

Search Analytics

INVENTORY UNITS

40,881 +4.3%

Prior Period 39,206

UNDER CONSTRUCTION UNITS

1,442 -38.2%

Prior Period 2,333

12 MO ABSORPTION UNITS

2,611 +1,063.4%

Prior Period 224

VACANCY RATE

4.1% -2.5%

Prior Period 6.6%

MARKET RENT/UNIT

\$1,151 +6.4%

Prior Period \$1,082

MARKET SALE PRICE/UNIT

\$127K +18.7%

Prior Period \$107K

MARKET CAP RATE

5.4% -0.4%

Prior Period 5.8%

Key Metrics

Availability	
Vacant Units	1,659 ↓
Asking Rent/SF	\$1.27 ↑
Concession Rate	0.5% ↓
Studio Asking Rent	\$1,090 ↑
1 Bedroom Asking Rent/Unit	\$1,035 ↑
2 Bedroom Asking Rent/Unit	\$1,244 ↑
3 Bedroom Asking Rent/Unit	\$1,307 ↑

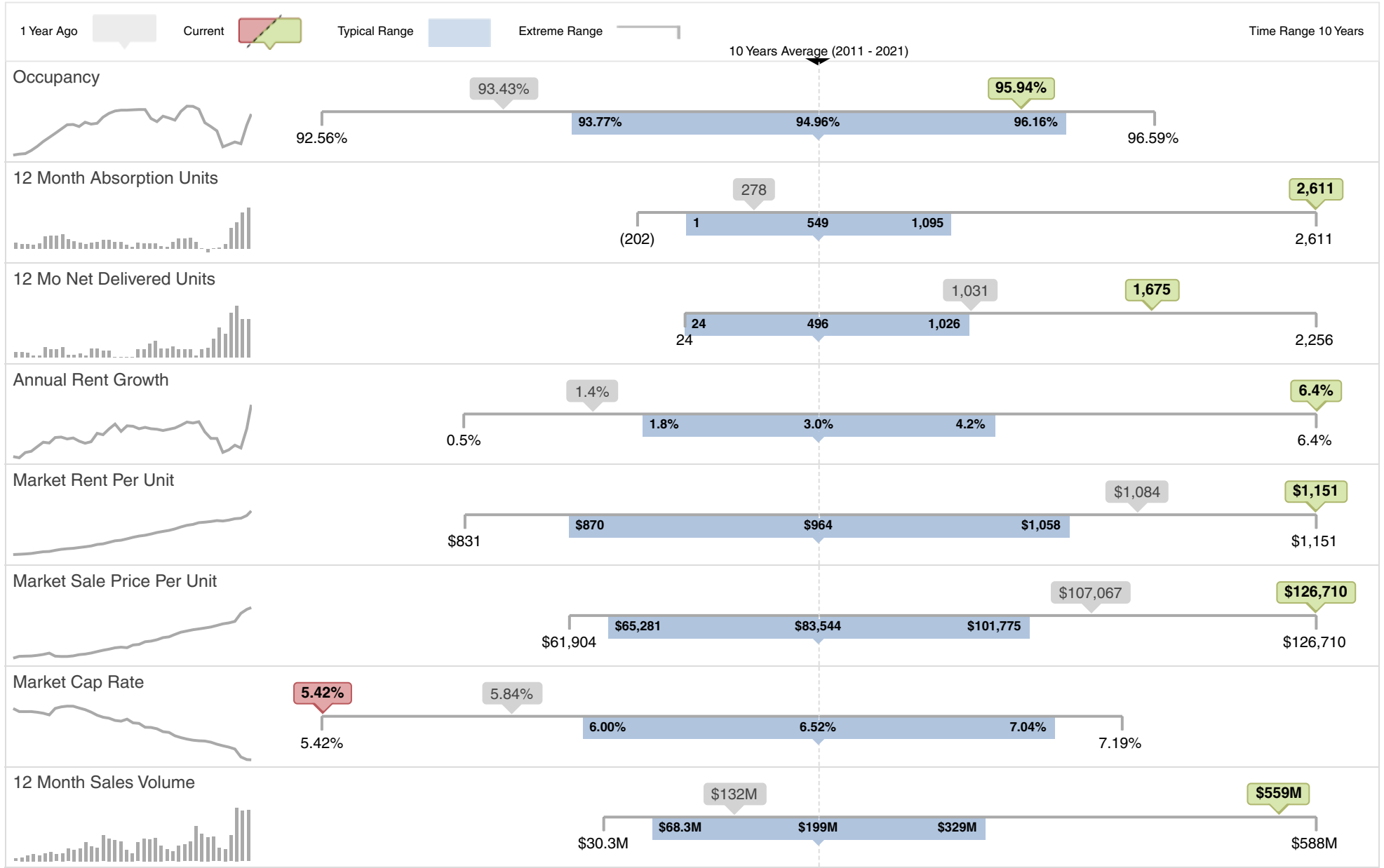
Inventory	
Existing Buildings	362 ↑
Average Units Per Bldg	113 ↑
12 Mo Demolished Units	0 ↓
12 Mo Occupancy % at Delivery	37.7% ↑
12 Mo Construction Starts Units	0 ↓
12 Mo Delivered Units	1,675 ↑
12 Mo Avg Delivered Units	209 ↓

Sales Past Year	
Asking Price Per Unit	\$108,800 ↑
Sale to Asking Price Differential	-8.9% ↓
Sales Volume	\$561M ↑
Properties Sold	46 ↑
Months to Sale	9.8 ↑
For Sale Listings	5 ↓
Total For Sale Units	813 ↑

Demand	
12 Mo Absorp % of Inventory	6.4% ↑
Median Household Income	60.7K
Population Growth 5 Yrs 20-29	-6.9%
Population Growth 5 Yrs 30-39	10.9%
Population Growth 5 Yrs 40-54	6.7%
Population Growth 5 Yrs 55+	6.4%
Population Growth 5 Yrs	5.7%

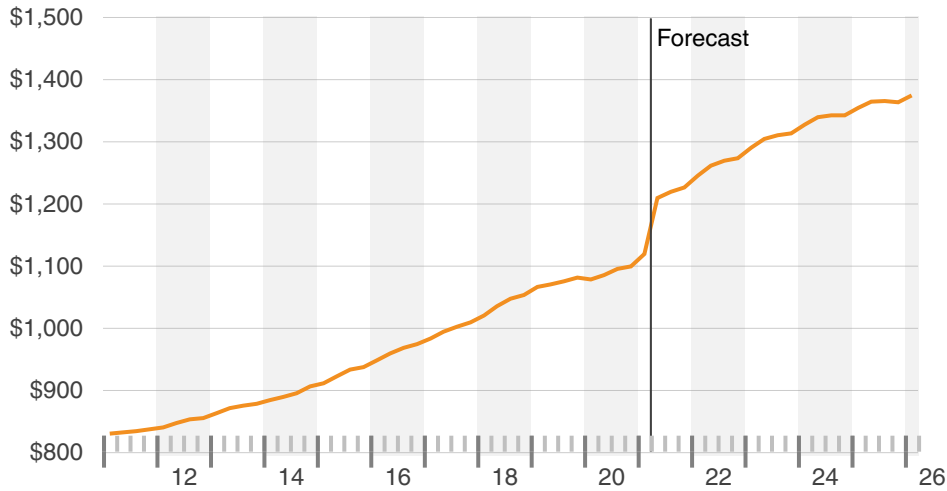
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Key Performance Indicators

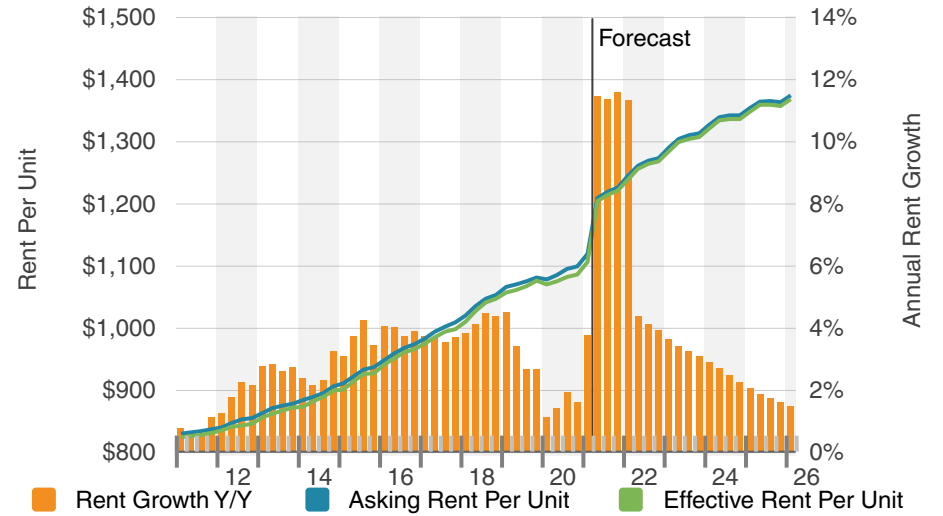


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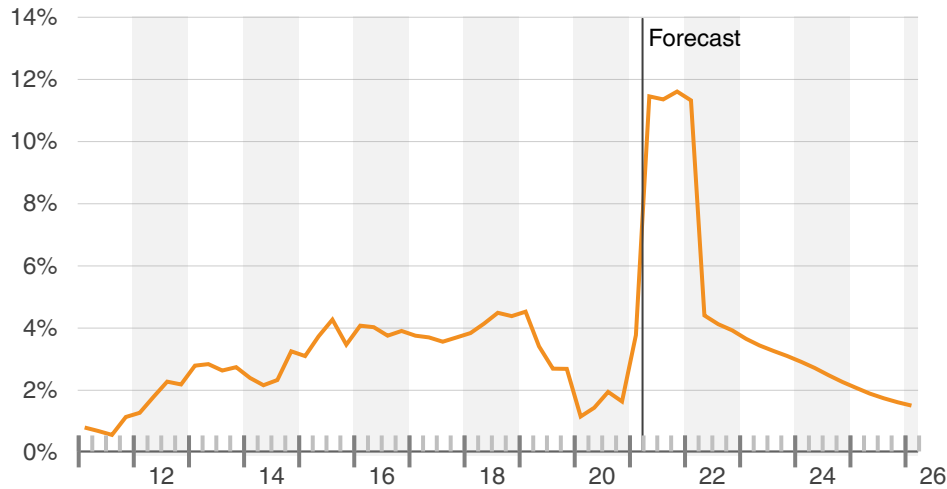
Market Asking Rent Per Unit



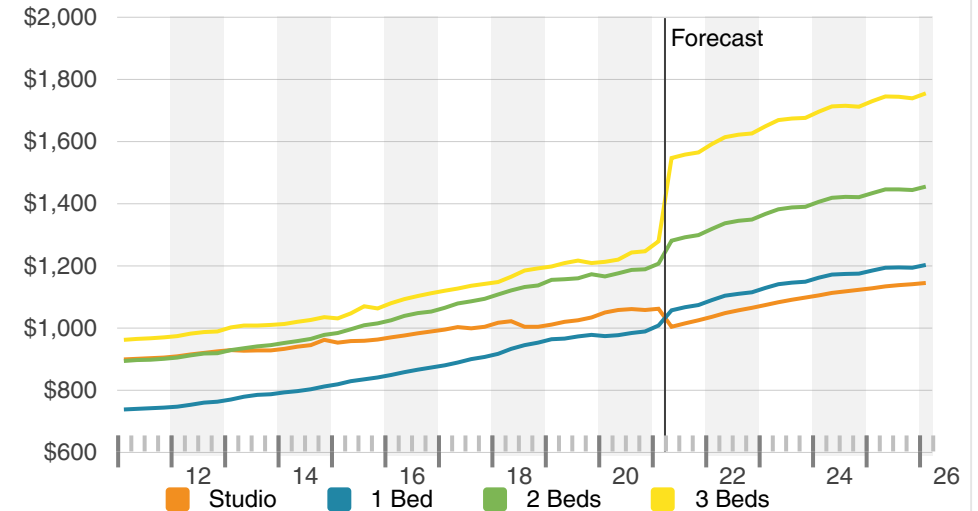
Market Rent Per Unit & Rent Growth



Market Rent Growth (YOY)

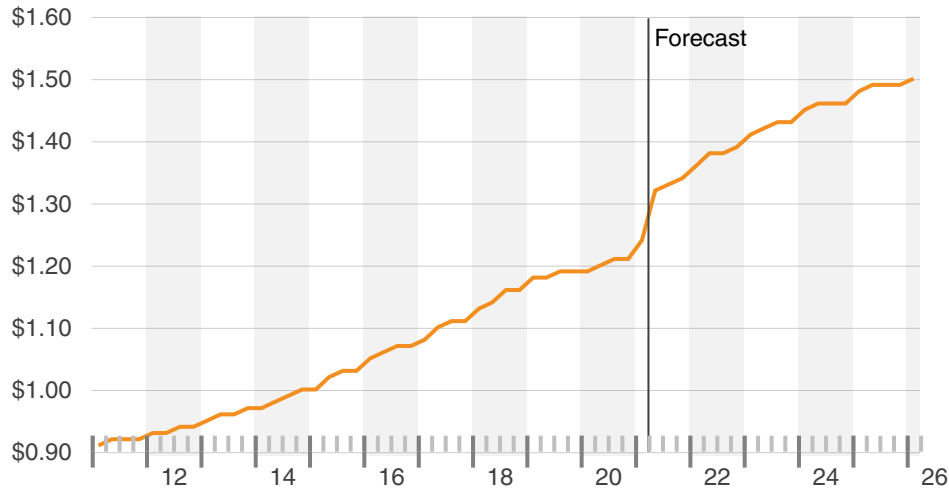


Market Asking Rent Per Unit By Bedroom

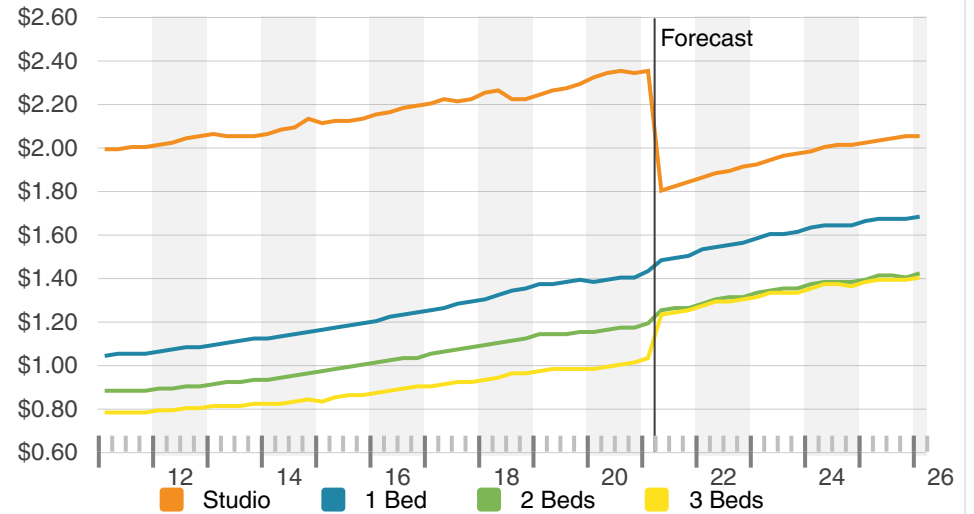


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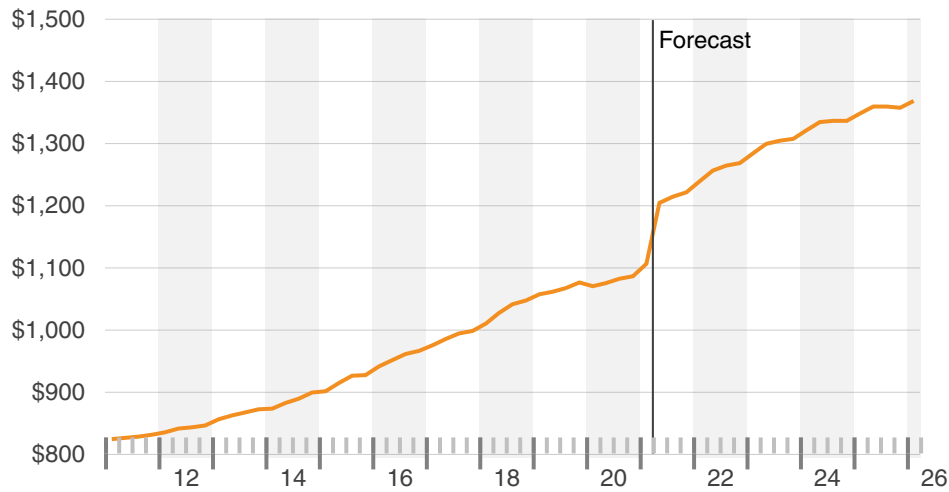
Market Asking Rent Per SF



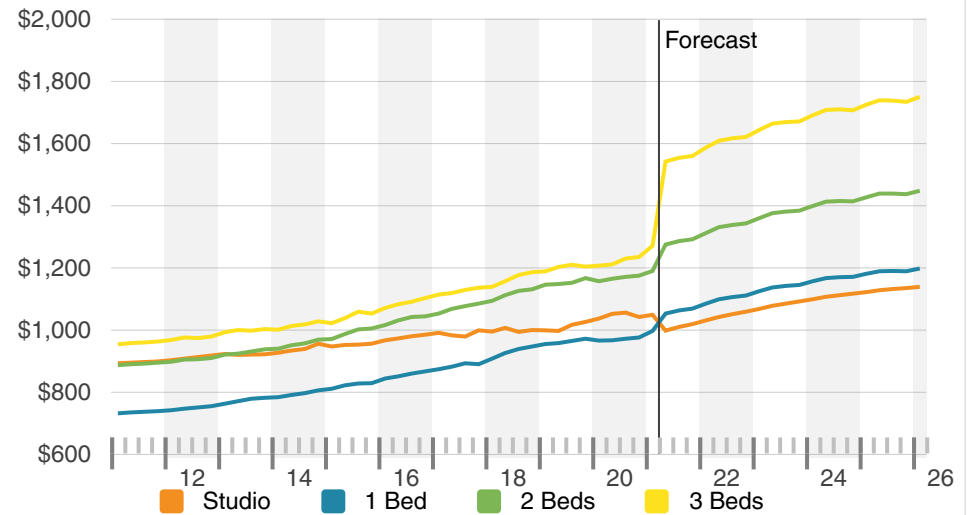
Market Asking Rent Per SF By Bedroom



Market Effective Rent Per Unit

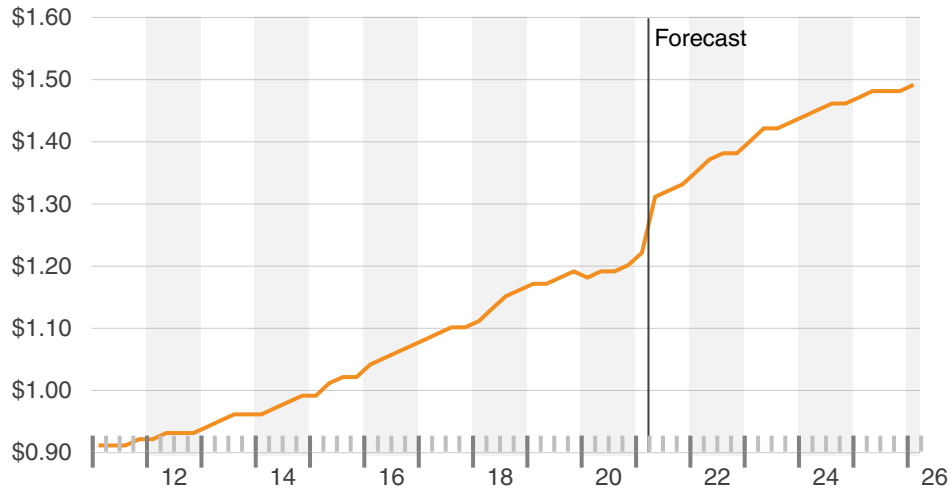


Market Effective Rent Per Unit By Bedroom

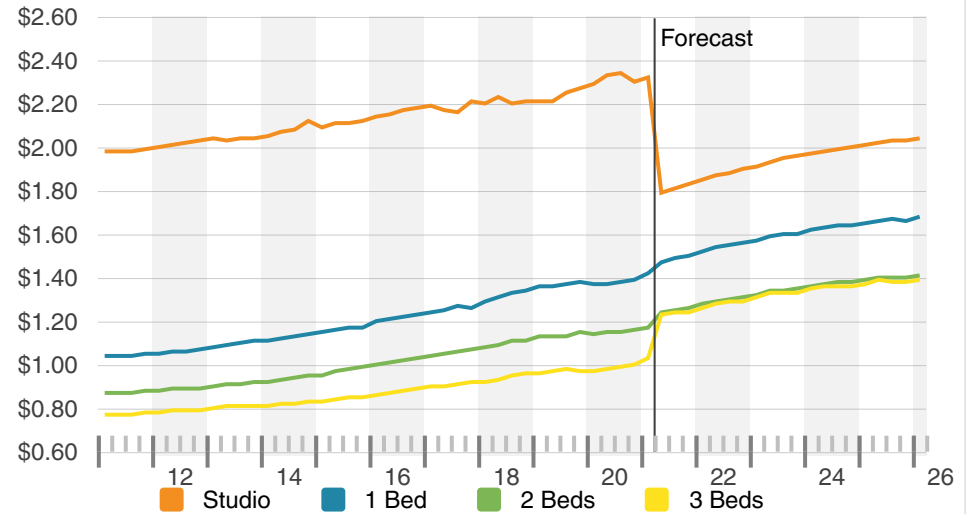


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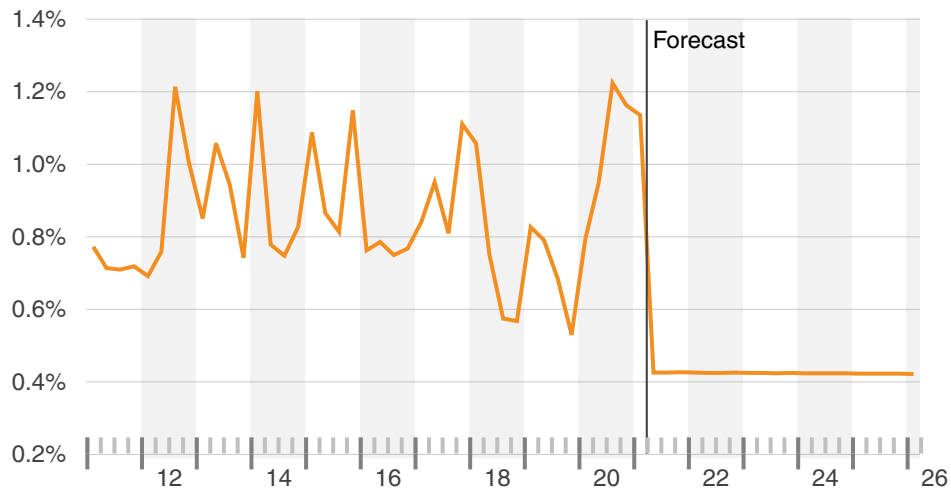
Market Effective Rent Per SF



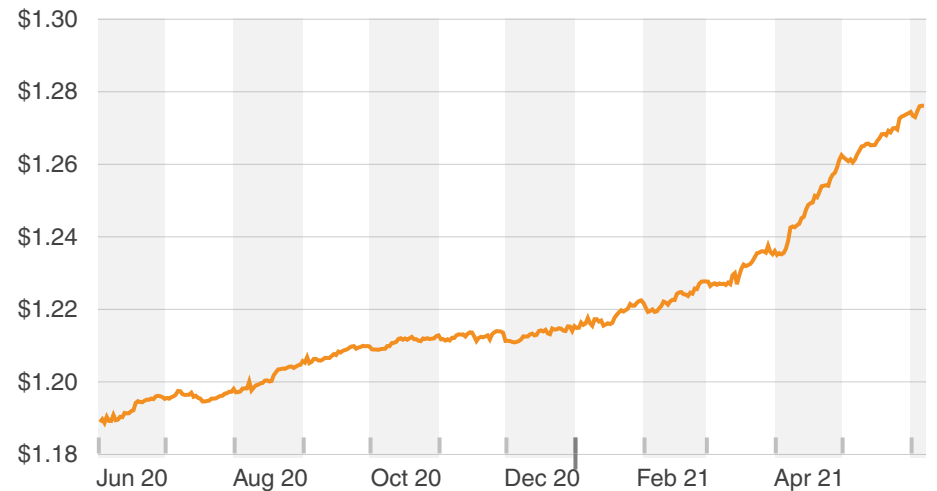
Market Effective Rent Per SF By Bedroom



Concession Rate

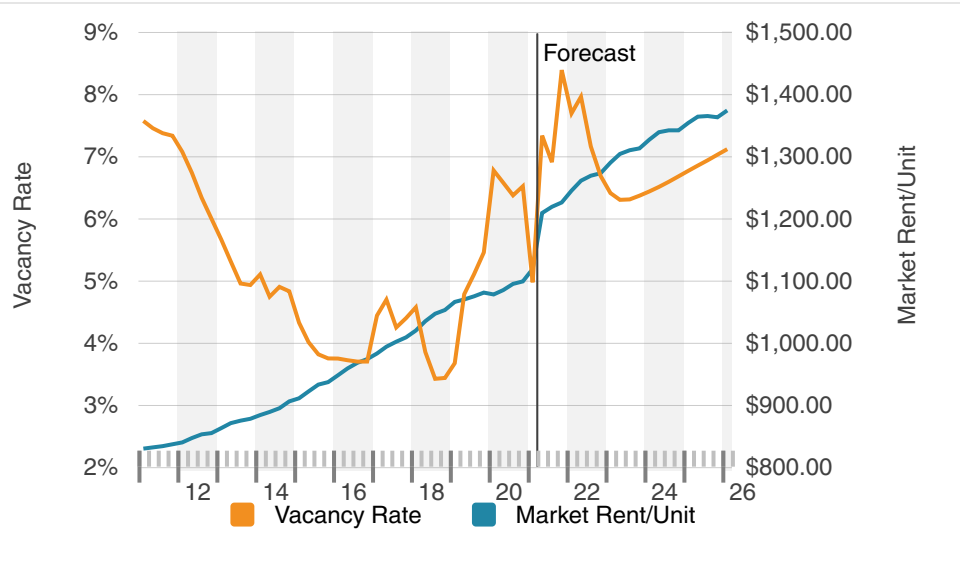


Daily Asking Rent Per SF

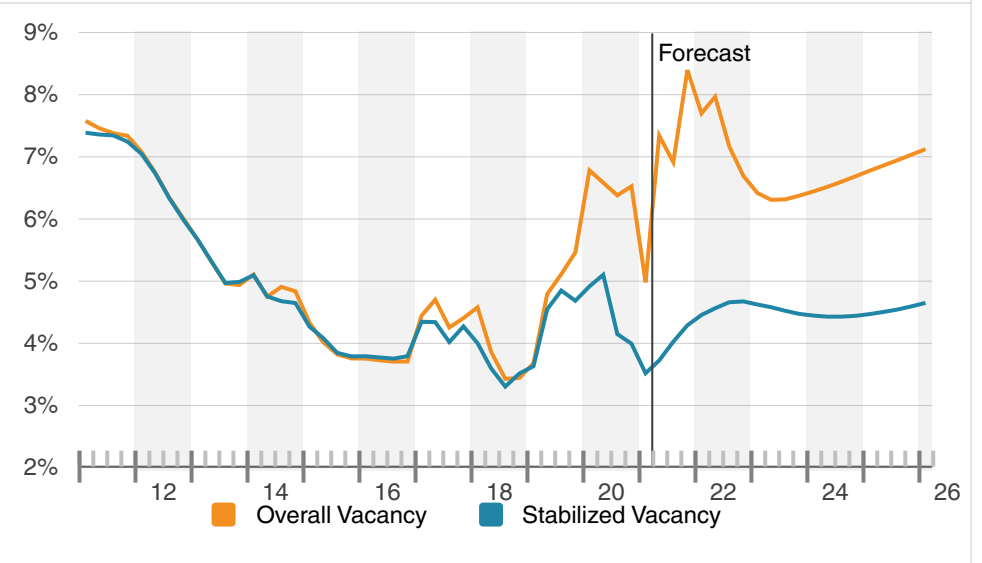


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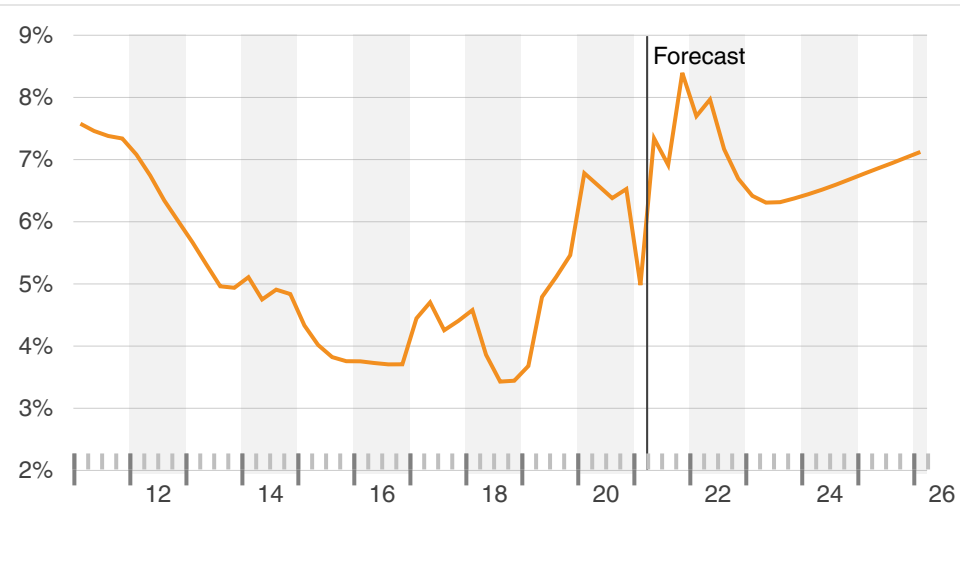
Vacancy & Market Asking Rent Per Unit



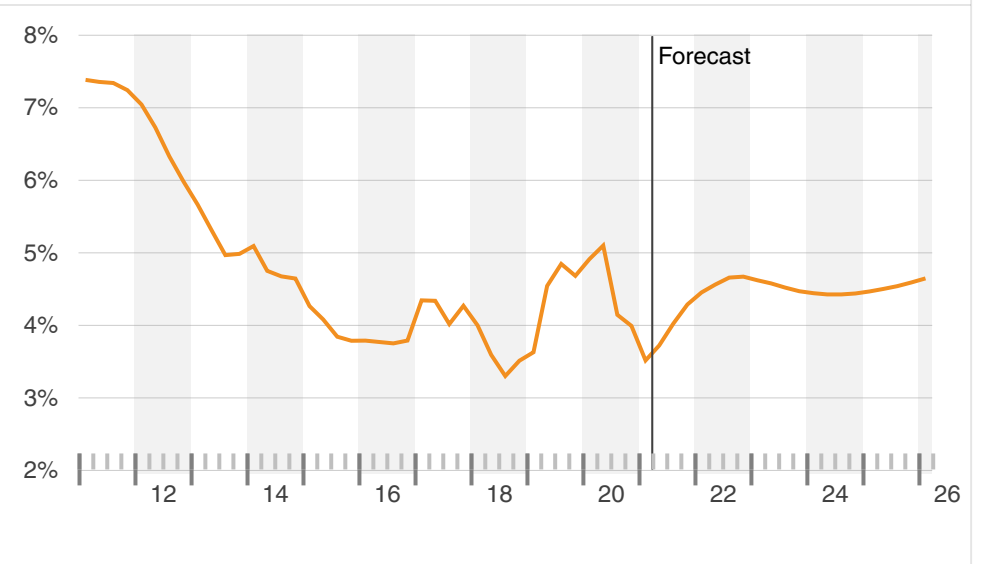
Overall & Stabilized Vacancy



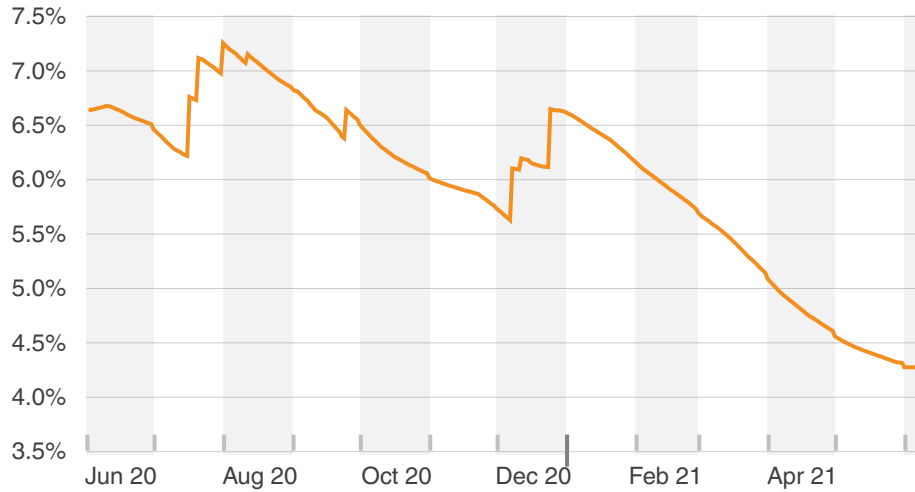
Vacancy Rate



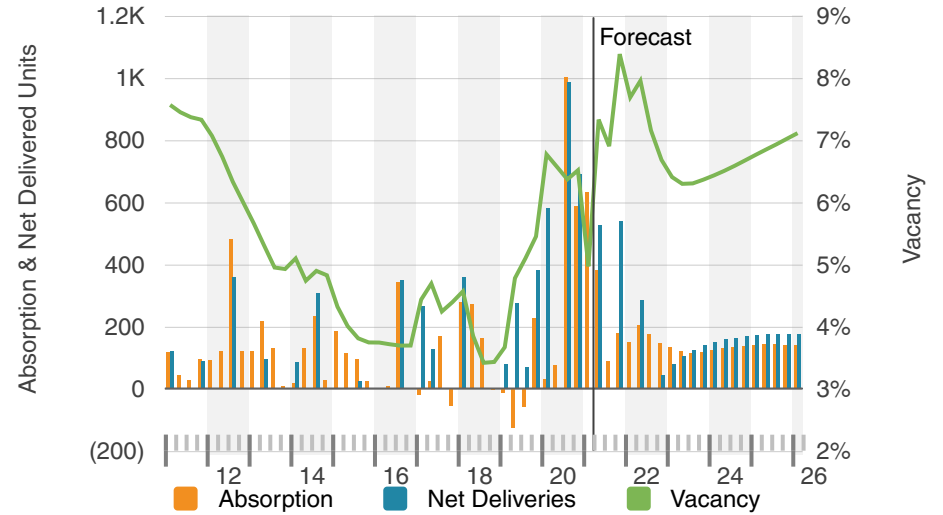
Stabilized Vacancy Rate



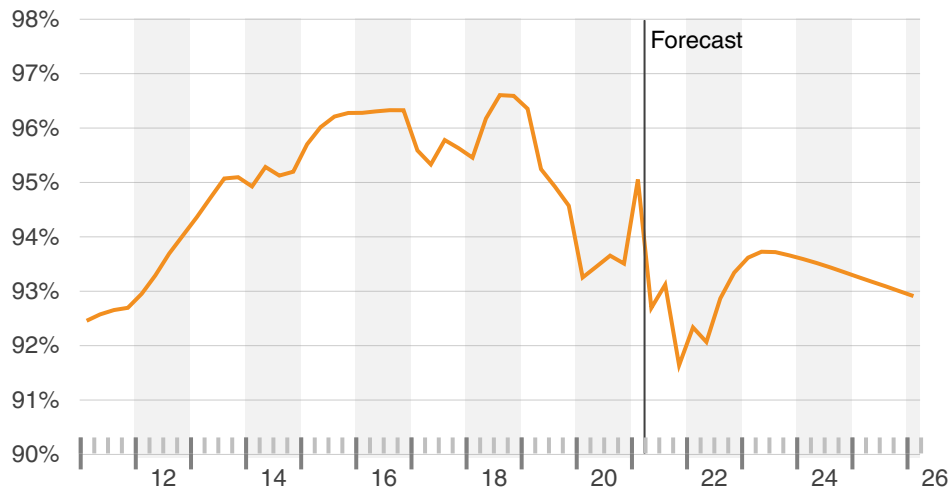
Daily Vacancy Rate



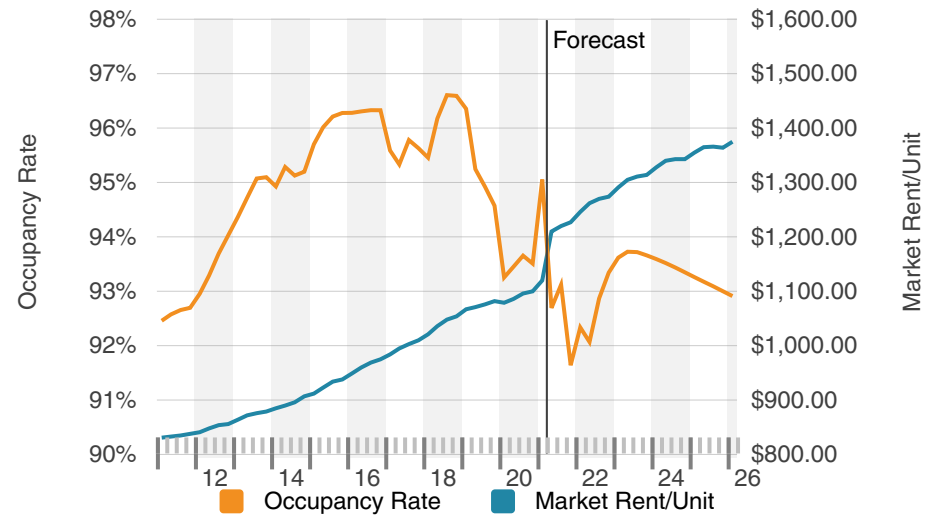
Absorption, Net Deliveries & Vacancy



Occupancy Rate

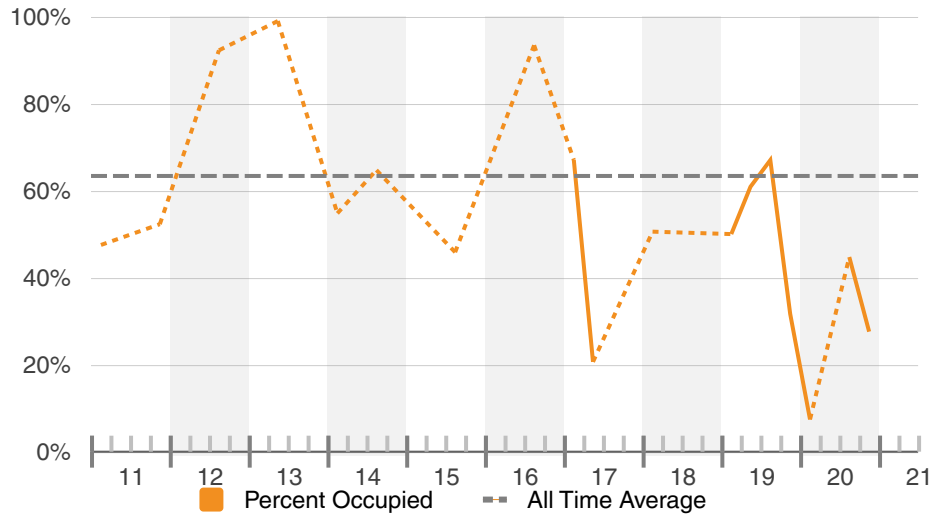


Occupancy & Market Rent Per Unit

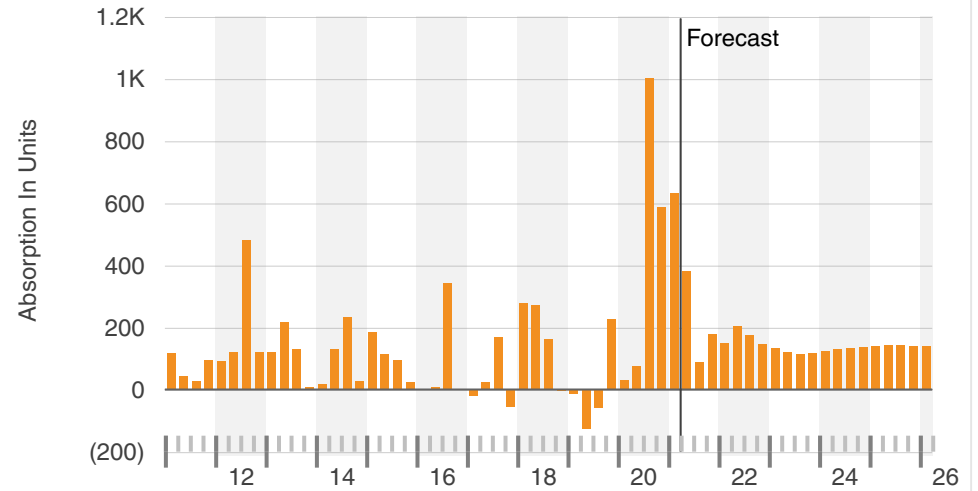


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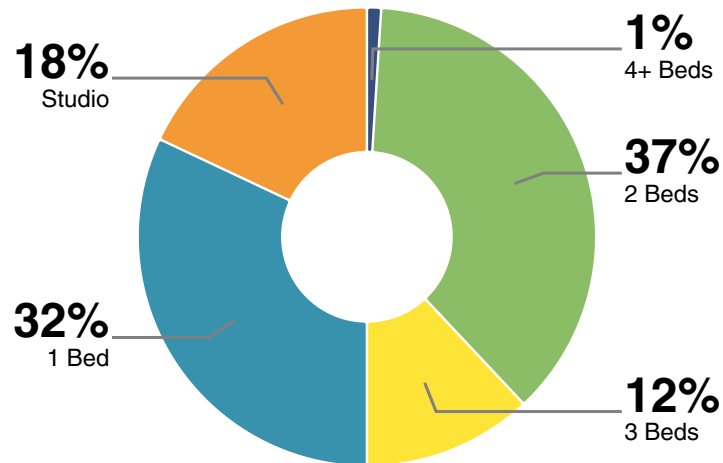
Occupancy At Delivery



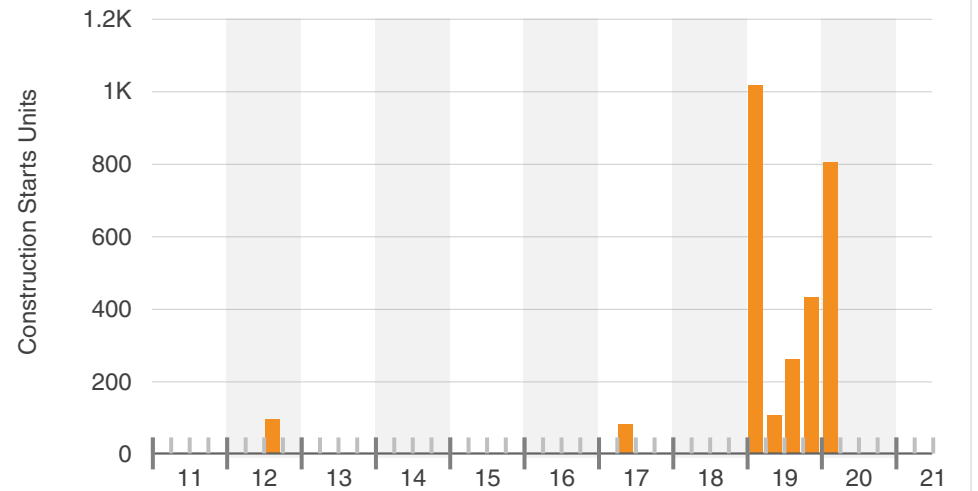
Absorption Units



Total Units By Bedroom

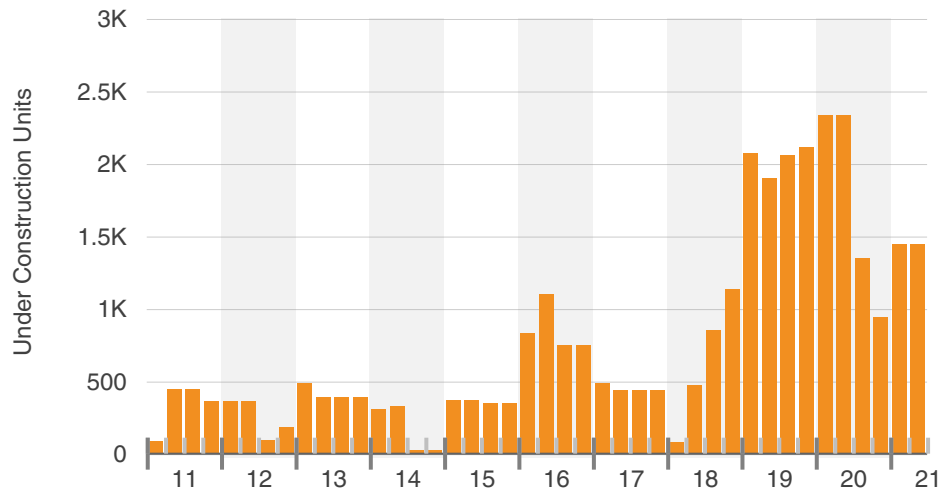


Construction Starts

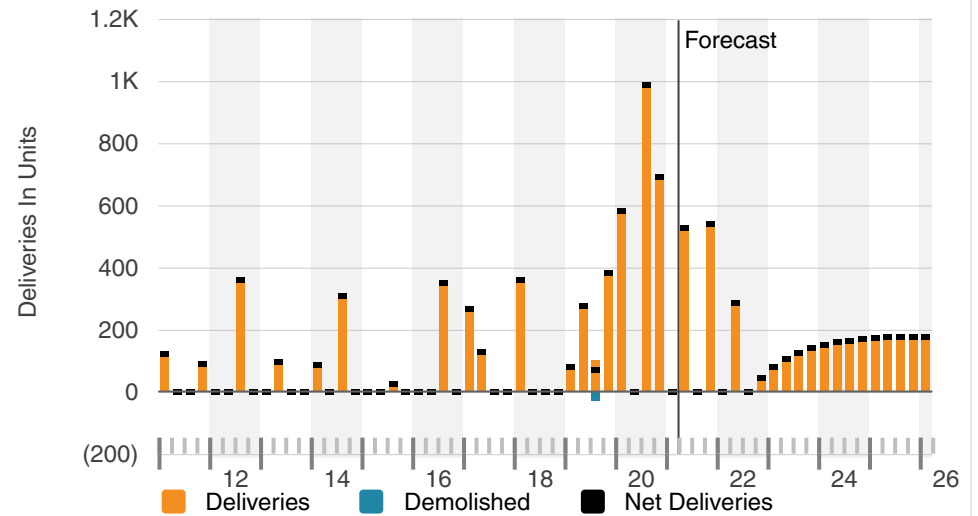


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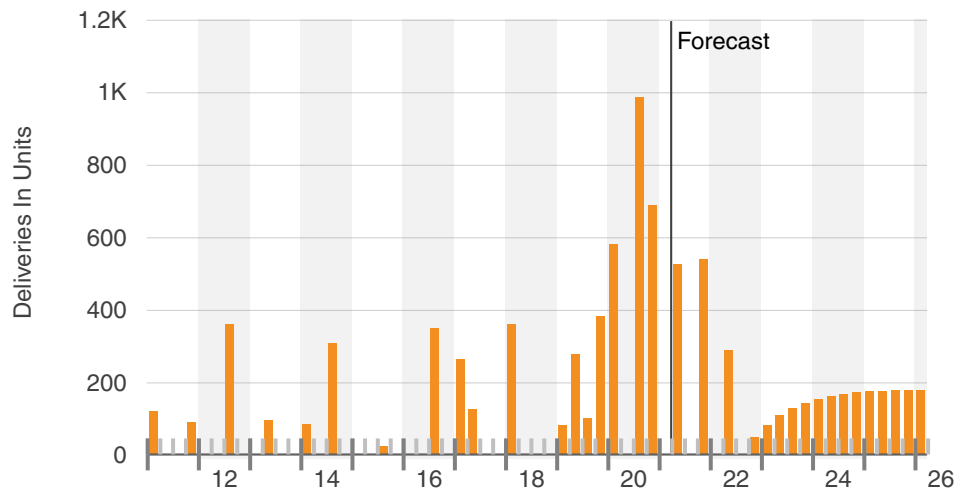
Under Construction



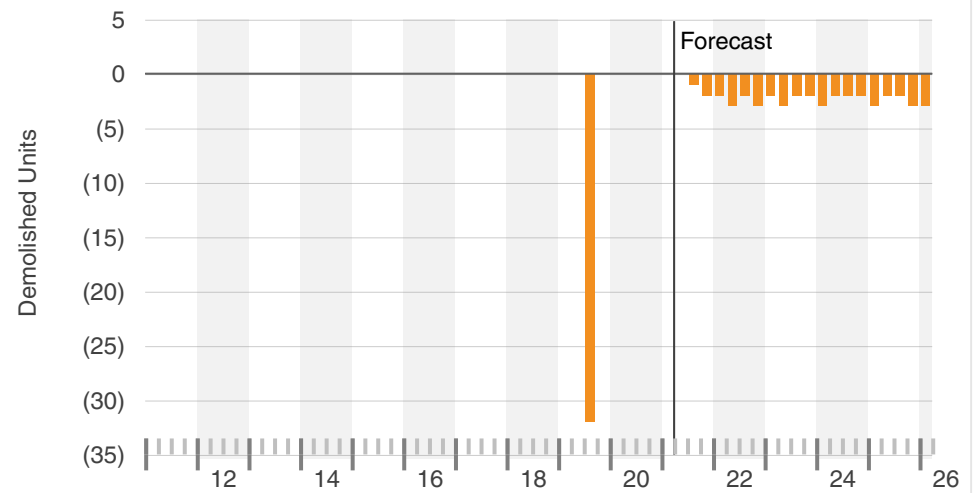
Deliveries & Demolitions



Deliveries

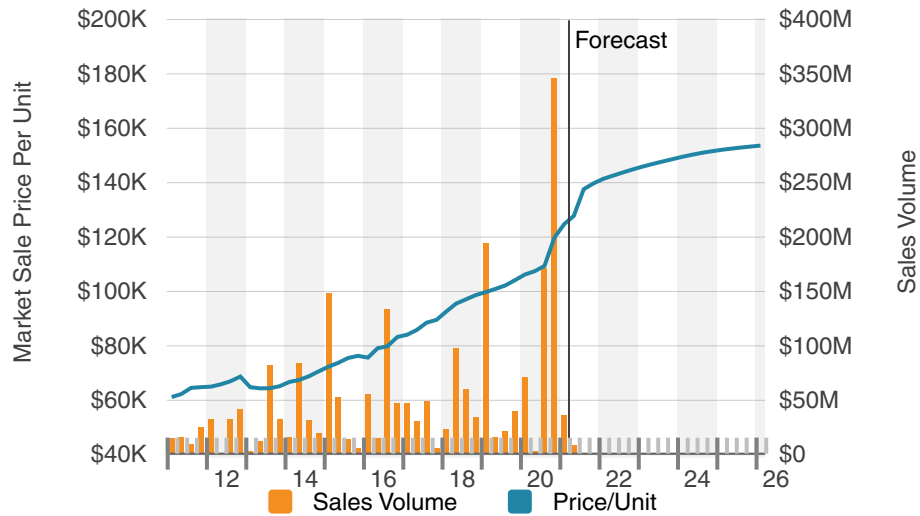


Demolitions

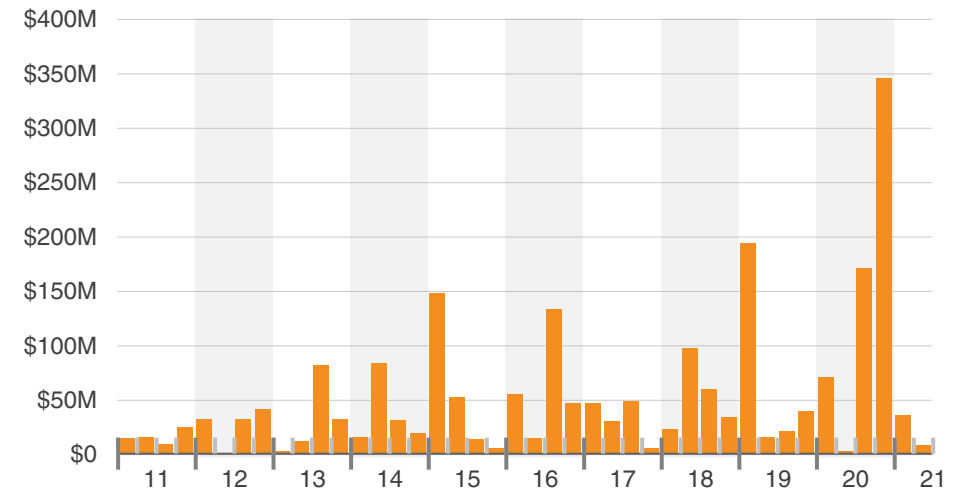


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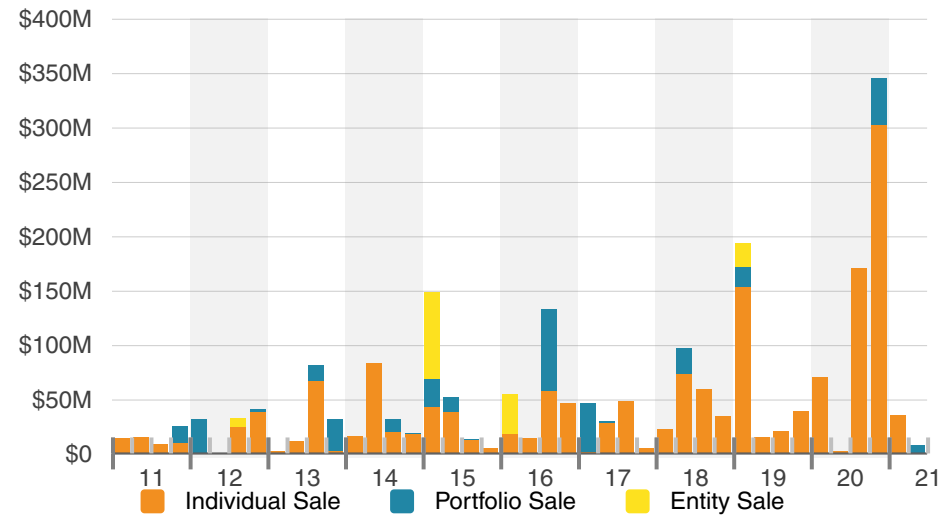
Sales Volume & Market Sale Price Per Unit



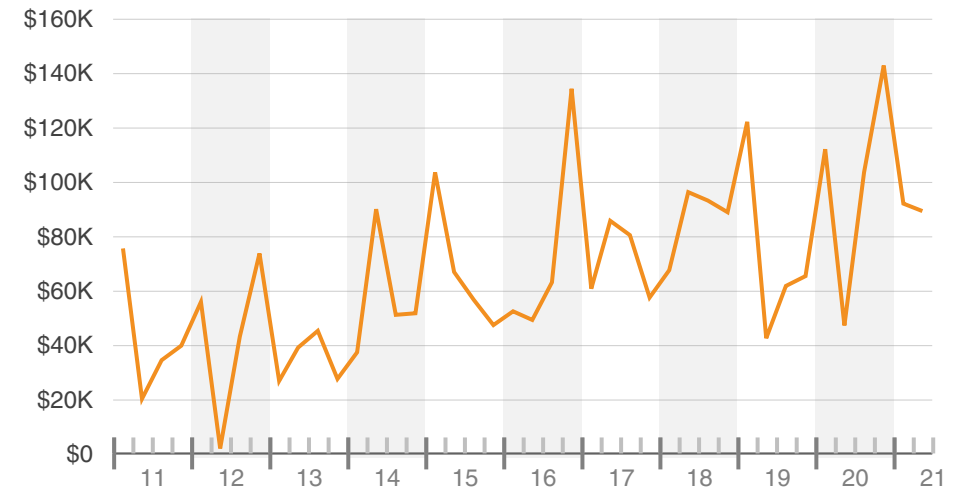
Sales Volume



Sales Volume By Transaction Type

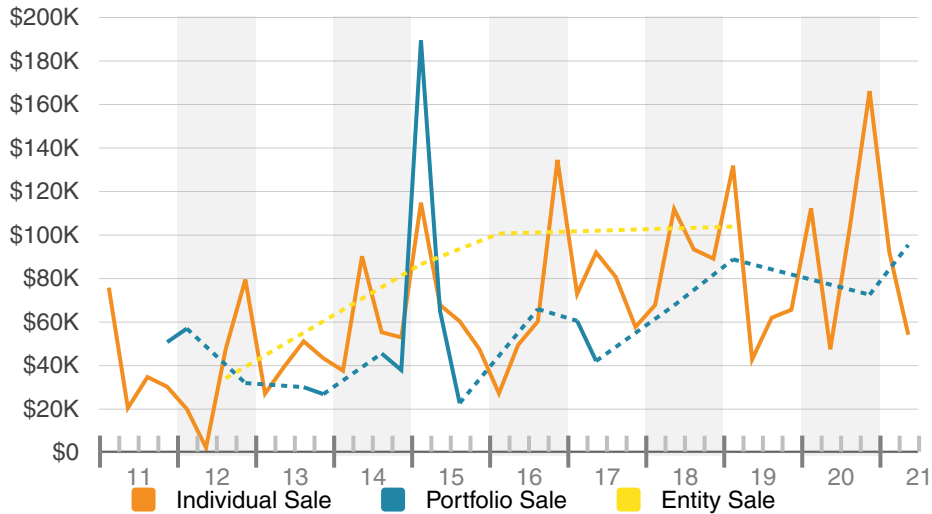


Sale Price Per Unit

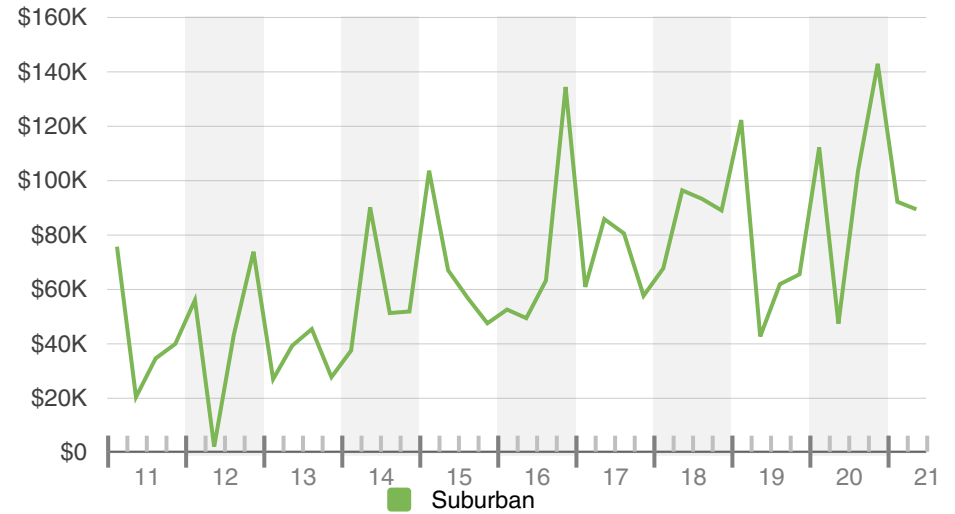


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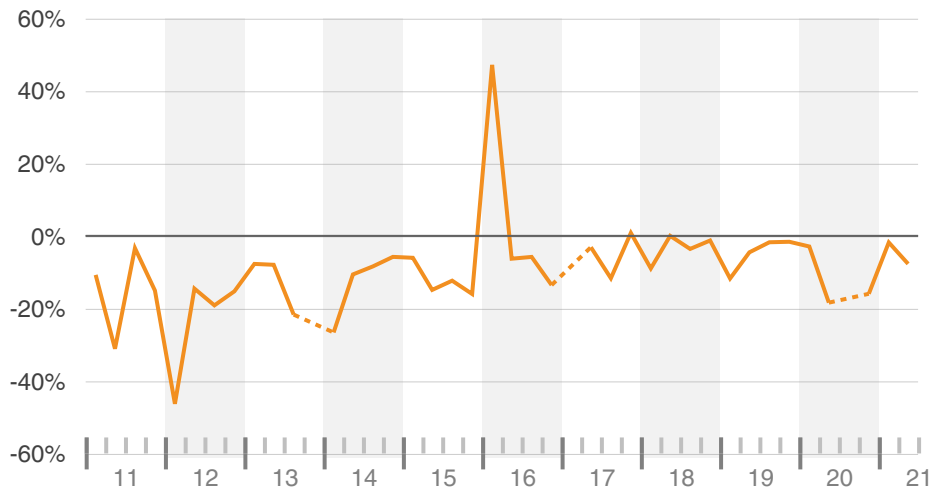
Sale Price Per Unit By Transaction Type



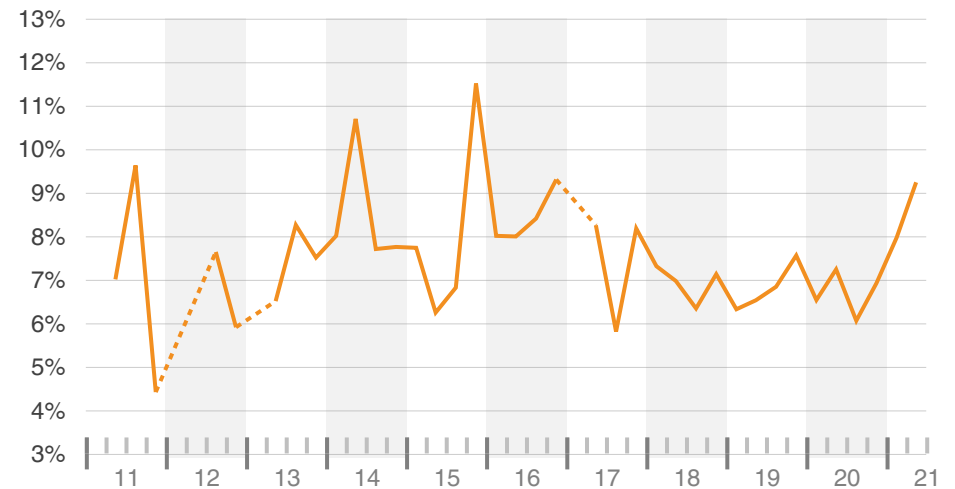
Sale Price Per Unit By Location Type



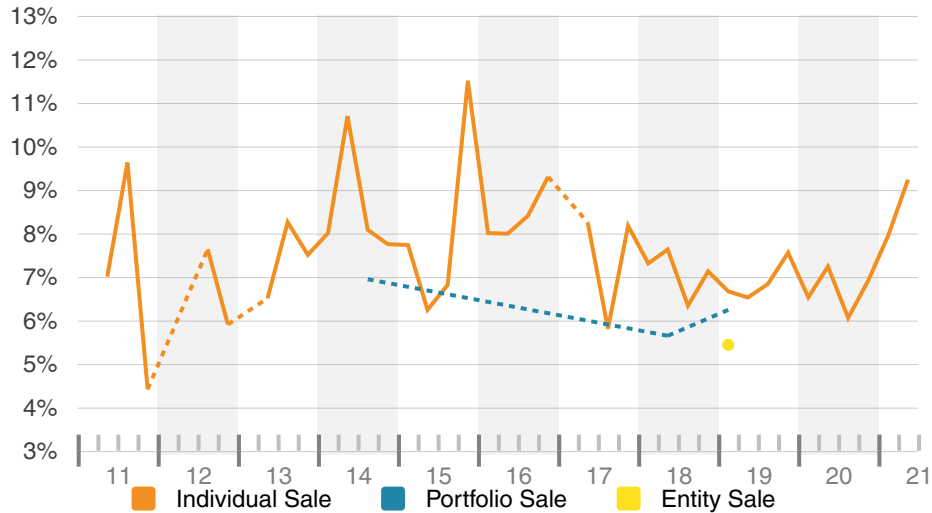
Sale To Asking Price Differential



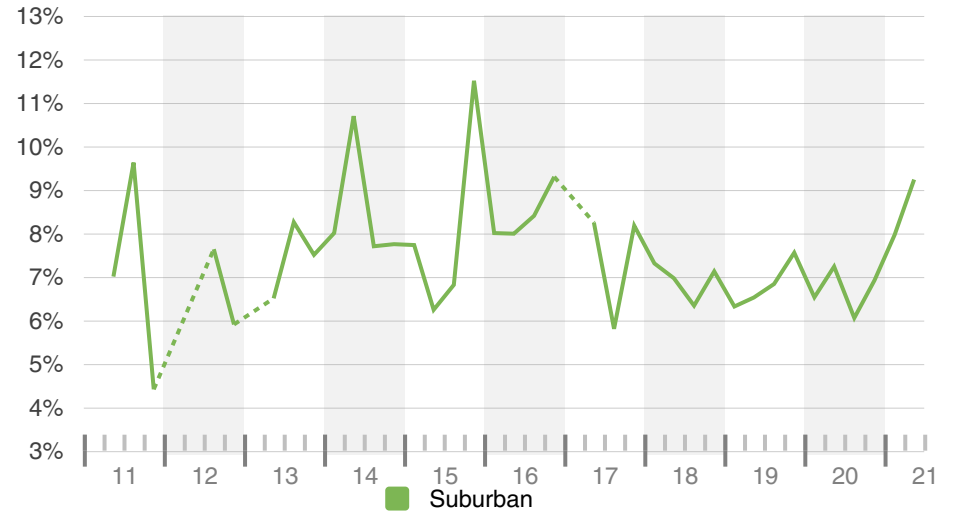
Cap Rate



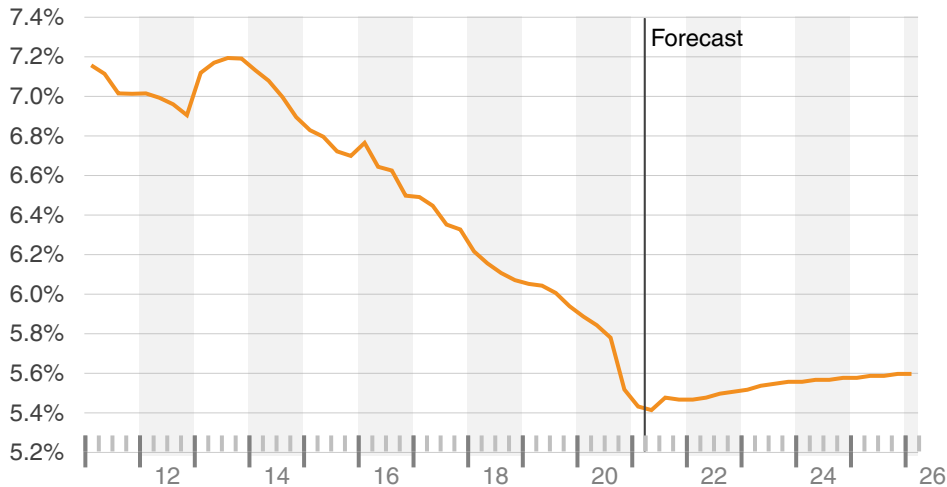
Cap Rate By Transaction Type



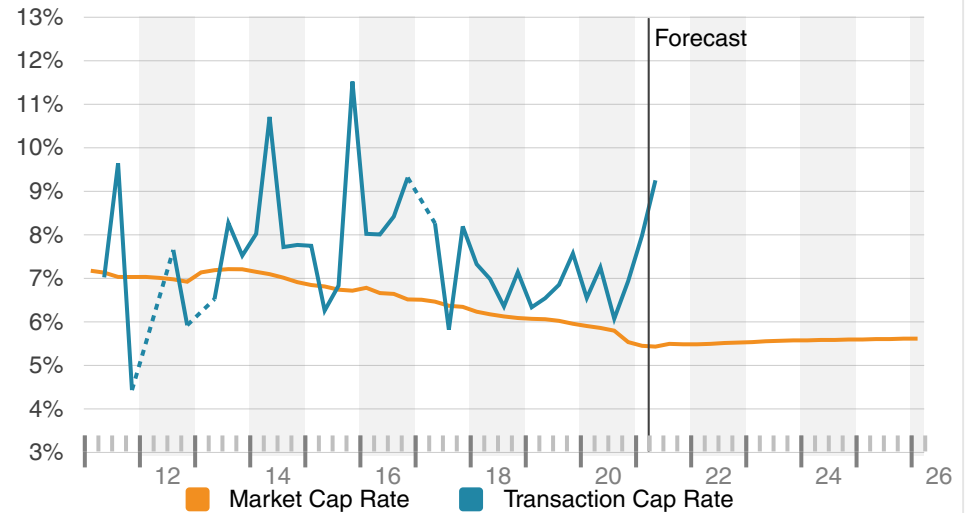
Cap Rate By Location Type



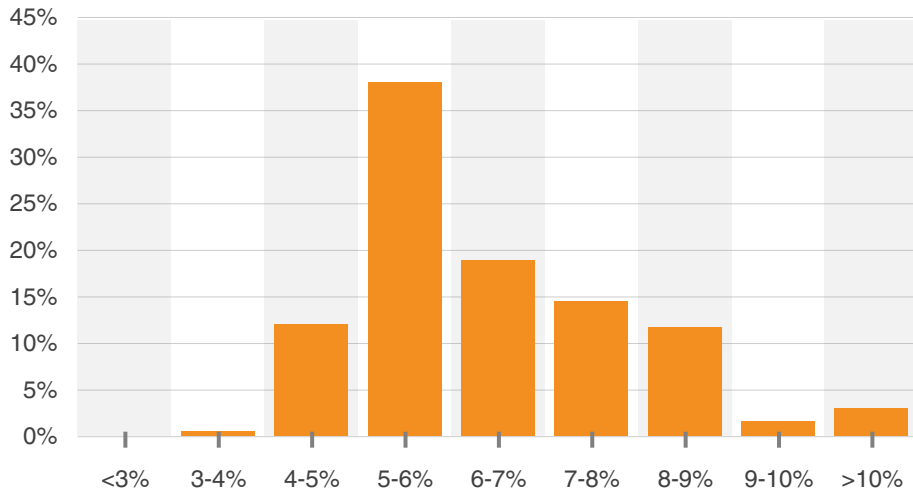
Market Cap Rate



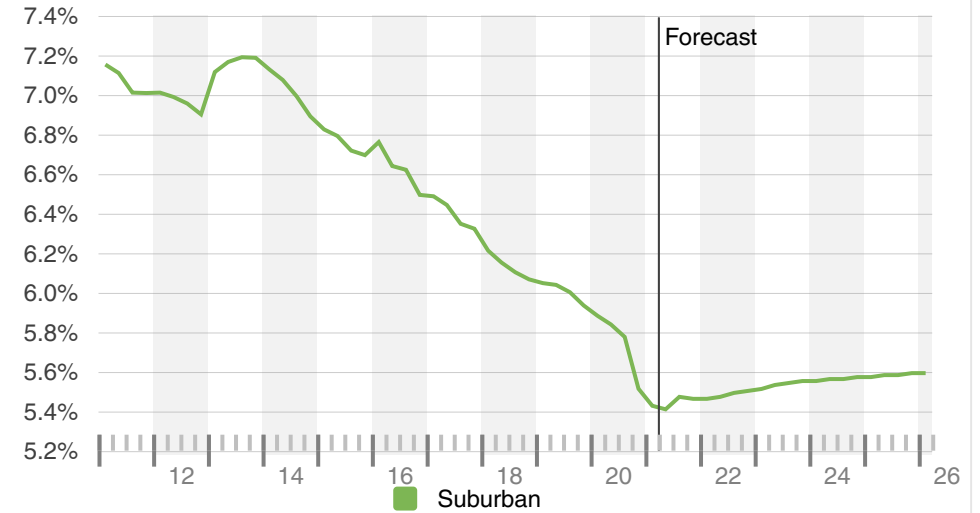
Market Cap Rate & Transaction Cap Rate



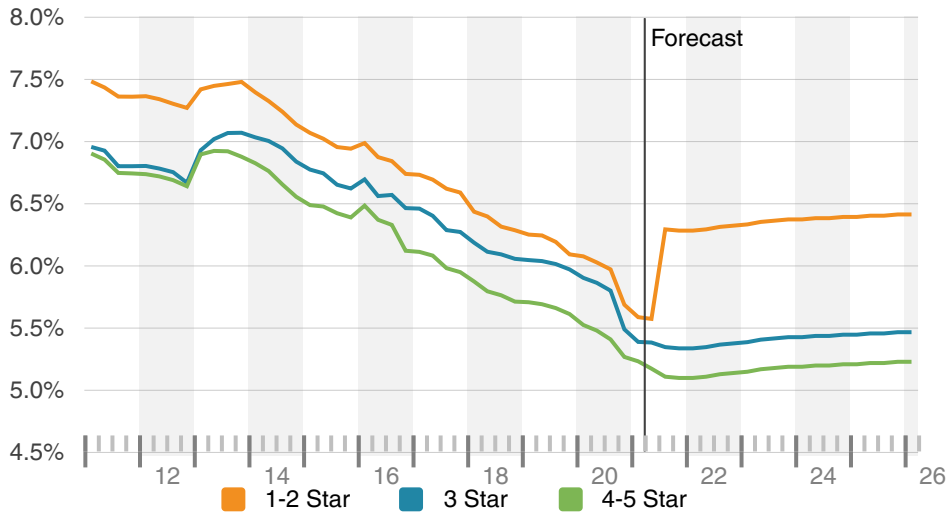
Market Cap Rate Distribution



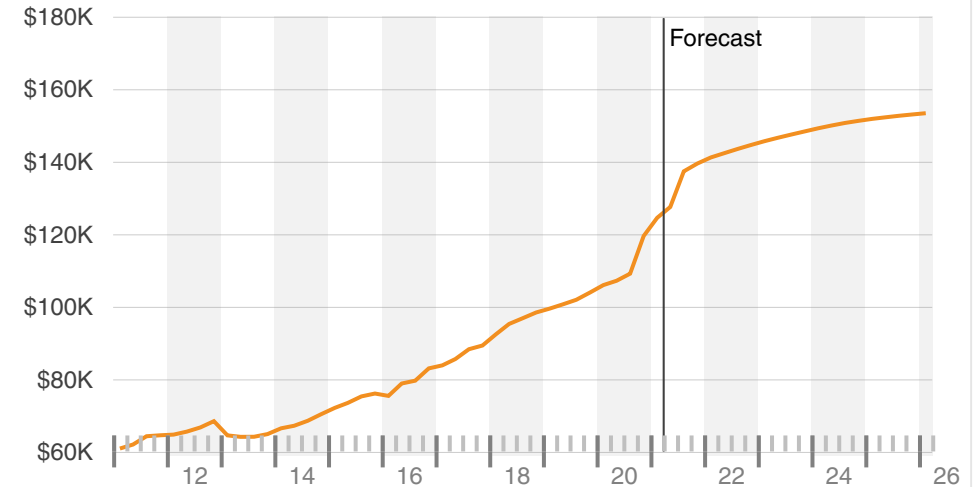
Market Cap Rate By Location Type



Market Cap Rate By Star Rating

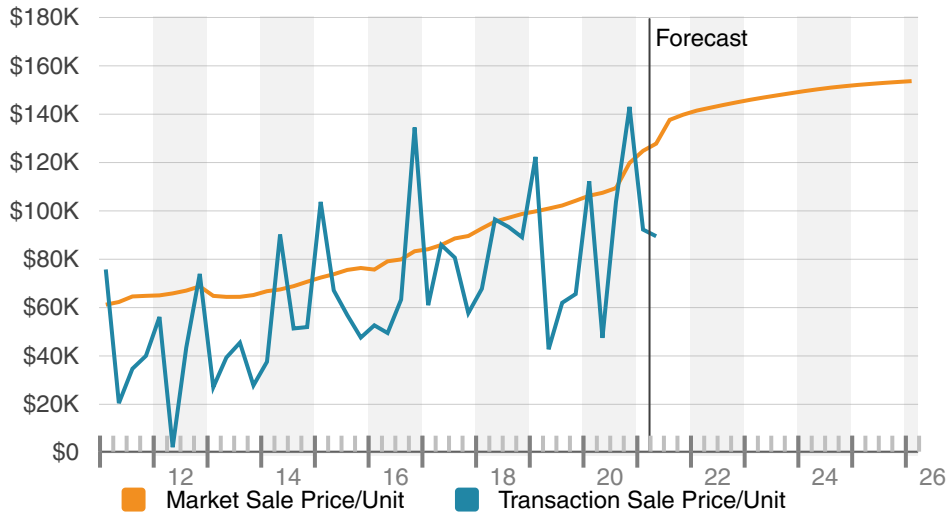


Market Sale Price Per Unit

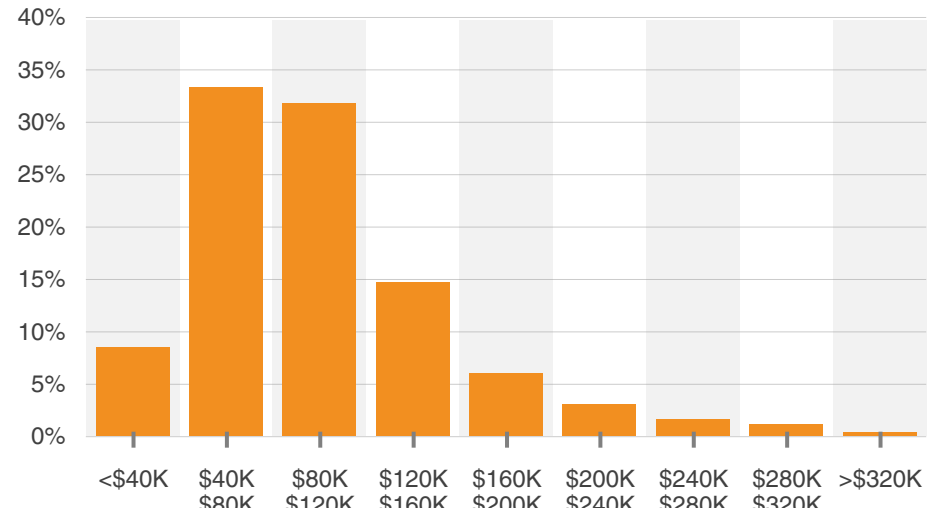


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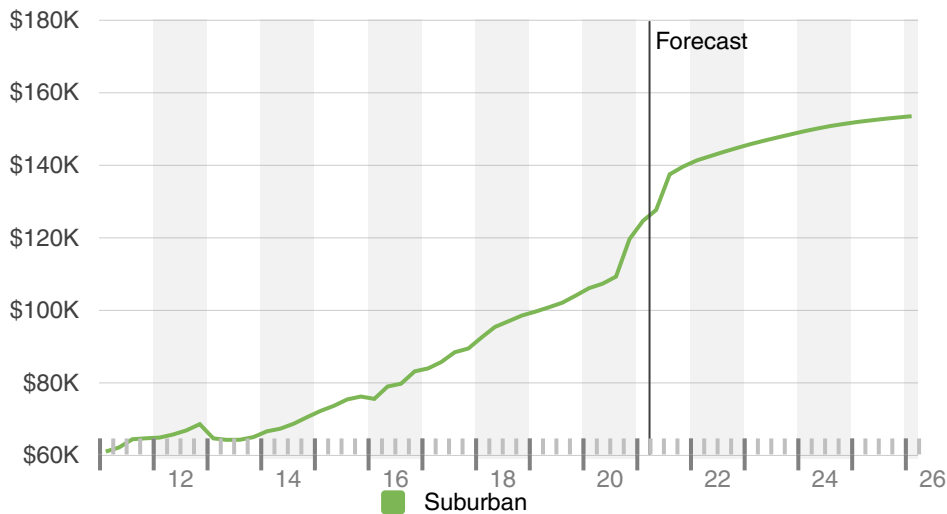
Market Sale Price & Transaction Sale Price Per Unit



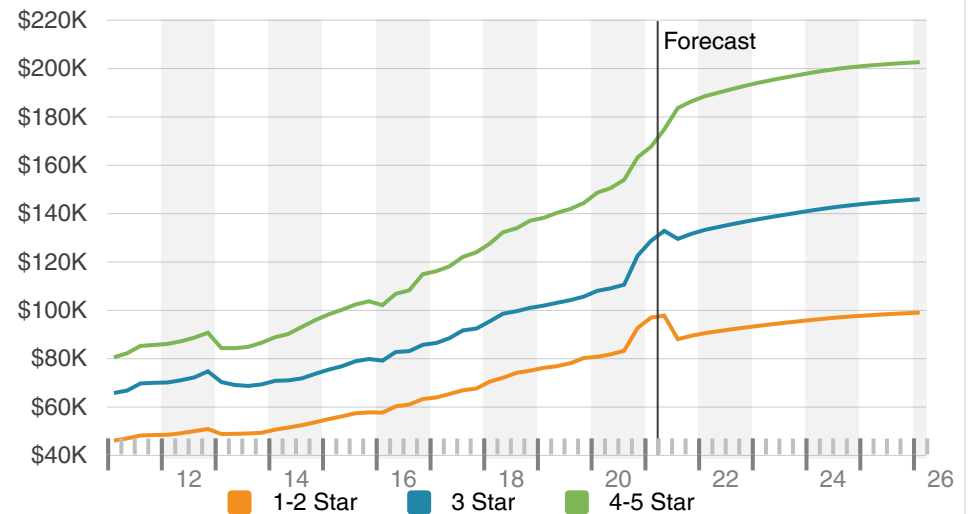
Market Sale Price Per Unit Distribution



Market Sale Price Per Unit By Location Type

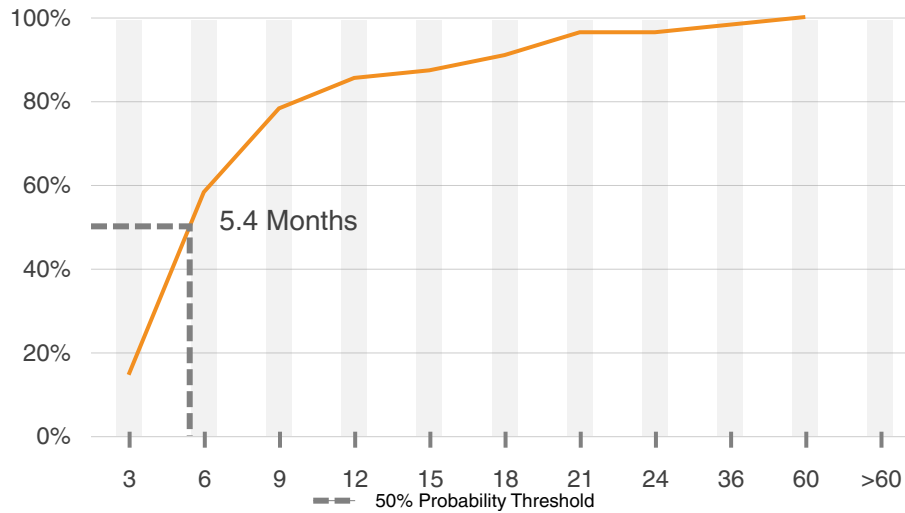


Market Sale Price Per Unit By Star Rating

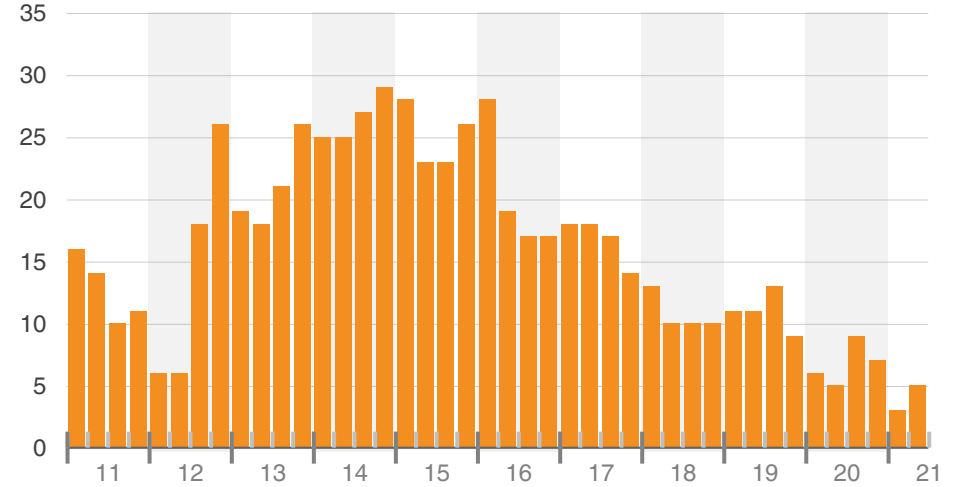


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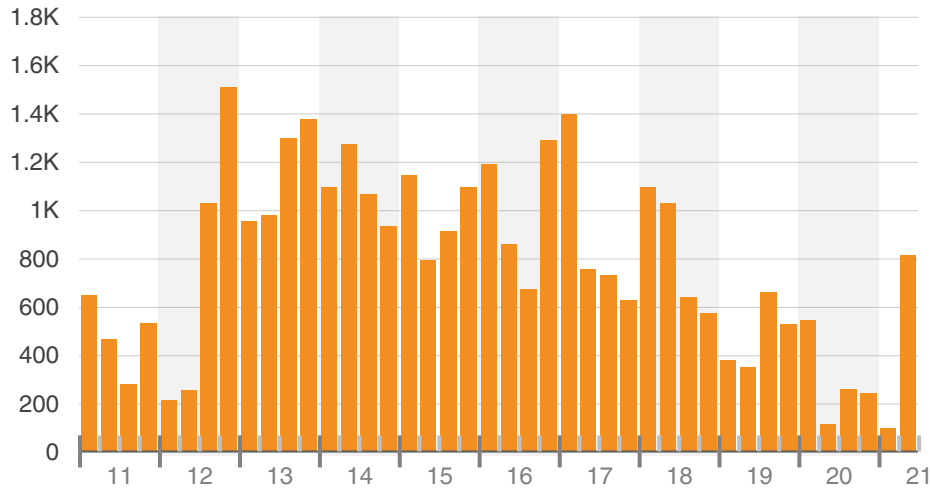
Probability Of Selling In Months



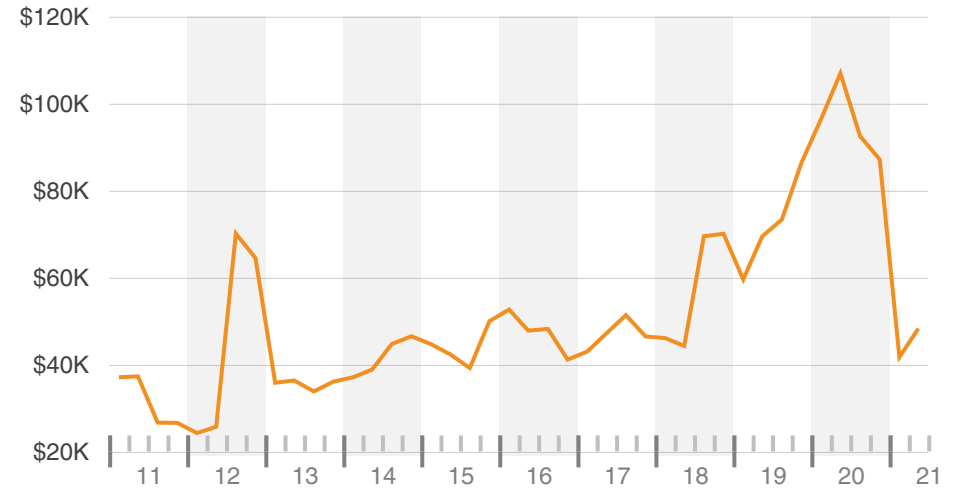
For Sale Total Listings



For Sale Total Units

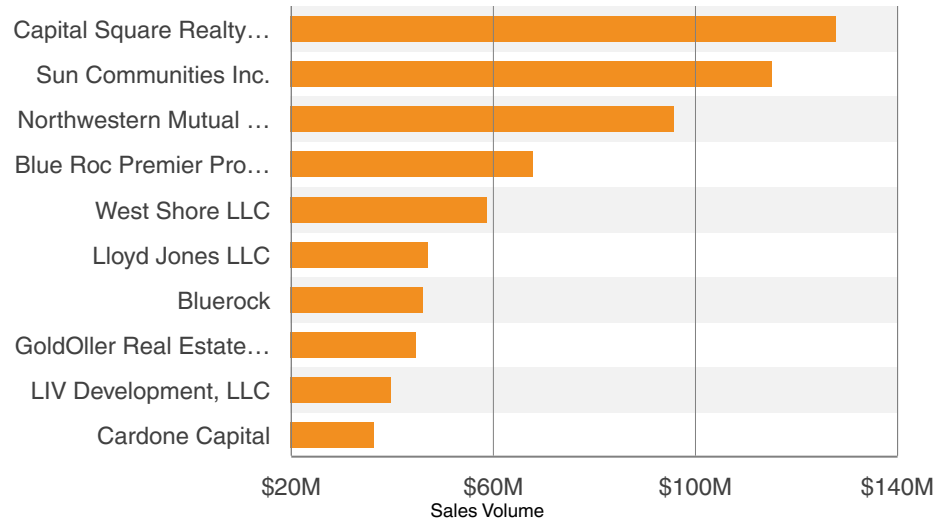


For Sale Asking Price Per Unit

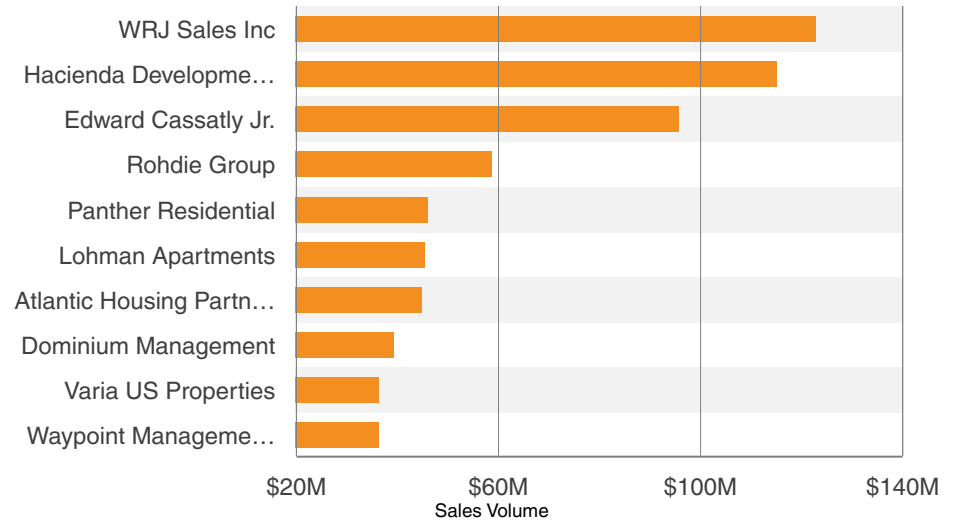


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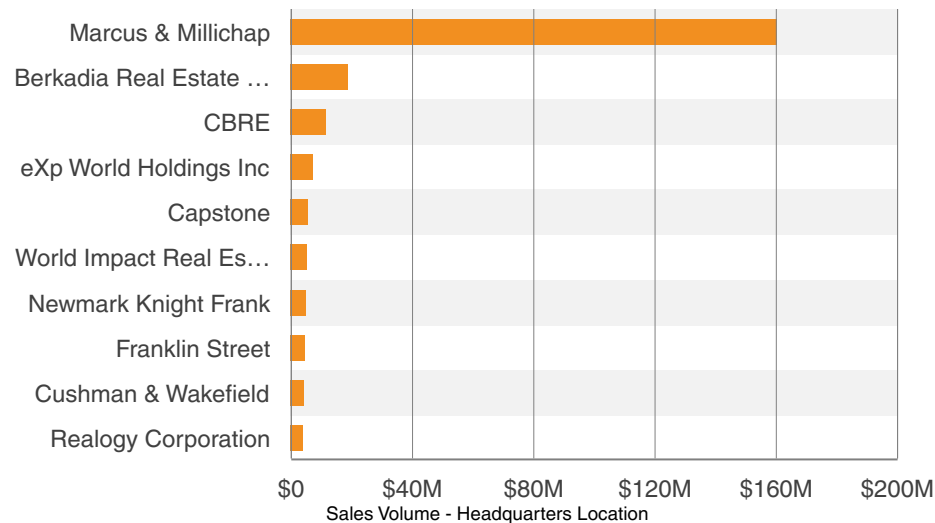
Top Buyers



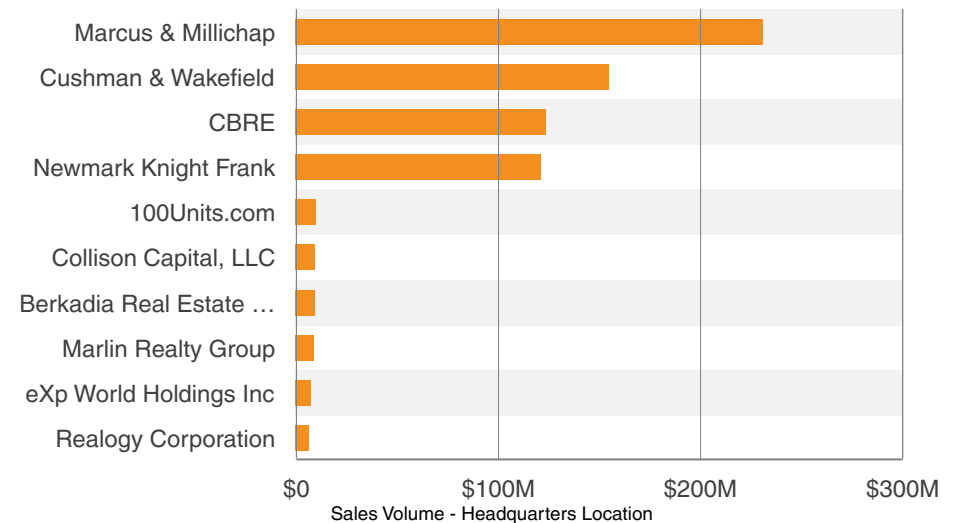
Top Sellers



Top Buyer Brokers

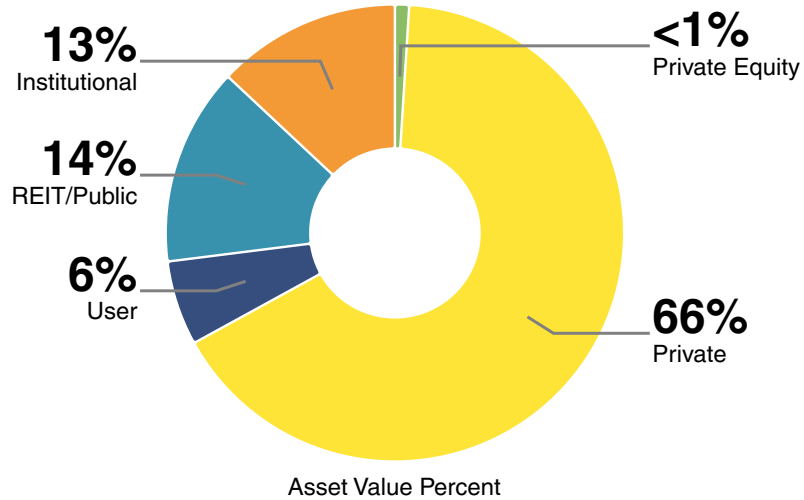


Top Seller Brokers

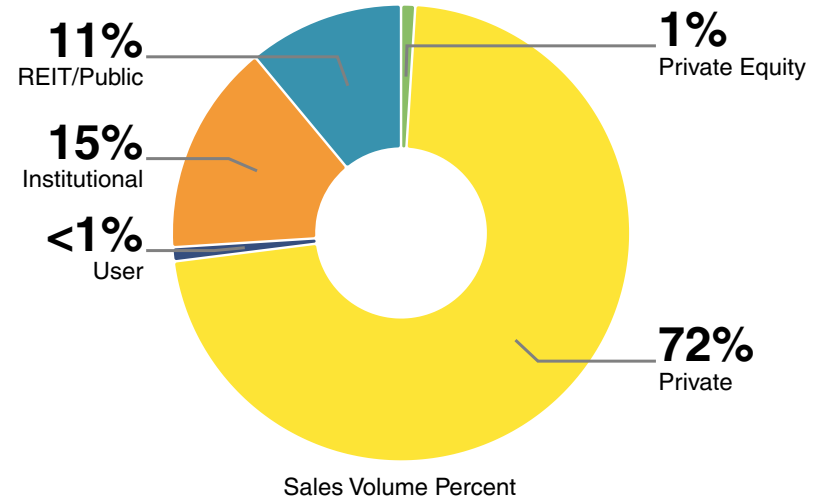


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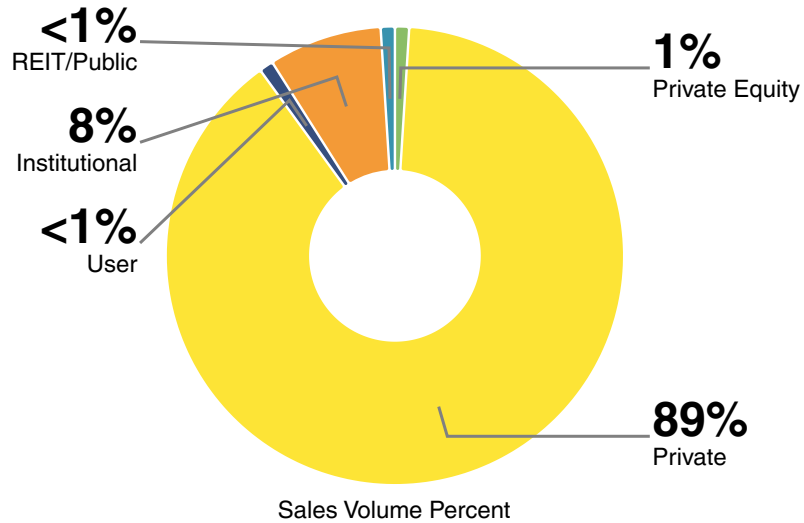
Asset Value By Owner Type



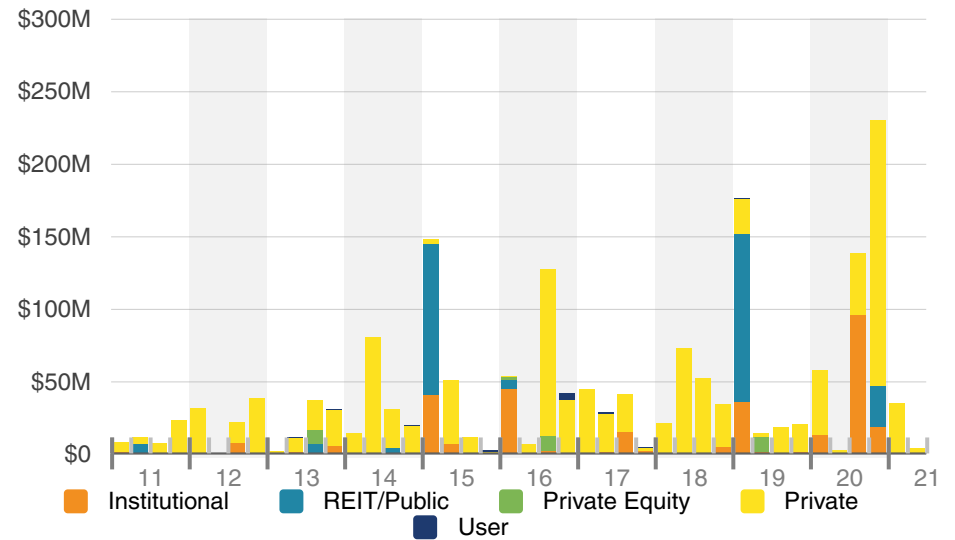
Sales By Buyer Type



Sales By Seller Type

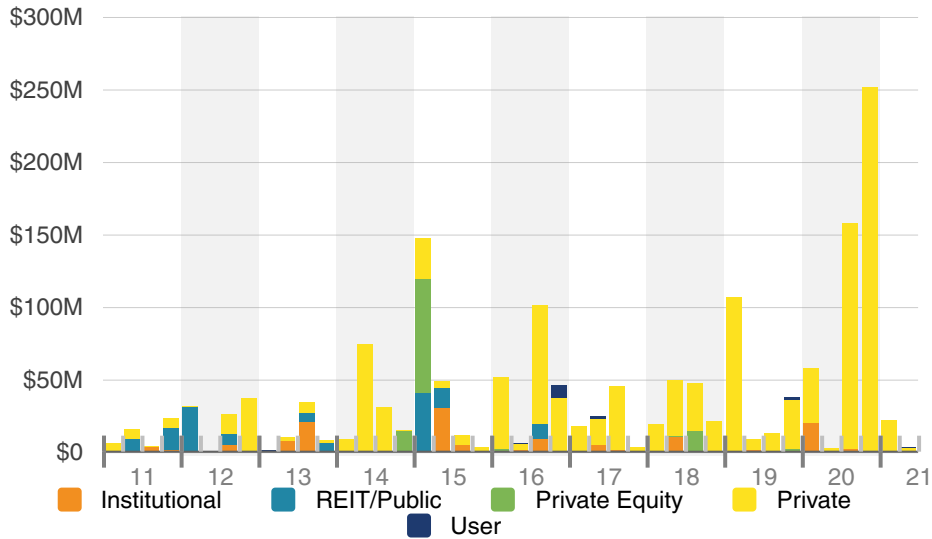


Sales Volume By Buyer Type

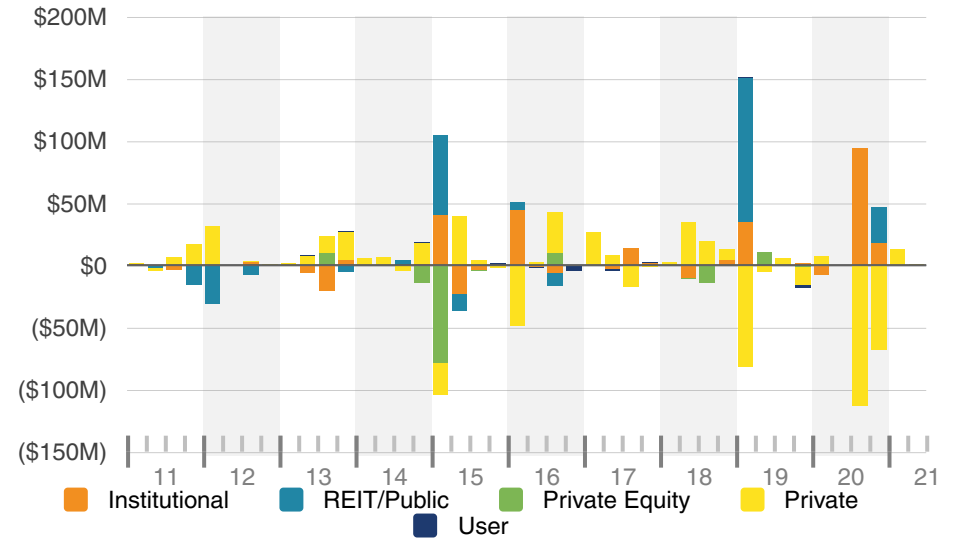


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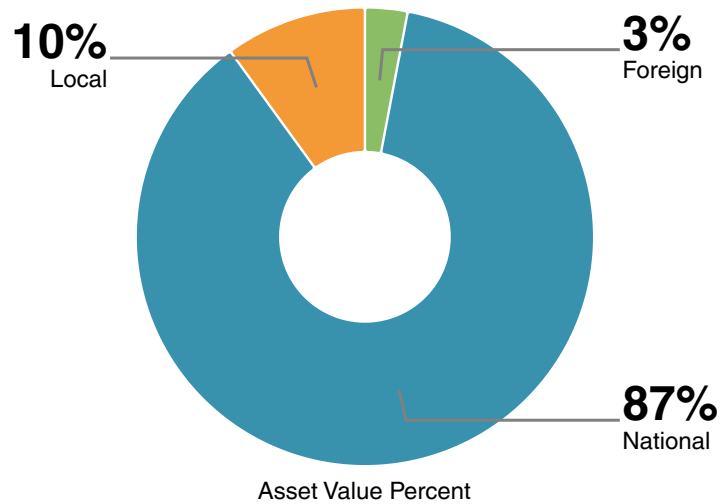
Sales Volume By Seller Type



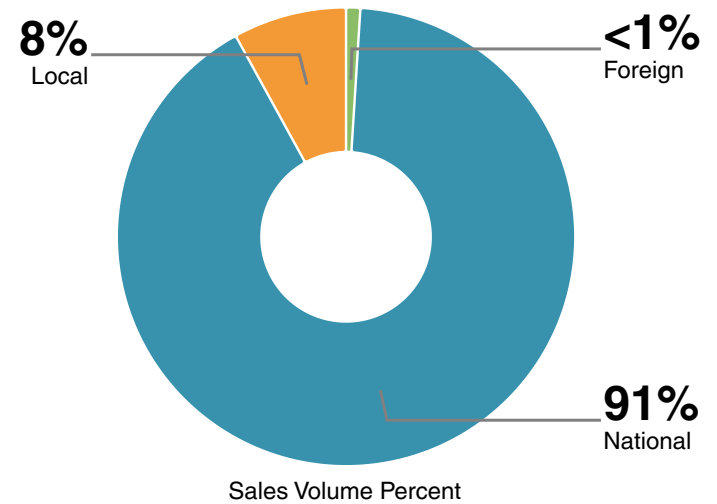
Net Buying & Selling By Owner Type



Asset Value By Owner Origin

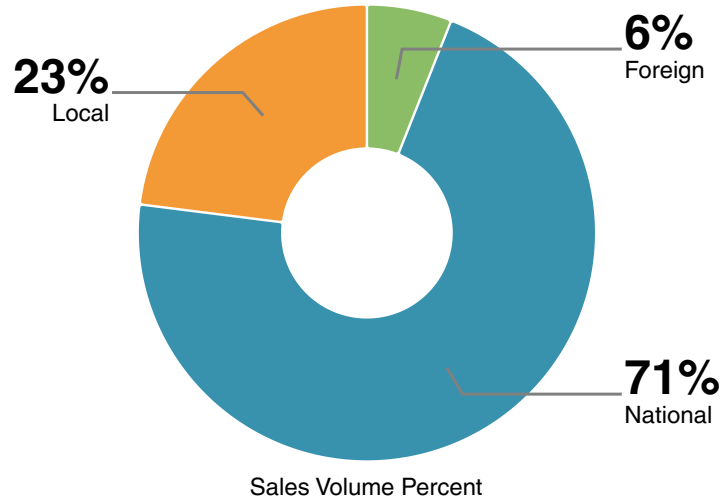


Sales Volume By Buyer Origin

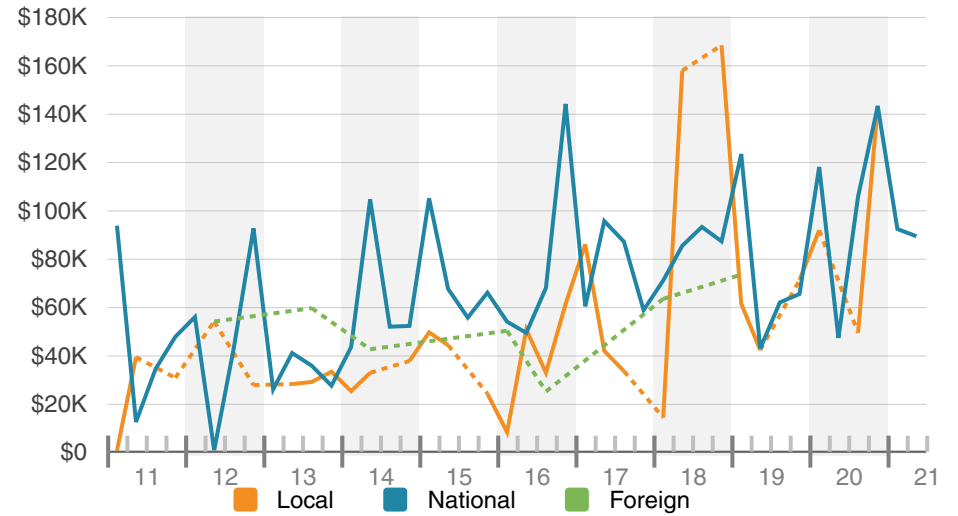


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Sales Volume By Seller Origin



Average Price Per Unit By Buyer Origin



Average Cap Rate By Buyer Origin

