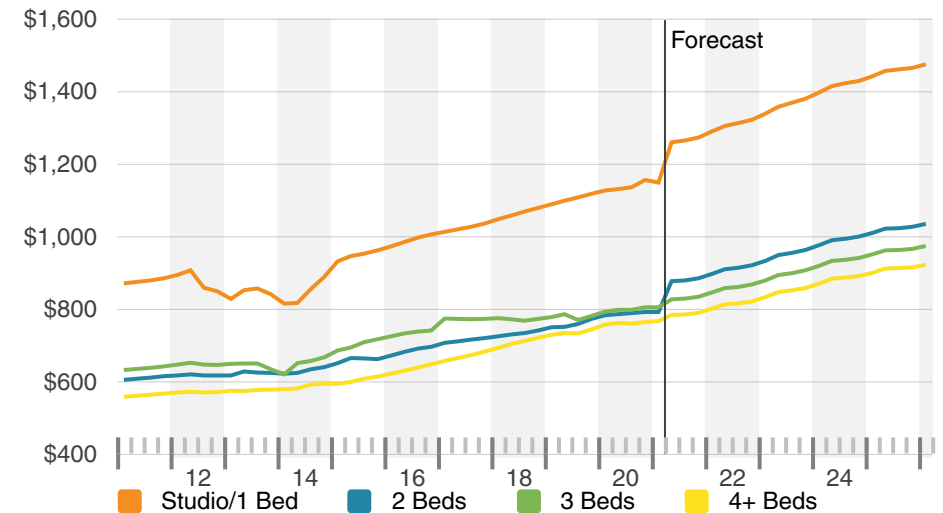
Market Rent Per Bed & Rent Growth



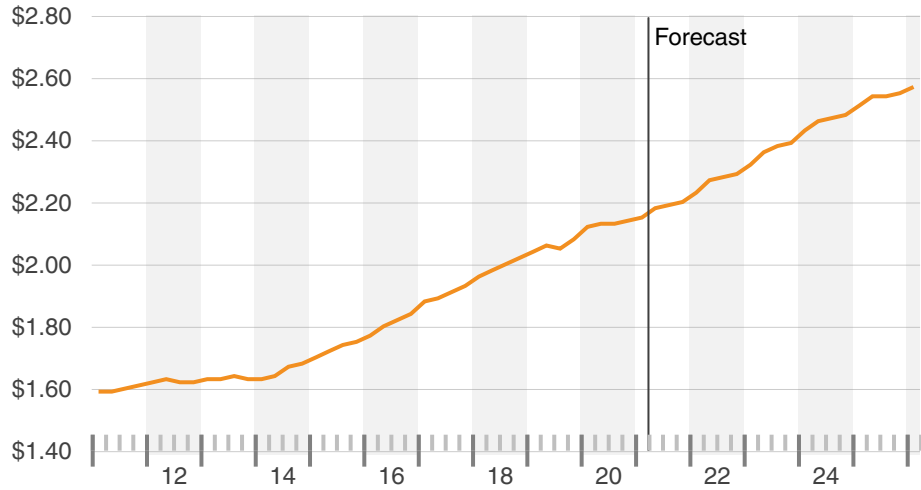
Market Rent Growth (YOY)



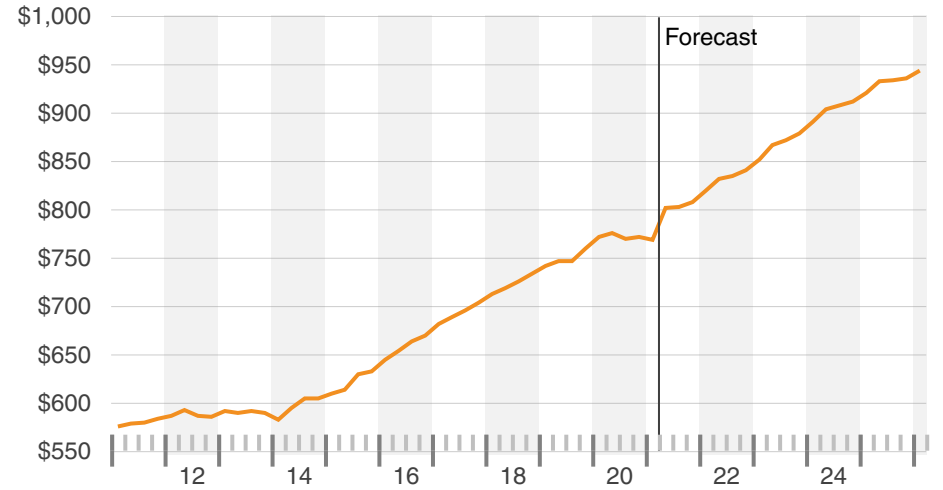
Market Rent Per Bed By Bedroom



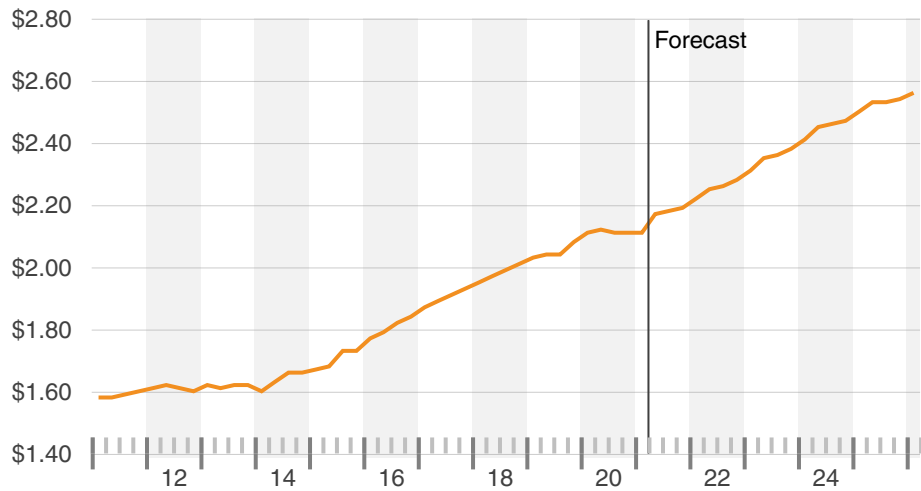
Market Asking Rent Per SF



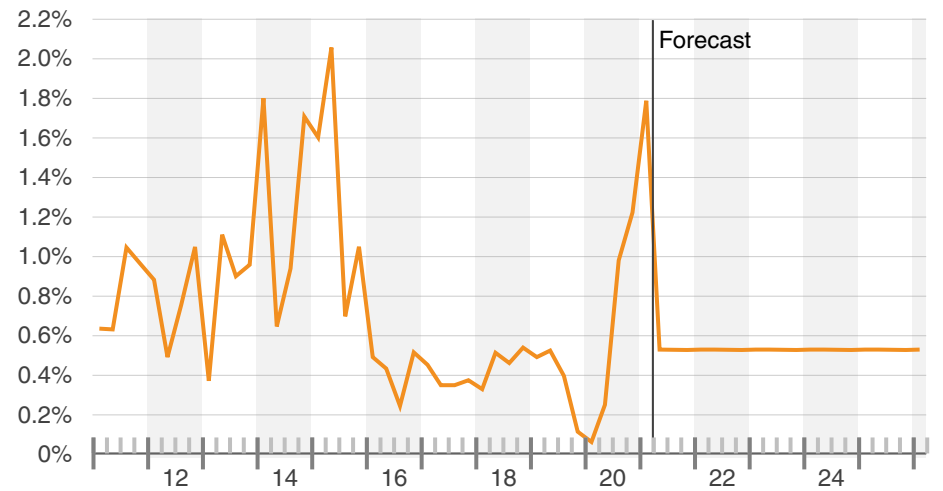
Market Effective Rent Per Bed



Market Effective Rent Per SF

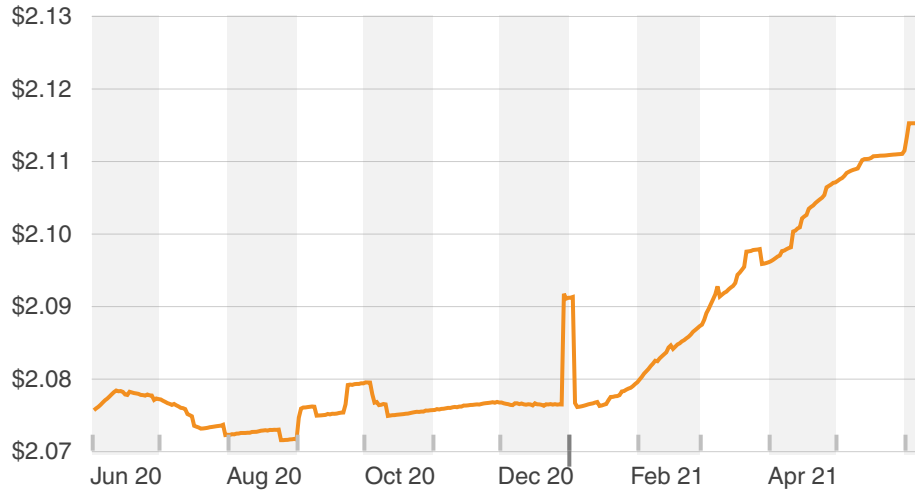


Concession Rate

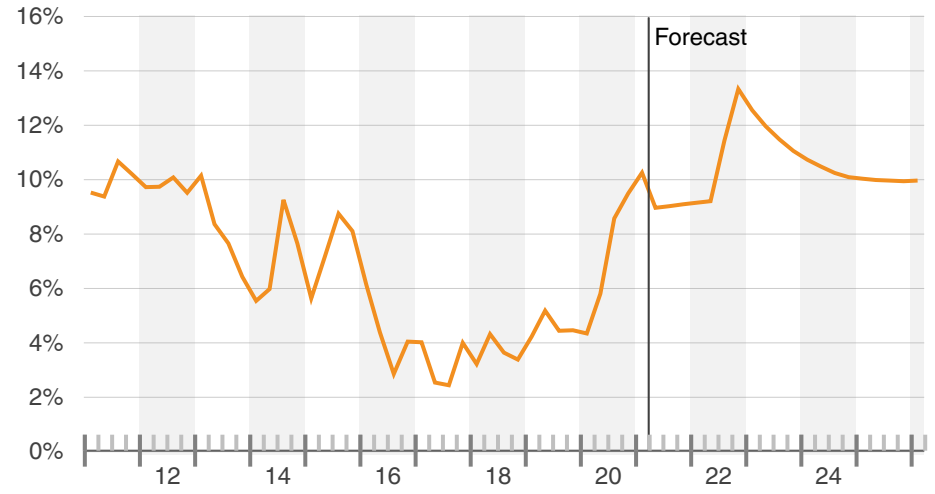


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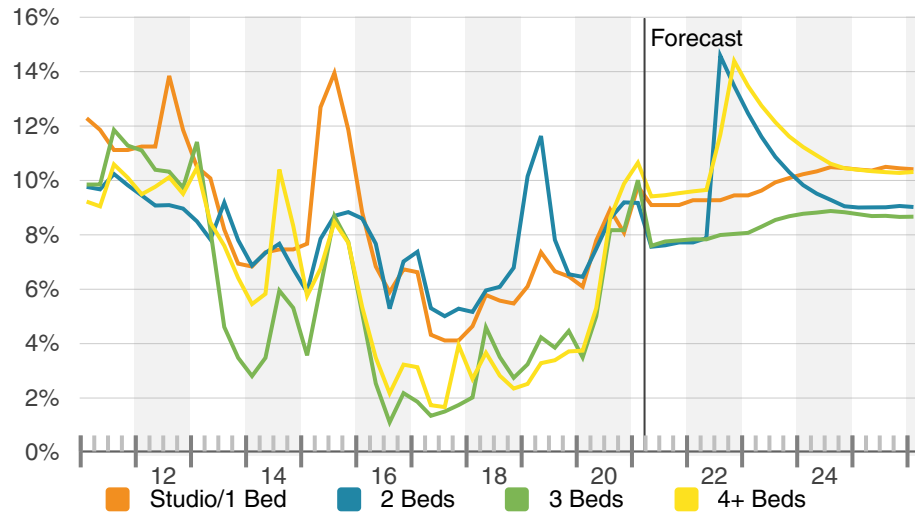
Daily Asking Rent Per SF



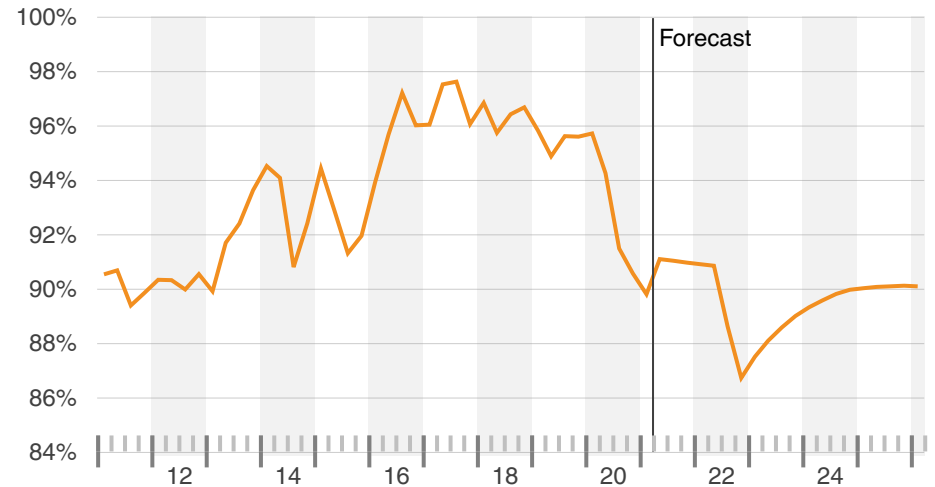
Vacancy Rate



Vacancy By Bedroom

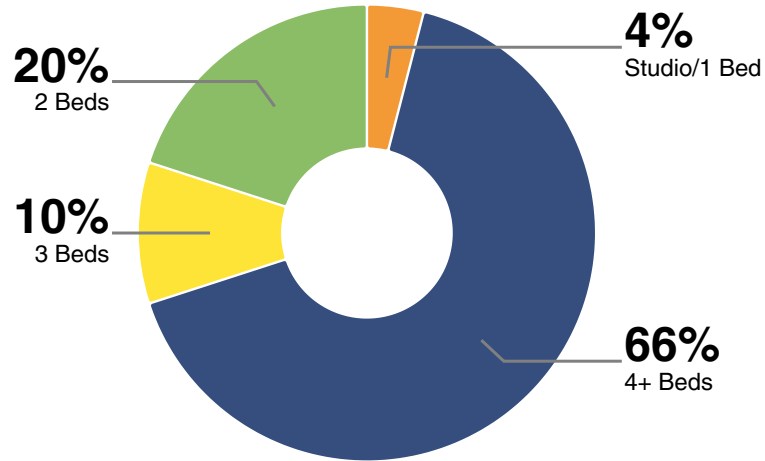


Occupancy Rate



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Total Beds By Bedroom



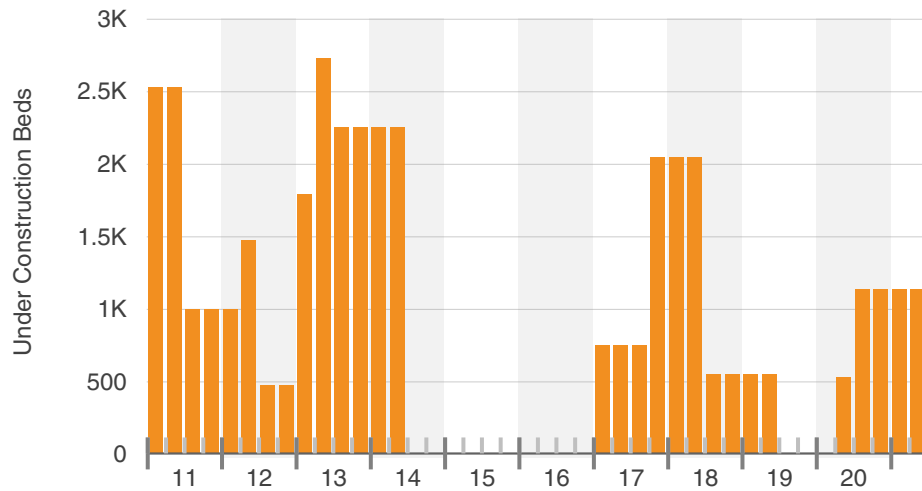
Construction Starts

No Data Available

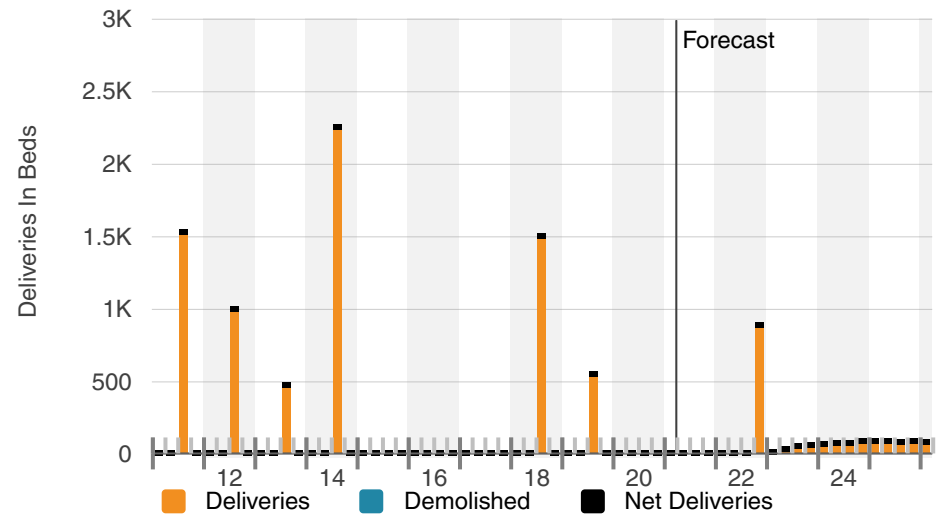


No data available for the past 10 years

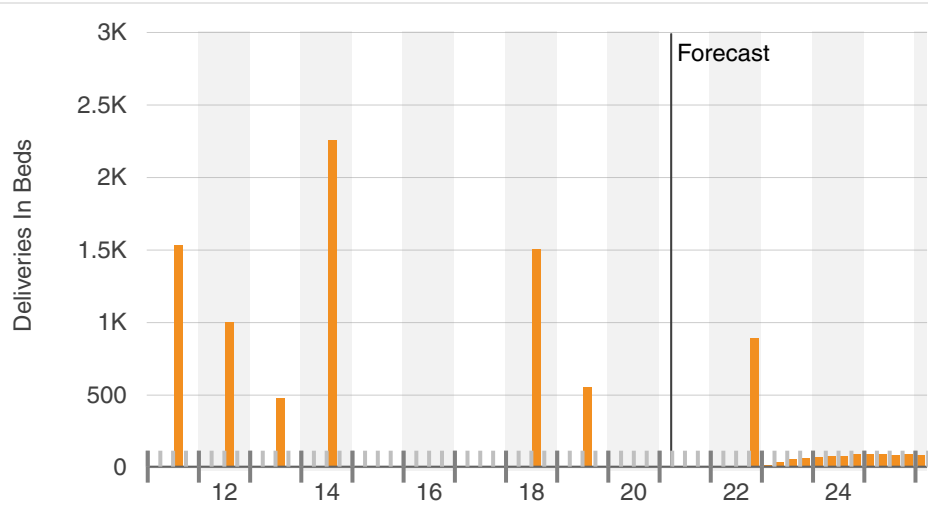
Under Construction



Deliveries & Demolitions



Deliveries



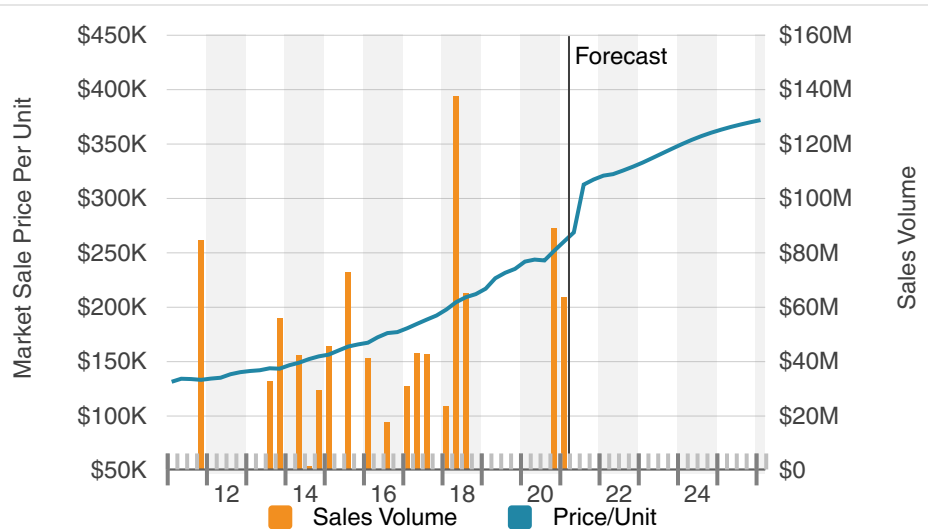
Demolitions

No Data Available

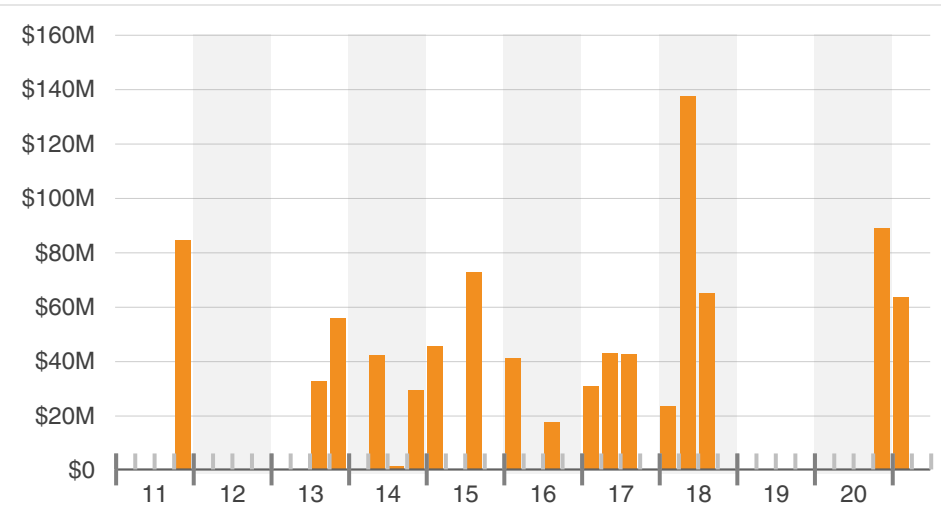


No data available for the past 10 years

Sales Volume & Market Sale Price Per Unit

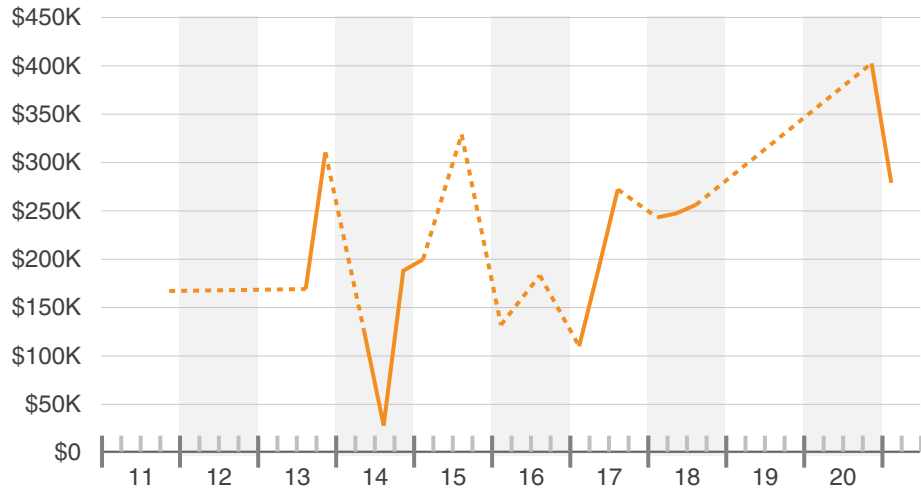


Sales Volume

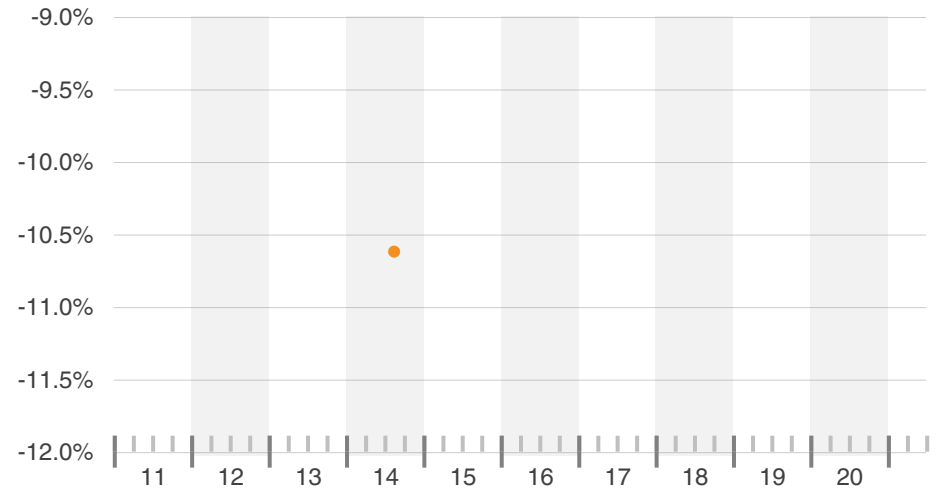


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Sale Price Per Unit



Sale To Asking Price Differential



Market Cap Rate

