

Search Analytics

INVENTORY UNITS

38,162 +4.8%

Prior Period 36,404

UNDER CONSTRUCTION UNITS

1,061 -52.4%

Prior Period 2,231

12 MO ABSORPTION UNITS

470 +824.5%

Prior Period (65)

VACANCY RATE

9.9% +3.0%

Prior Period 6.9%

MARKET RENT/UNIT

\$1,412 -0.9%

Prior Period \$1,424

MARKET SALE PRICE/UNIT

\$149K -4.6%

Prior Period \$156K

MARKET CAP RATE

5.9% +0.5%

Prior Period 5.4%

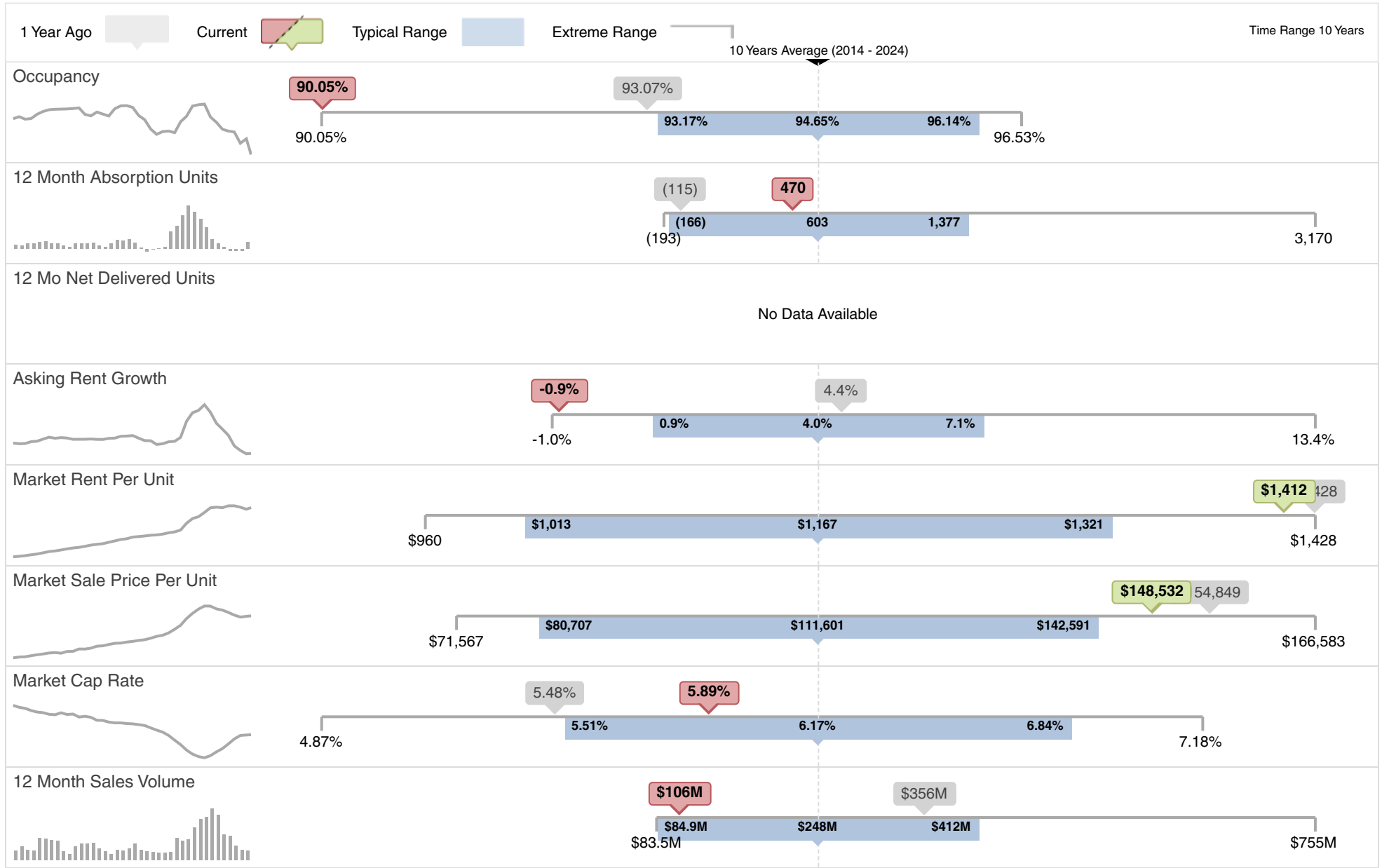
Key Metrics

Availability		Inventory	
Vacant Units	3,787 ↑	Existing Buildings	346 ↑
Asking Rent/SF	\$1.52 ↓	Average Units Per Bldg	110 ↑
Concession Rate	1.3% ↑	12 Mo Demolished Units	0 ↔
Studio Asking Rent	\$1,275 ↑	12 Mo Occupancy % at Delivery	12.4% ↓
1 Bedroom Asking Rent/Unit	\$1,258 ↓	12 Mo Construction Starts Units	583 ↓
2 Bedroom Asking Rent/Unit	\$1,494 ↓	12 Mo Delivered Units	1,758 ↑
3 Bedroom Asking Rent/Unit	\$1,646 ↓	12 Mo Avg Delivered Units	214 ↑
Sales Past Year		Demand	
Asking Price Per Unit	\$125,625 ↑	12 Mo Absorp % of Inventory	1.3% ↑
Sale to Asking Price Differential	-11.3% ↑	Median Household Income	62.8K
Sales Volume	\$134M ↓	Population Growth 5 Yrs 20-29	-2.7%
Properties Sold	12 ↓	Population Growth 5 Yrs 30-39	-1.9%
Months to Sale	5.1 ↓	Population Growth 5 Yrs 40-54	7.5%
For Sale Listings	4 ↓	Population Growth 5 Yrs 55+	2.6%
Total For Sale Units	171 ↓	Population Growth 5 Yrs	2.5%

5331150 3/12/2024

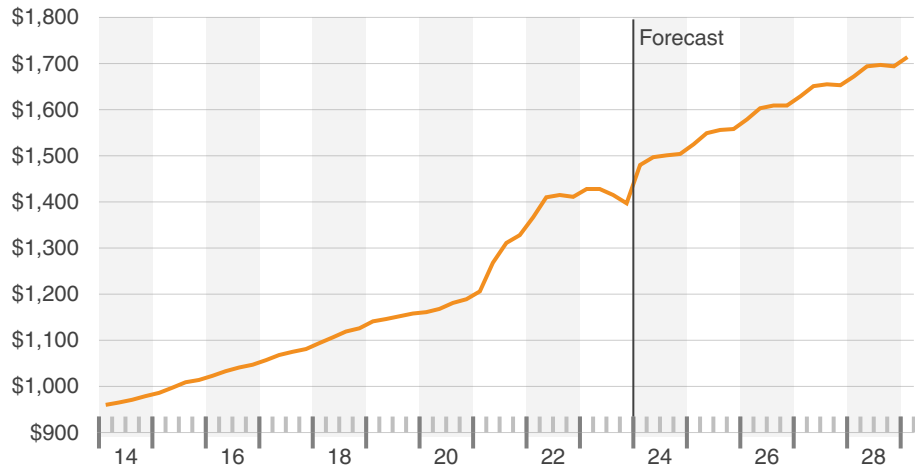
Search Analytics

Key Performance Indicators

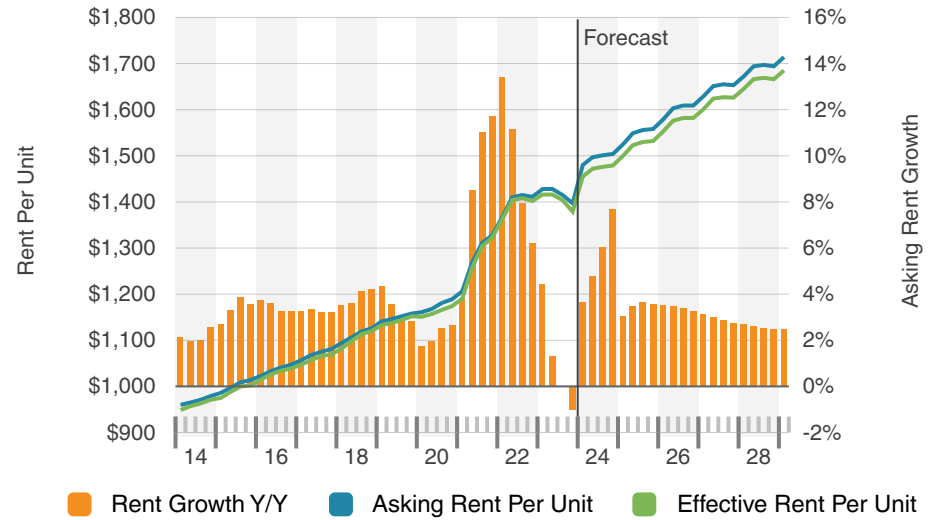


Search Analytics

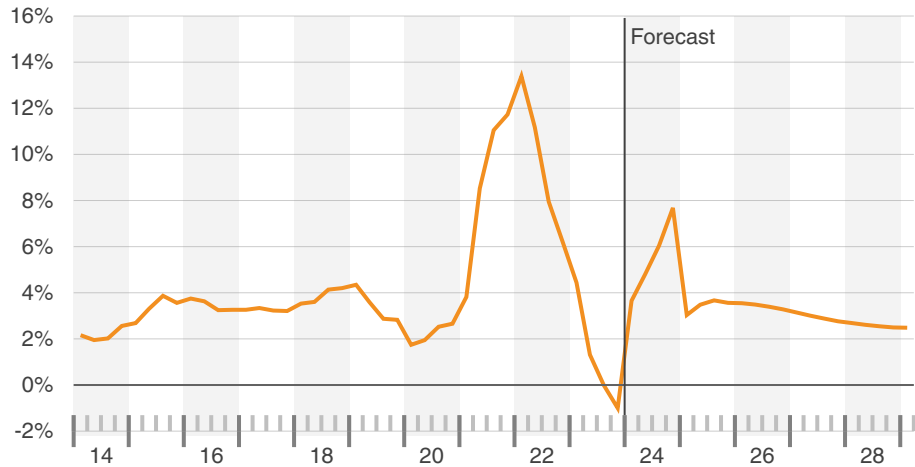
Market Asking Rent Per Unit



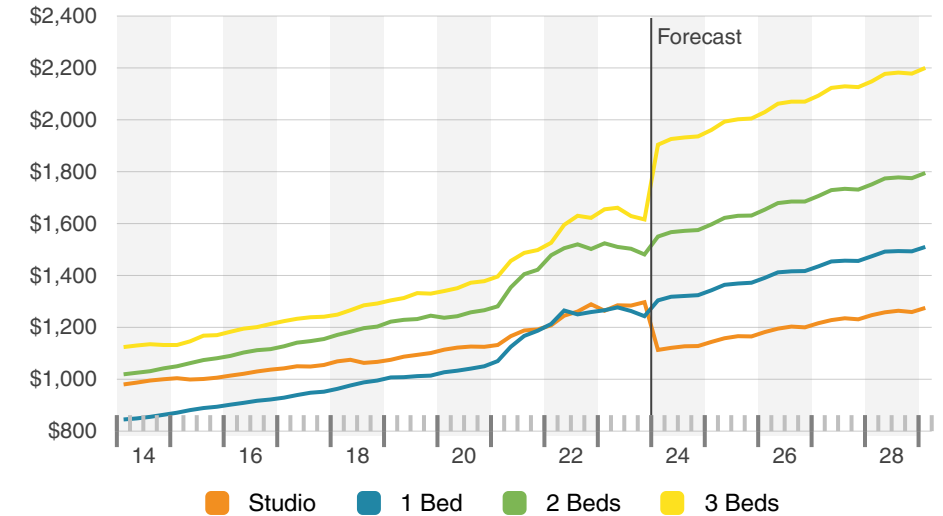
Market Rent Per Unit & Rent Growth



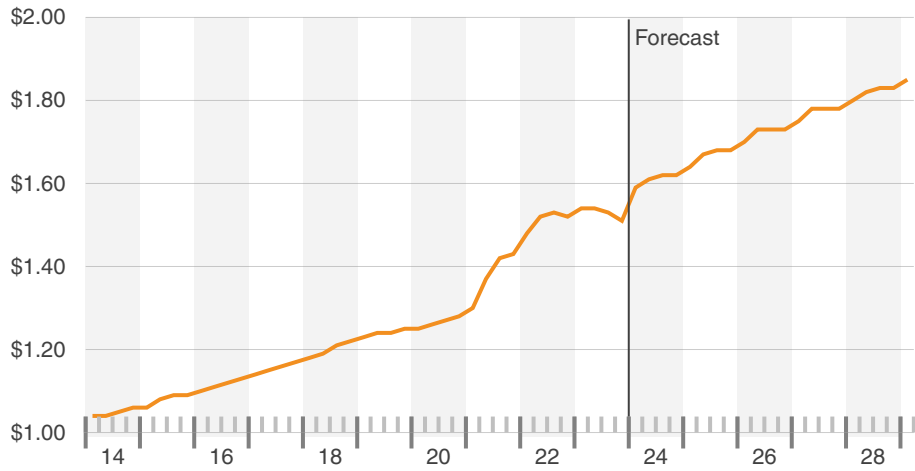
Market Rent Growth (YOY)



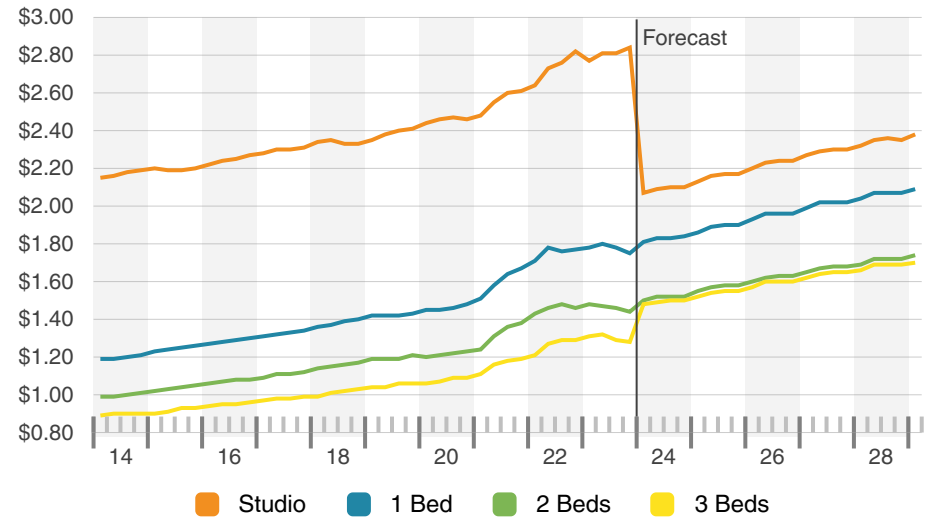
Market Asking Rent Per Unit By Bedroom



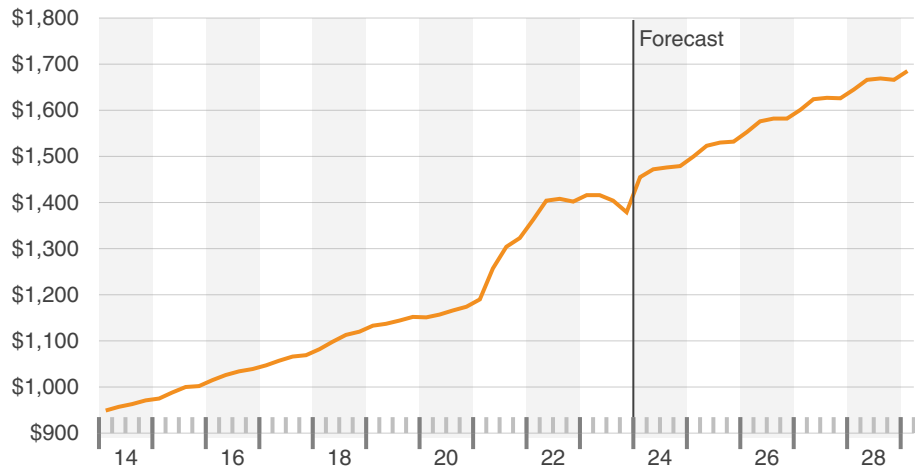
Market Asking Rent Per SF



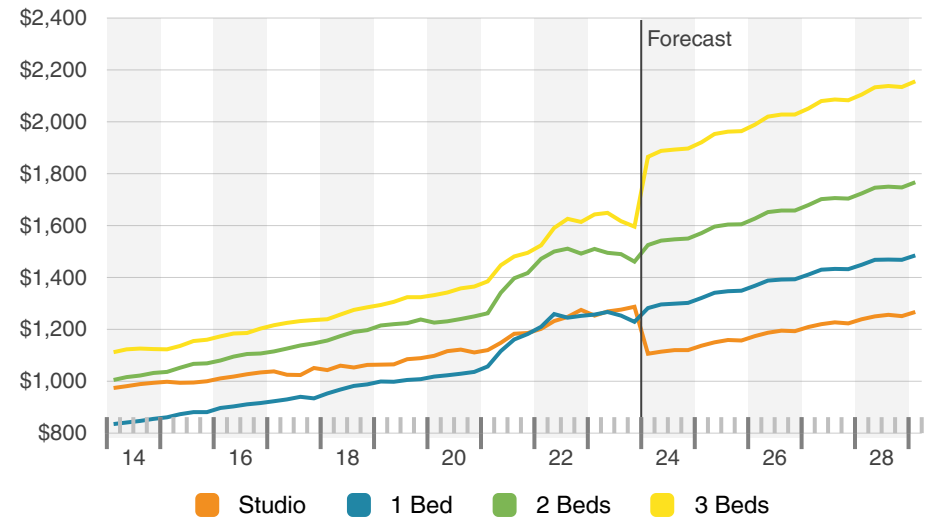
Market Asking Rent Per SF By Bedroom



Market Effective Rent Per Unit

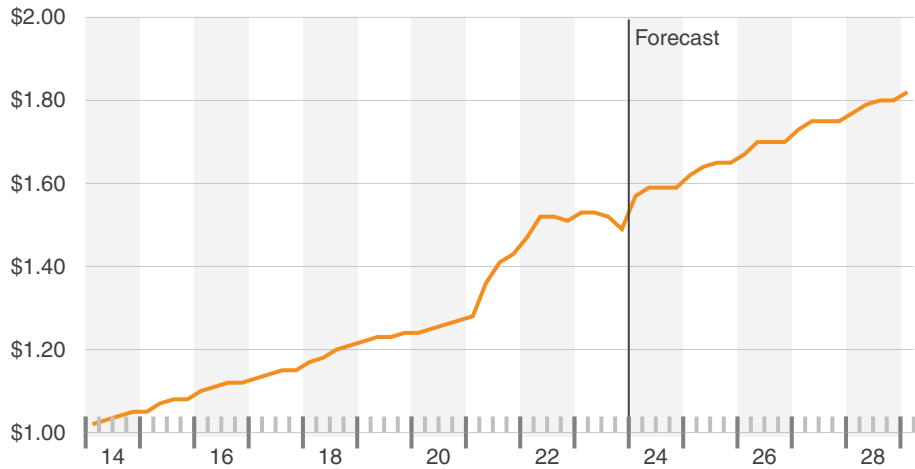


Market Effective Rent Per Unit By Bedroom

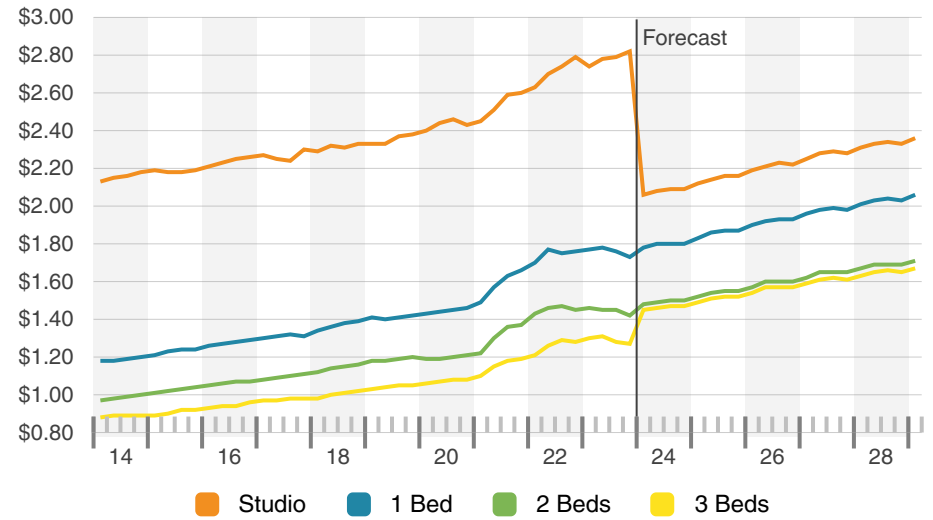


Search Analytics

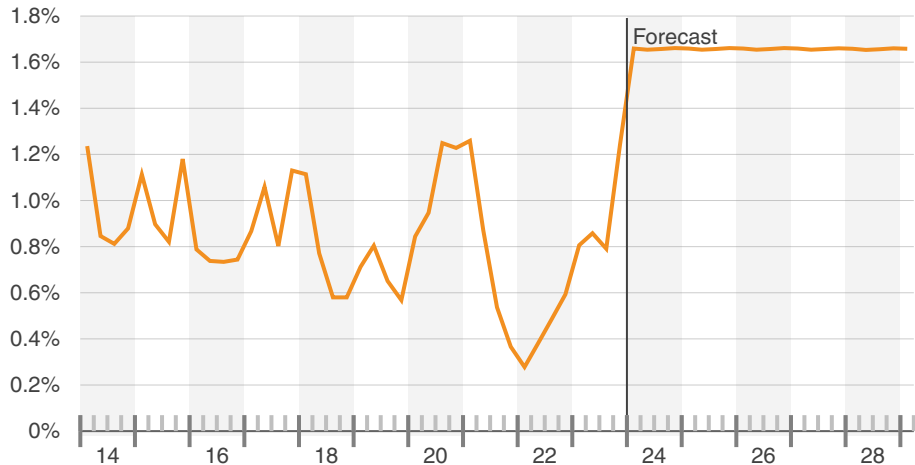
Market Effective Rent Per SF



Market Effective Rent Per SF By Bedroom



Concession Rate

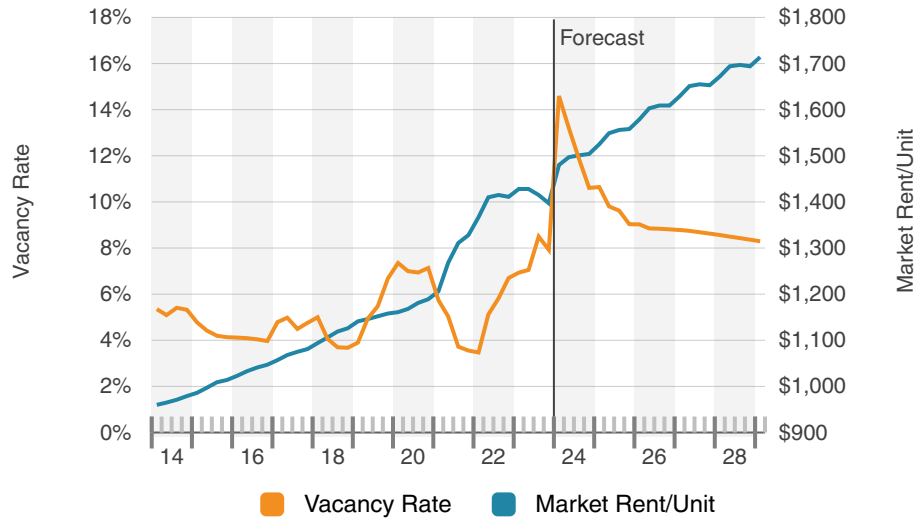


Daily Asking Rent Per SF

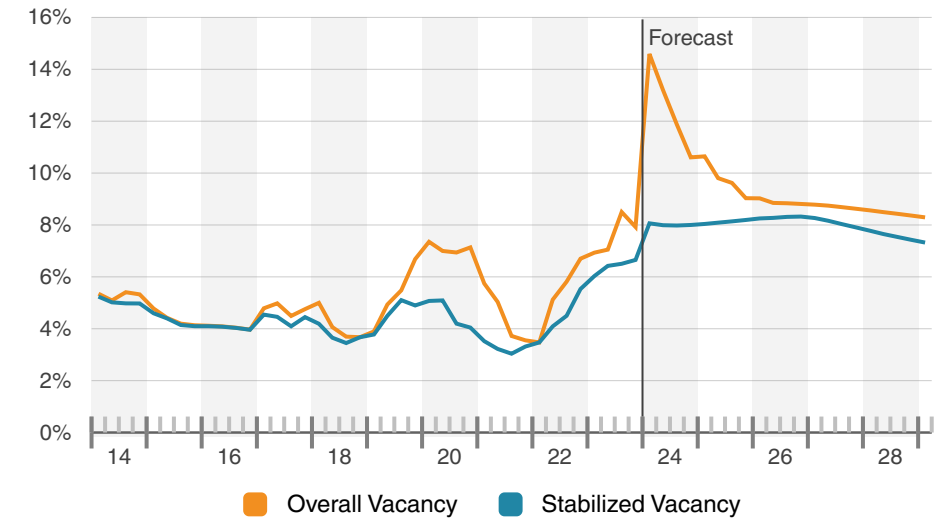


Search Analytics

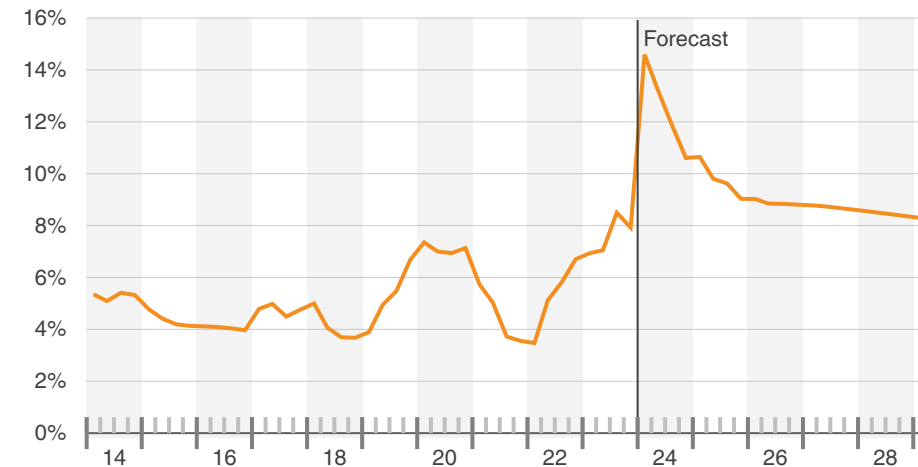
Vacancy & Market Asking Rent Per Unit



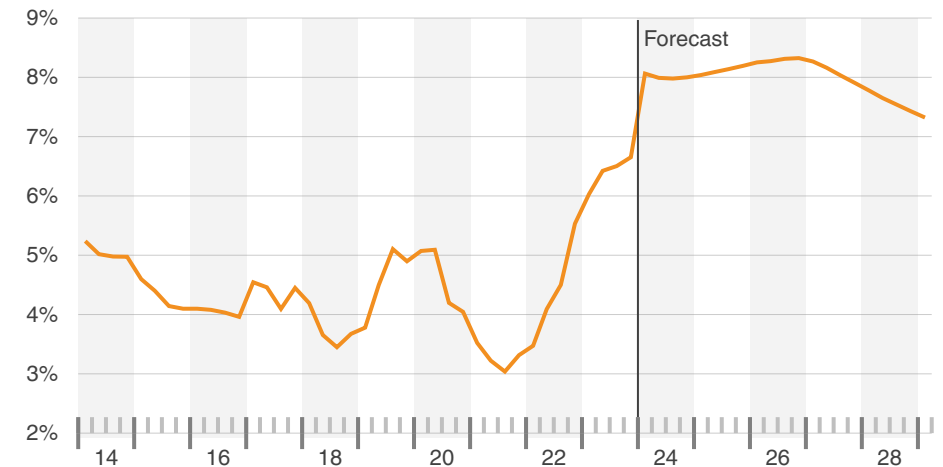
Overall & Stabilized Vacancy



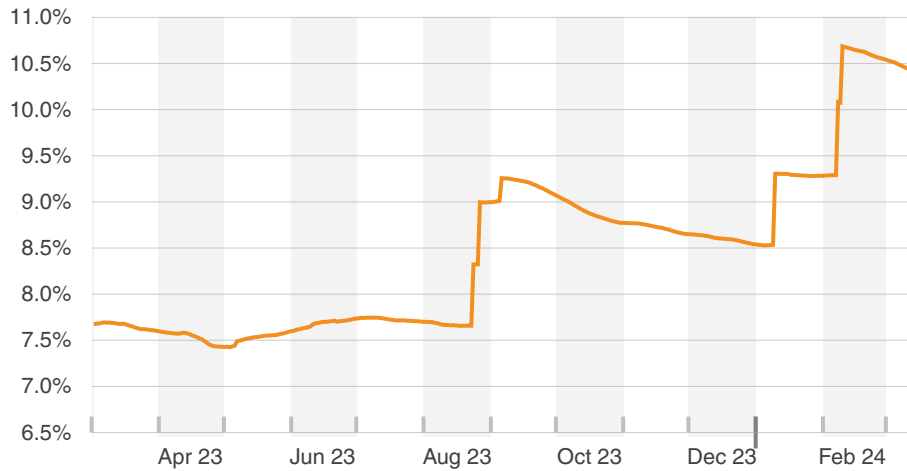
Vacancy Rate



Stabilized Vacancy Rate



Daily Vacancy Rate



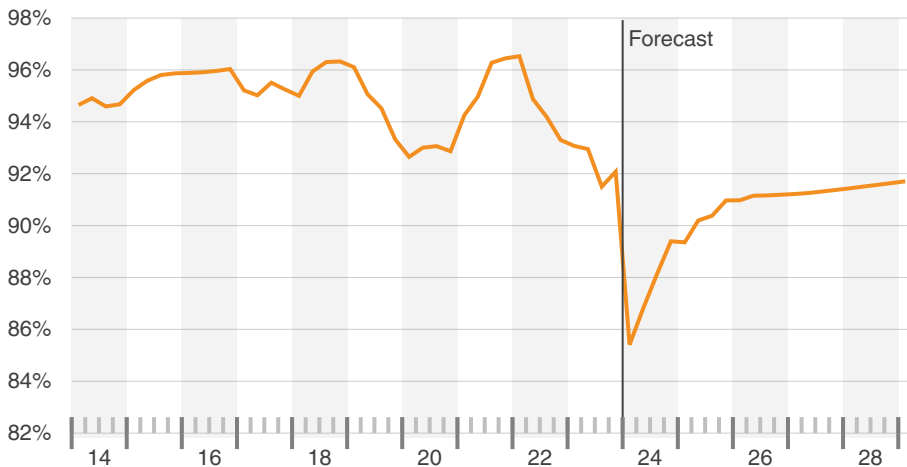
Absorption, Net Deliveries & Vacancy

No Data Available

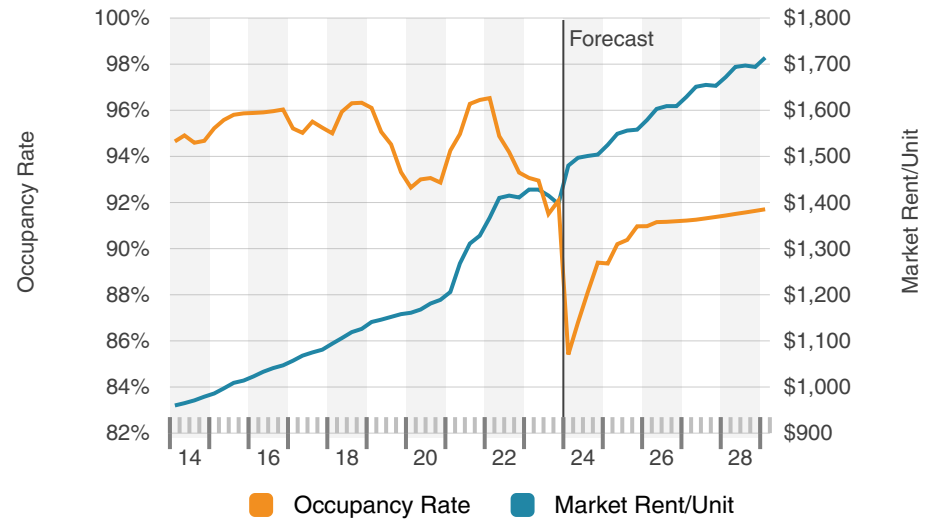


No data available for the past 10 years

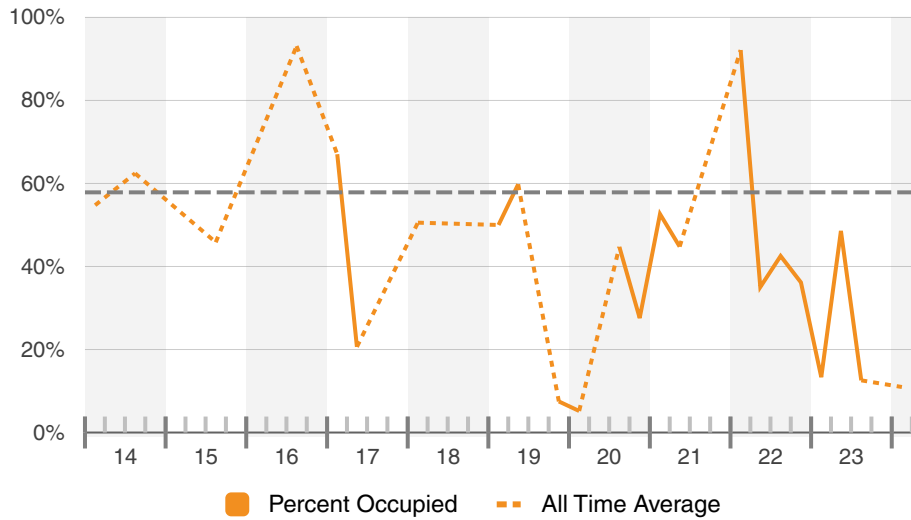
Occupancy Rate



Occupancy & Market Rent Per Unit



Occupancy At Delivery



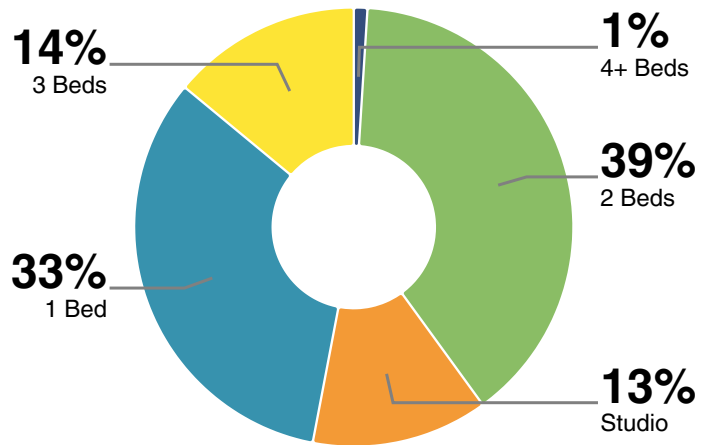
Absorption Units

No Data Available

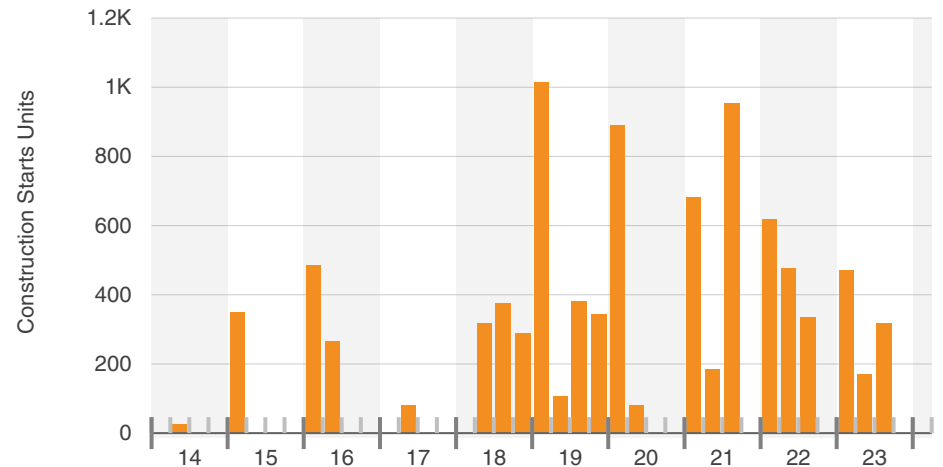


No data available for the past 10 years

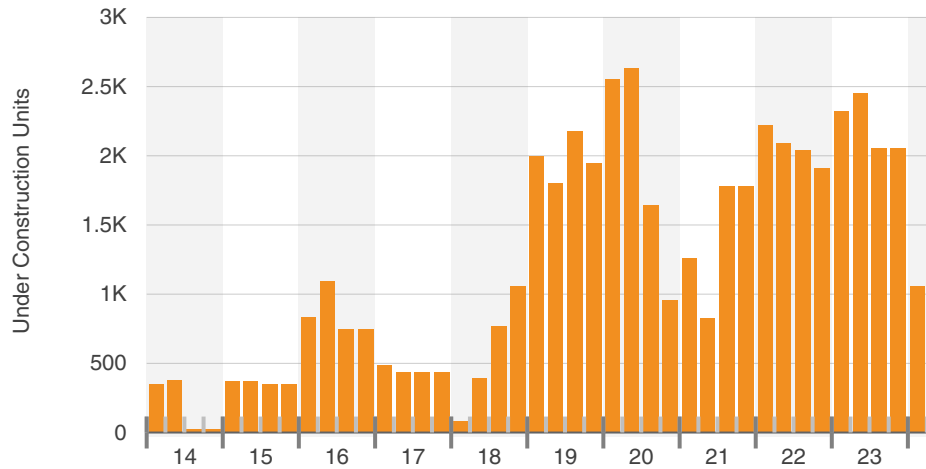
Total Units By Bedroom



Construction Starts



Under Construction



Deliveries & Demolitions

No Data Available



No data available for the past 10 years

Deliveries

No Data Available



No data available for the past 10 years

Demolitions

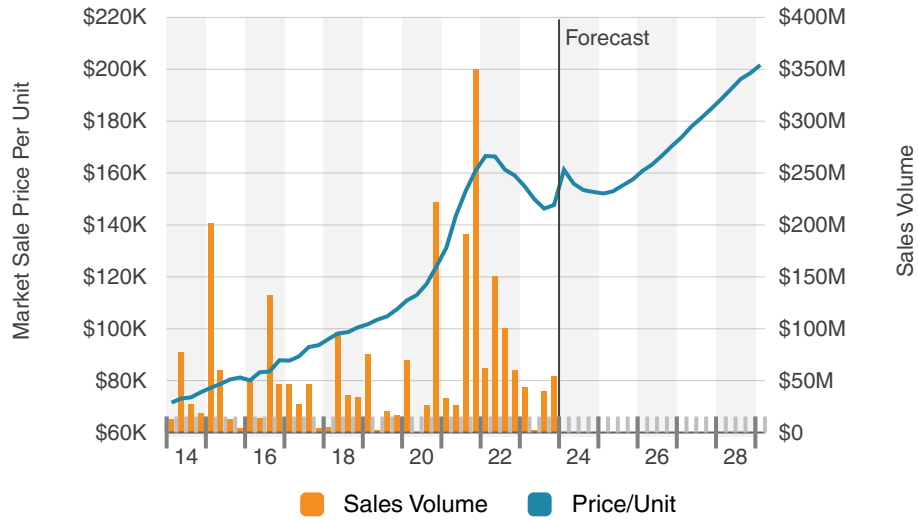
No Data Available



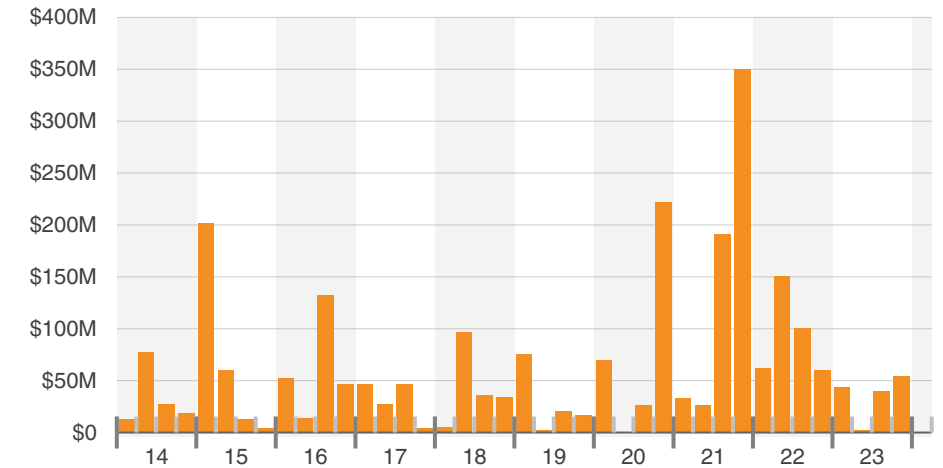
No data available for the past 10 years

Search Analytics

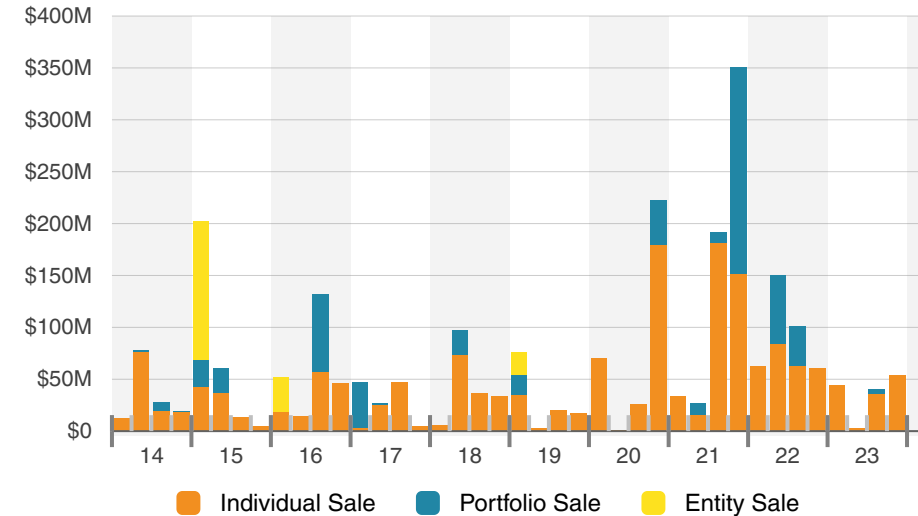
Sales Volume & Market Sale Price Per Unit



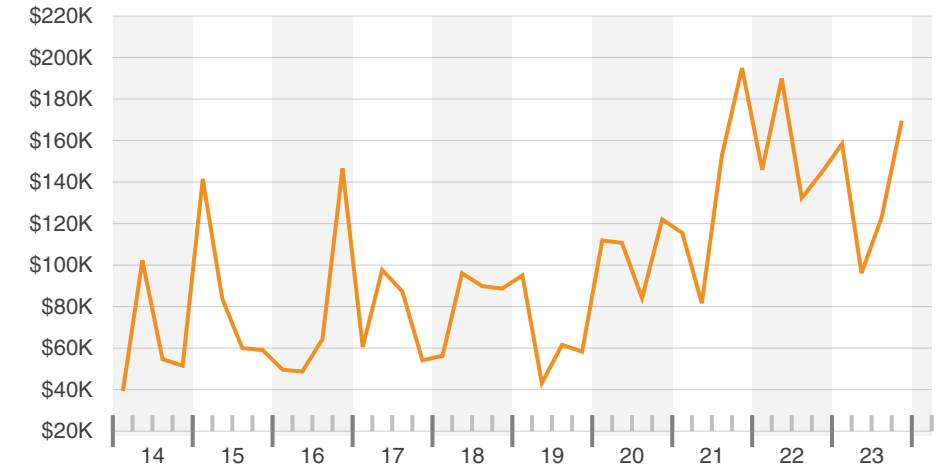
Sales Volume



Sales Volume By Transaction Type

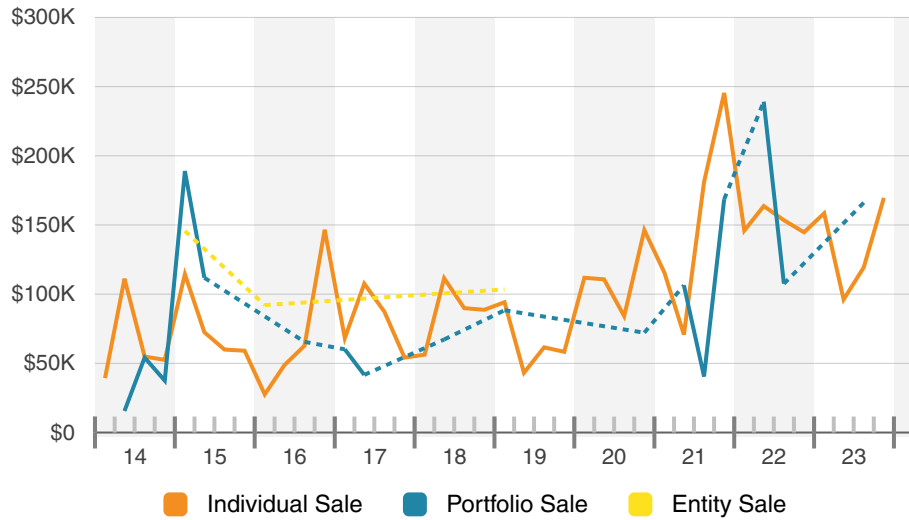


Sale Price Per Unit

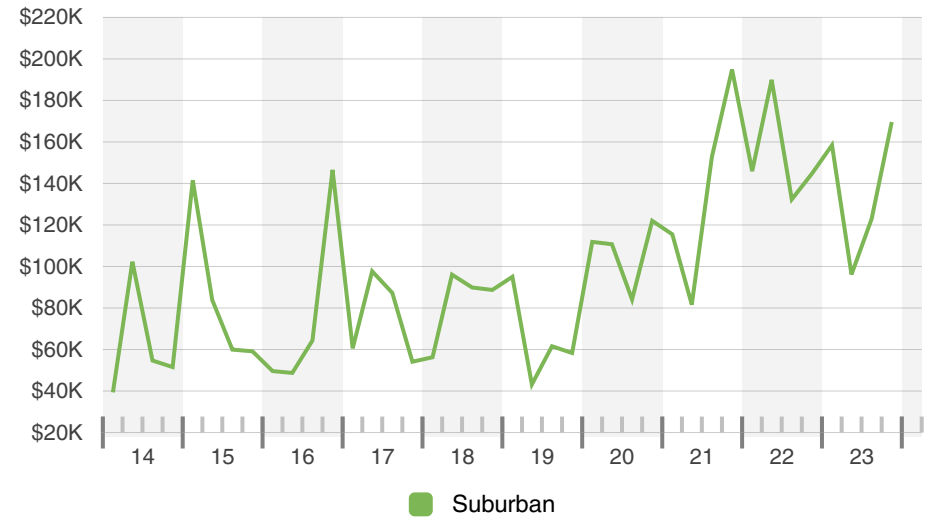


Search Analytics

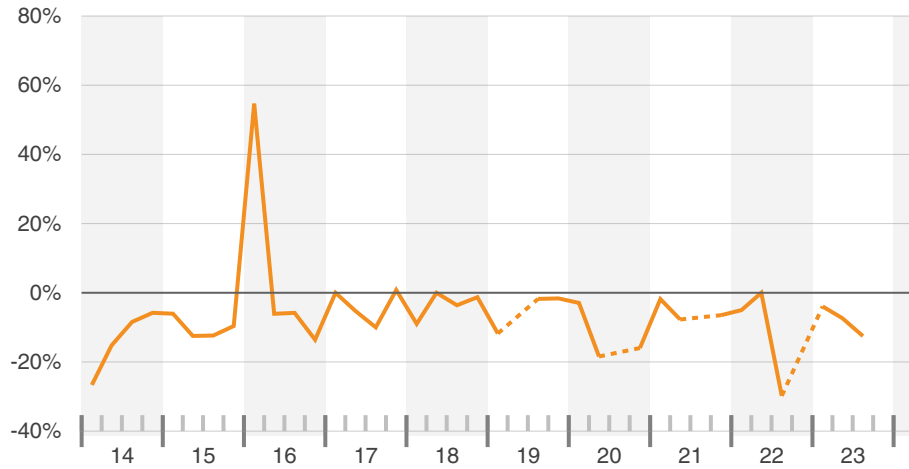
Sale Price Per Unit By Transaction Type



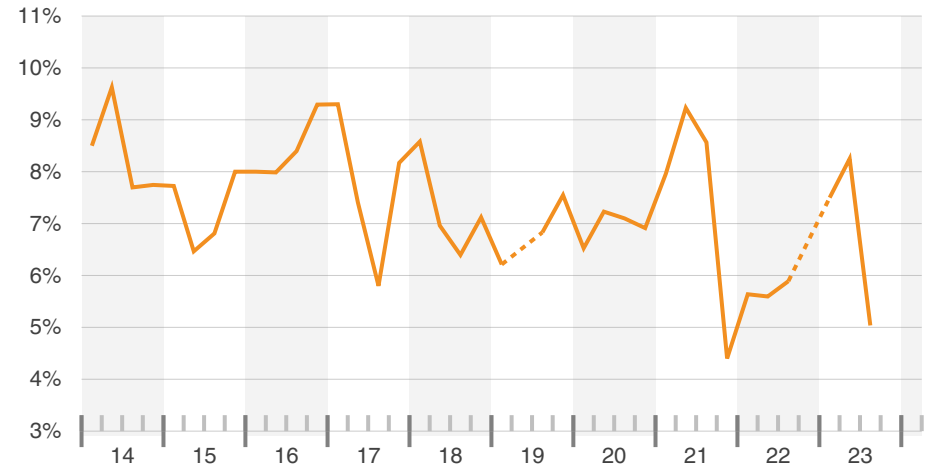
Sale Price Per Unit By Location Type



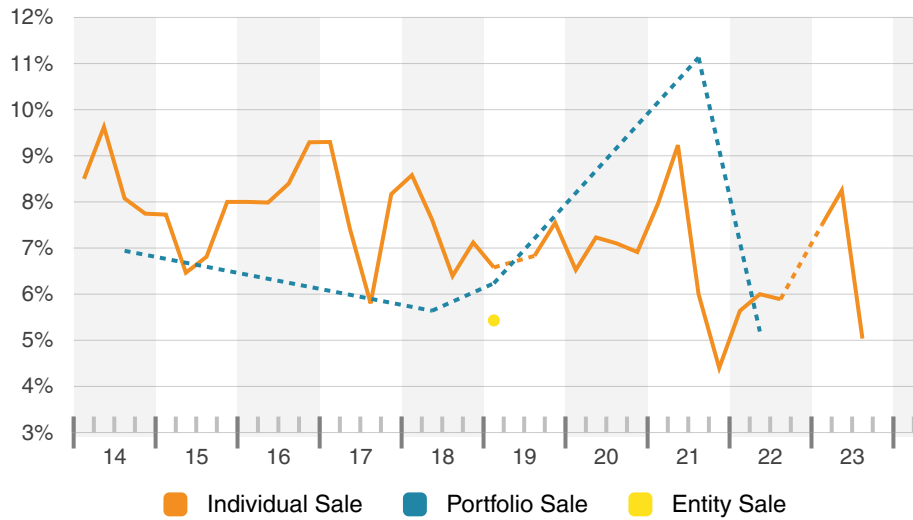
Sale To Asking Price Differential



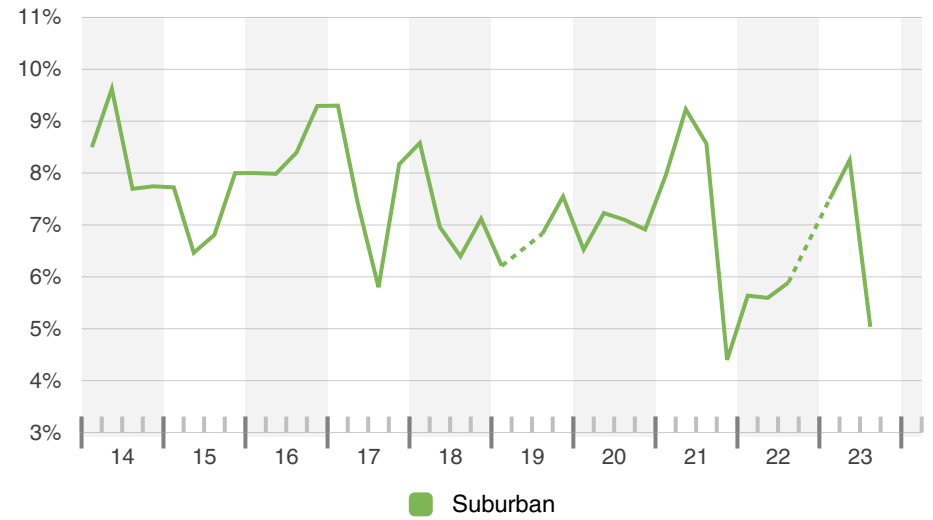
Cap Rate



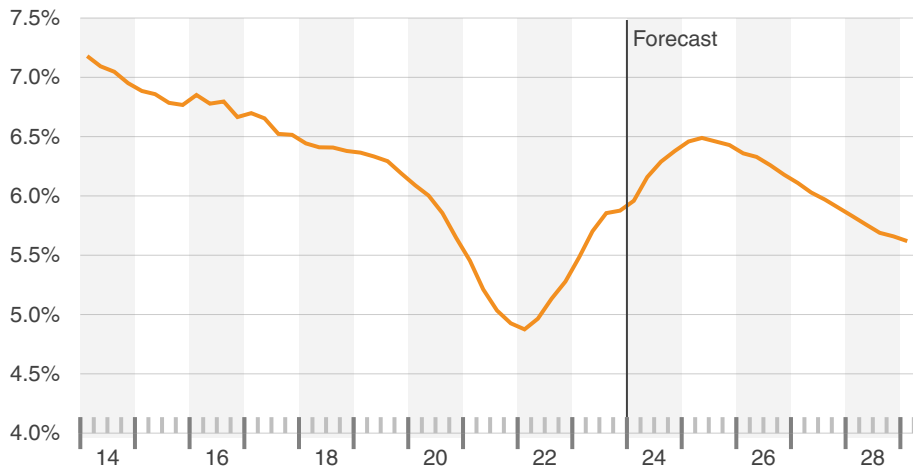
Cap Rate By Transaction Type



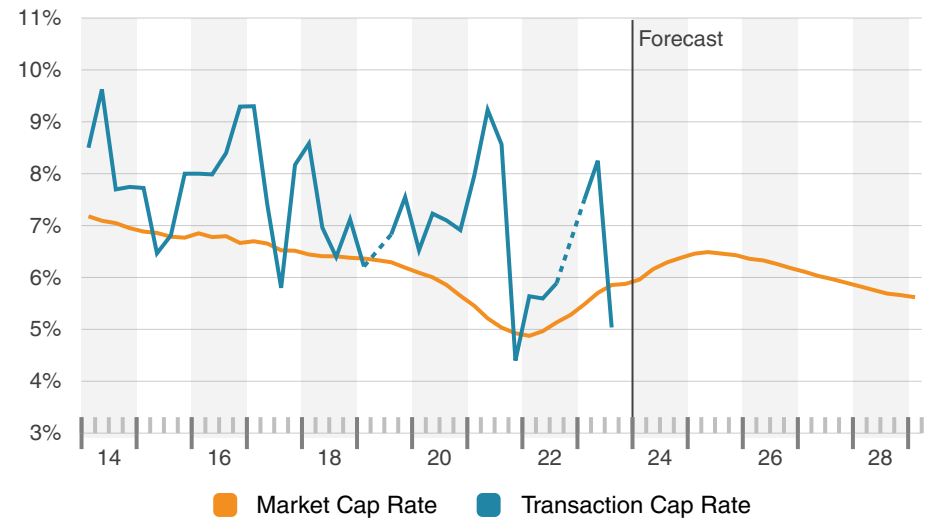
Cap Rate By Location Type



Market Cap Rate

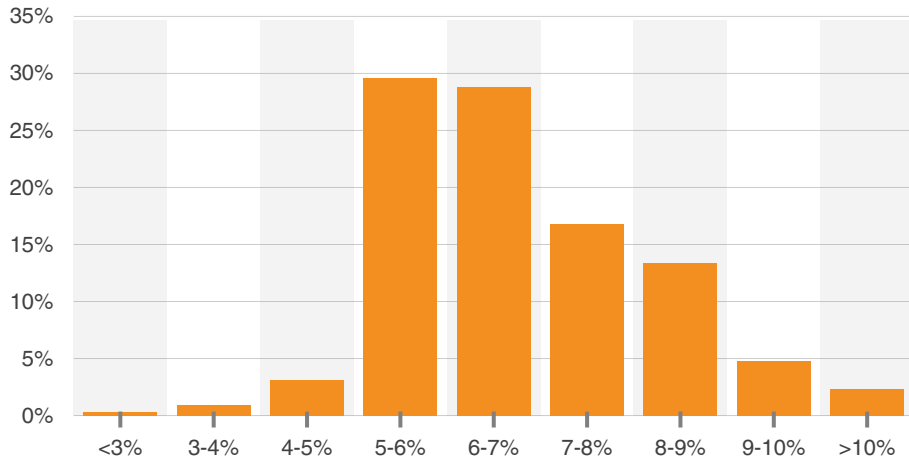


Market Cap Rate & Transaction Cap Rate

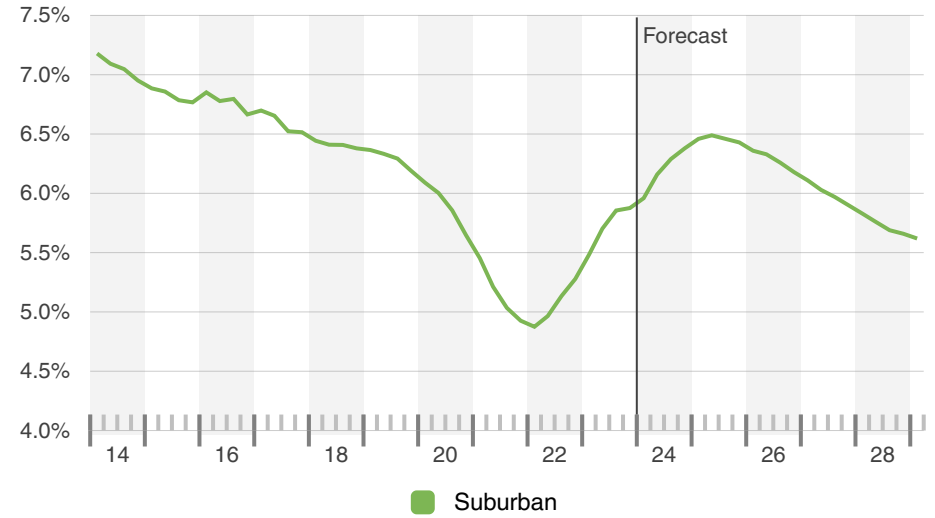


Search Analytics

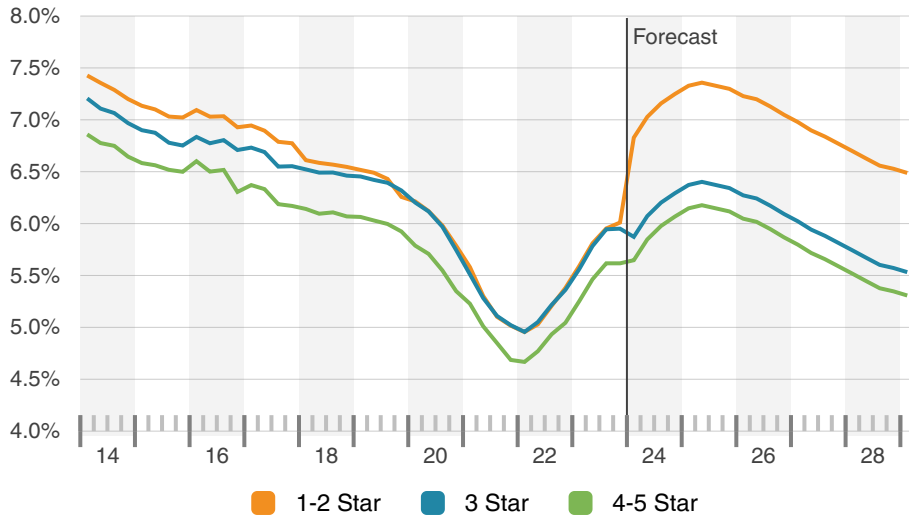
Market Cap Rate Distribution



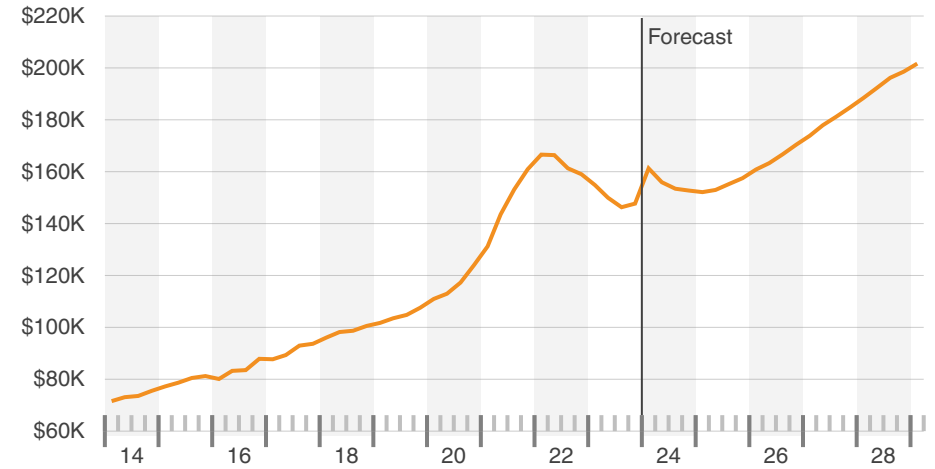
Market Cap Rate By Location Type



Market Cap Rate By Star Rating

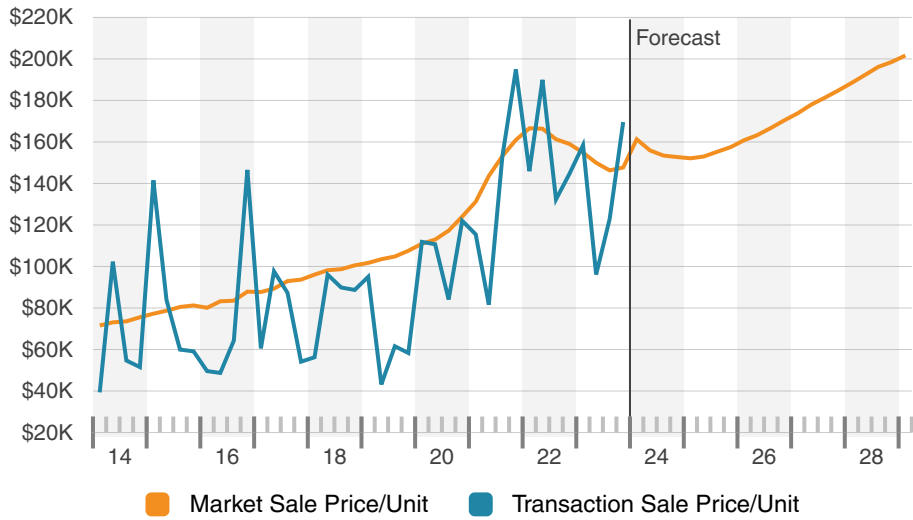


Market Sale Price Per Unit

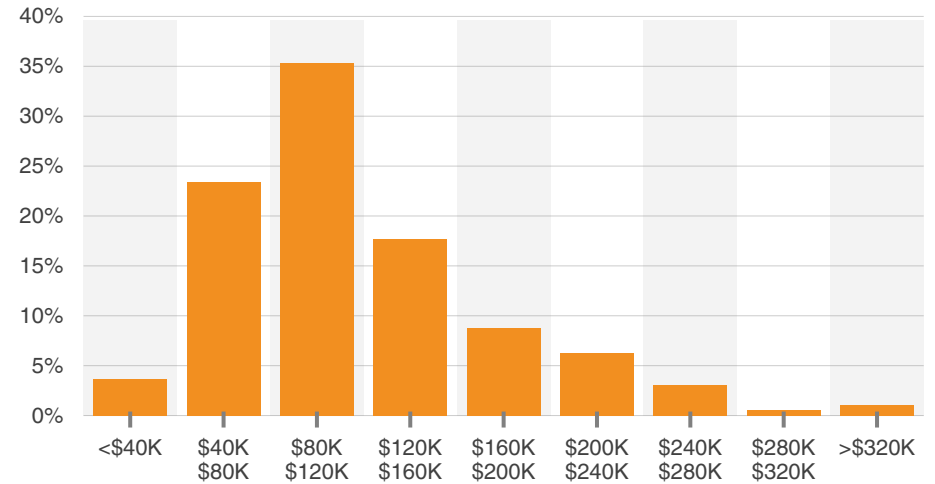


Search Analytics

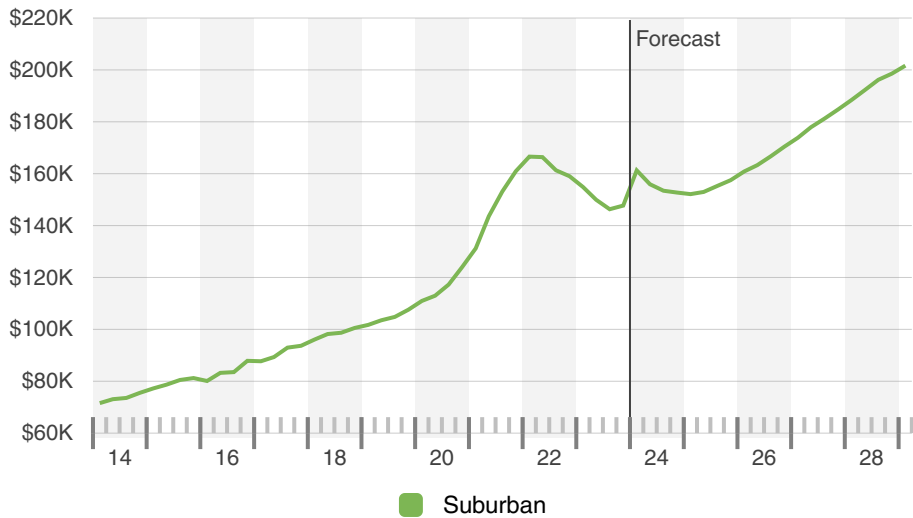
Market Sale Price & Transaction Sale Price Per Unit



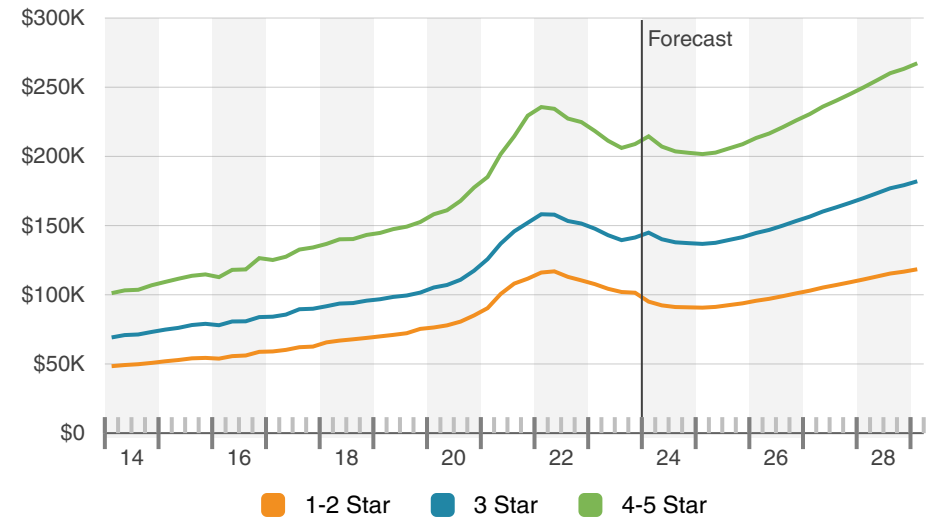
Market Sale Price Per Unit Distribution



Market Sale Price Per Unit By Location Type

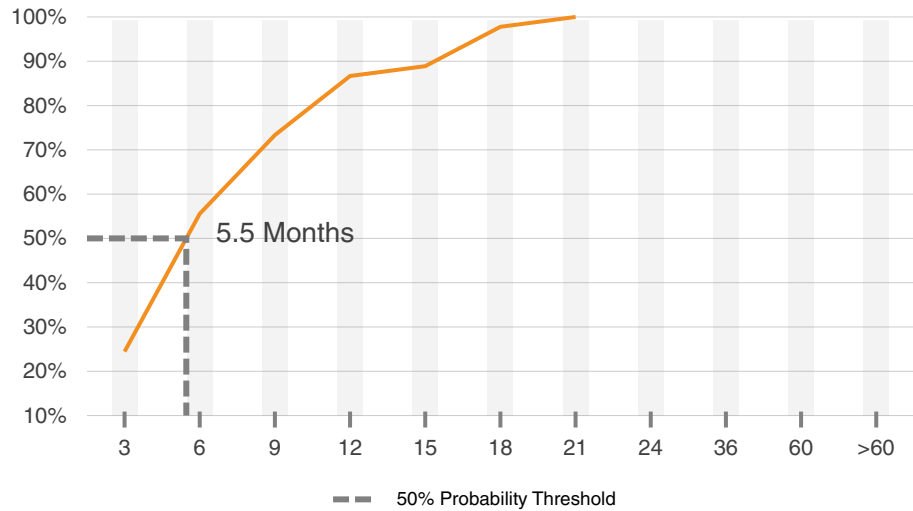


Market Sale Price Per Unit By Star Rating

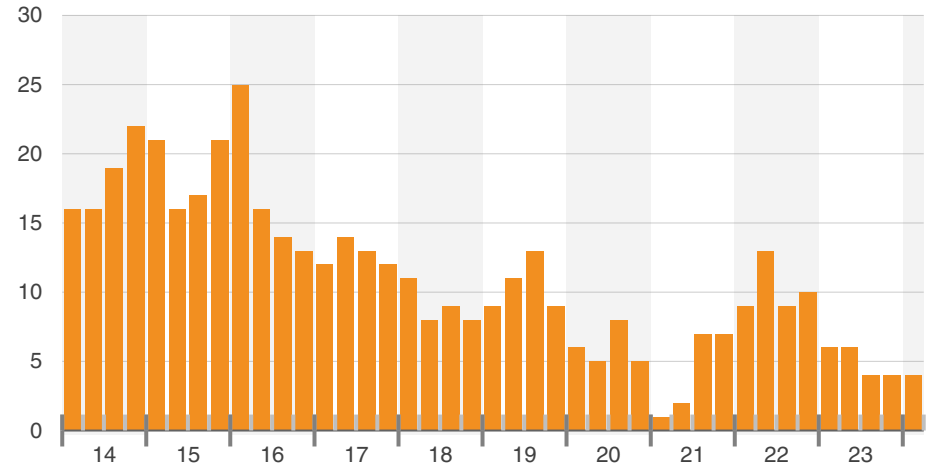


Search Analytics

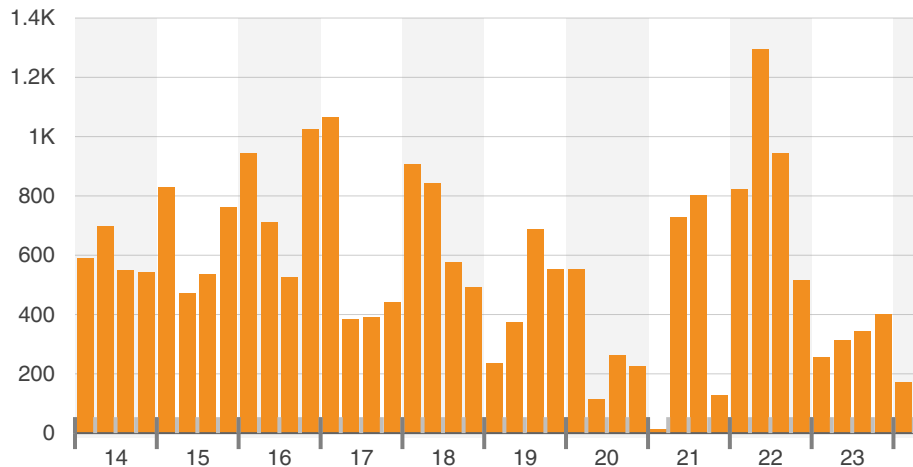
Probability Of Selling In Months



For Sale Total Listings



For Sale Total Units

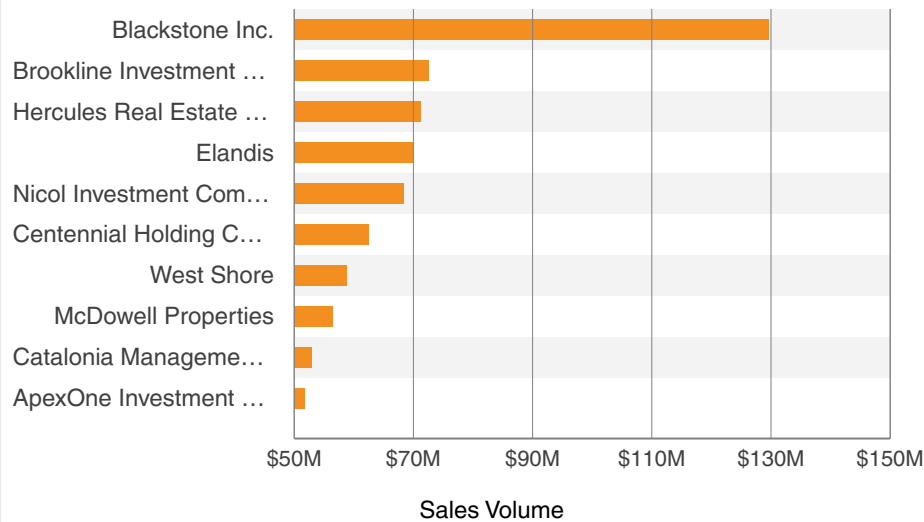


For Sale Asking Price Per Unit

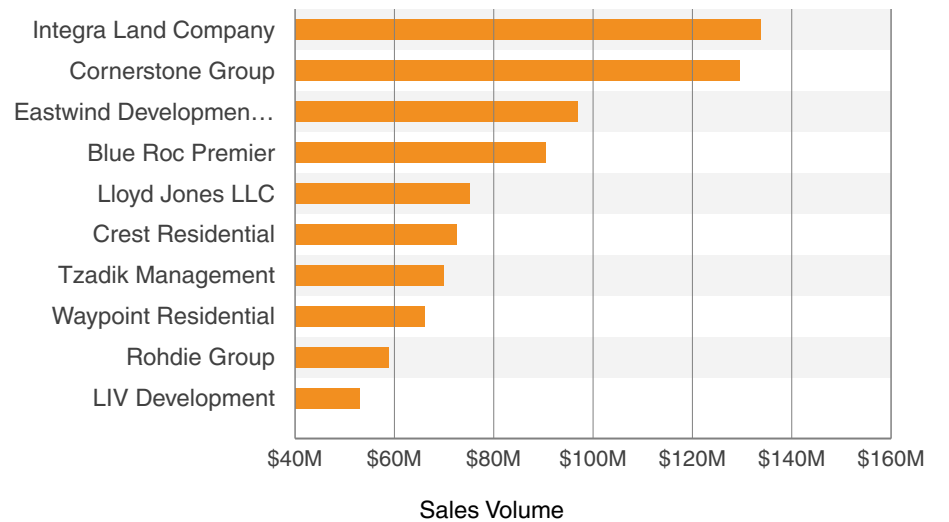


Search Analytics

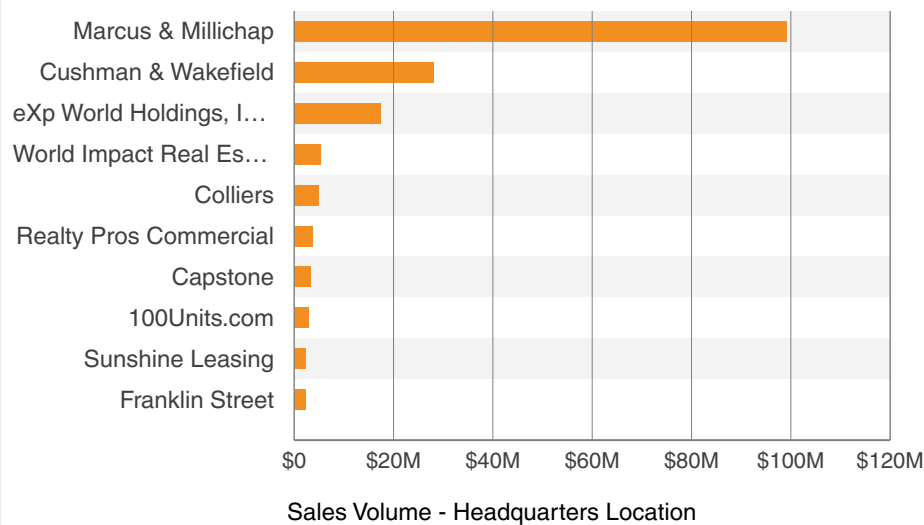
Top Buyers



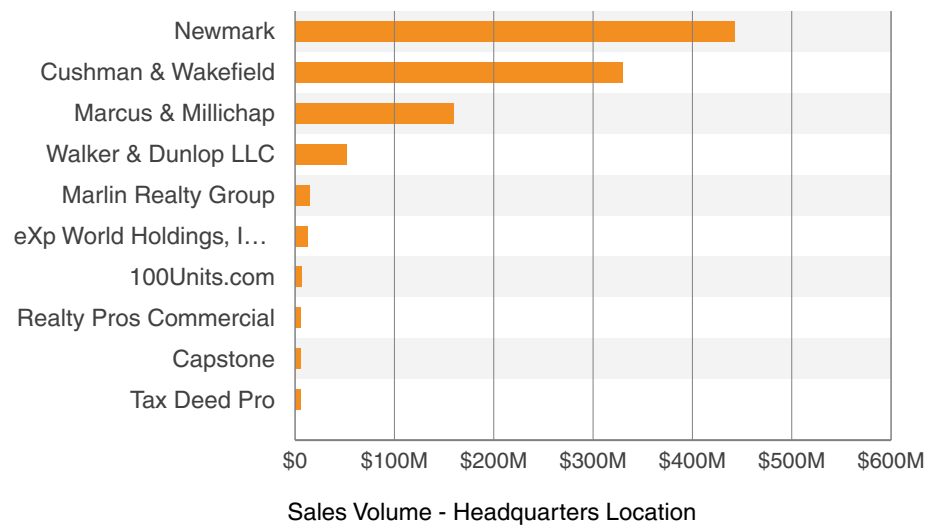
Top Sellers



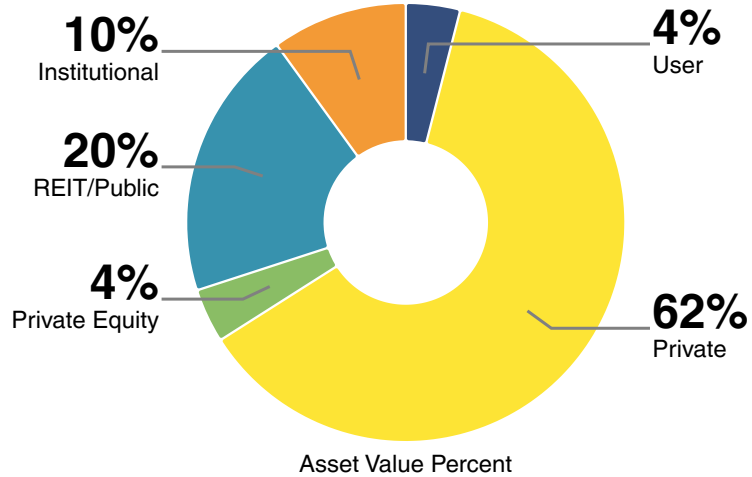
Top Buyer Brokers



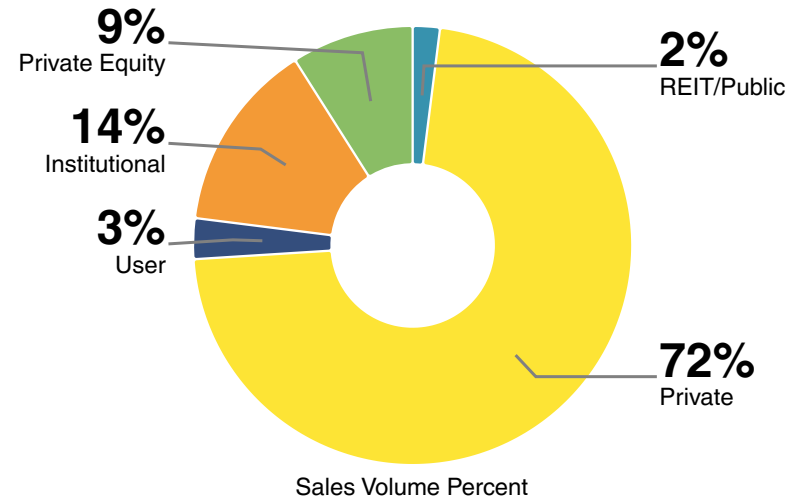
Top Seller Brokers



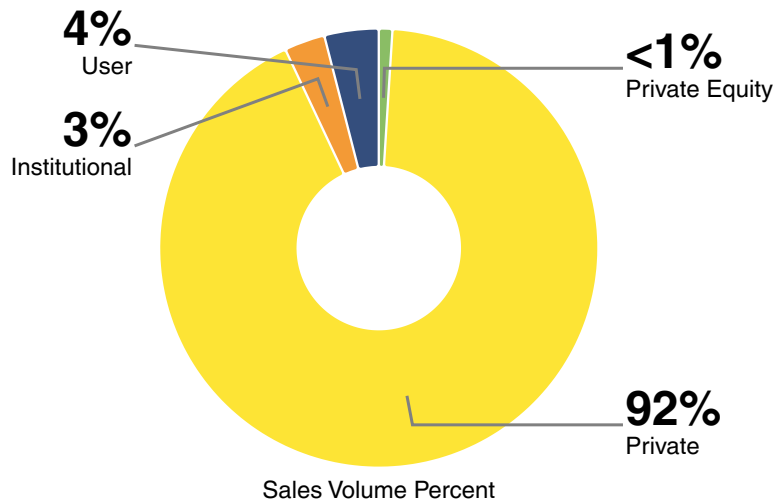
Asset Value By Owner Type



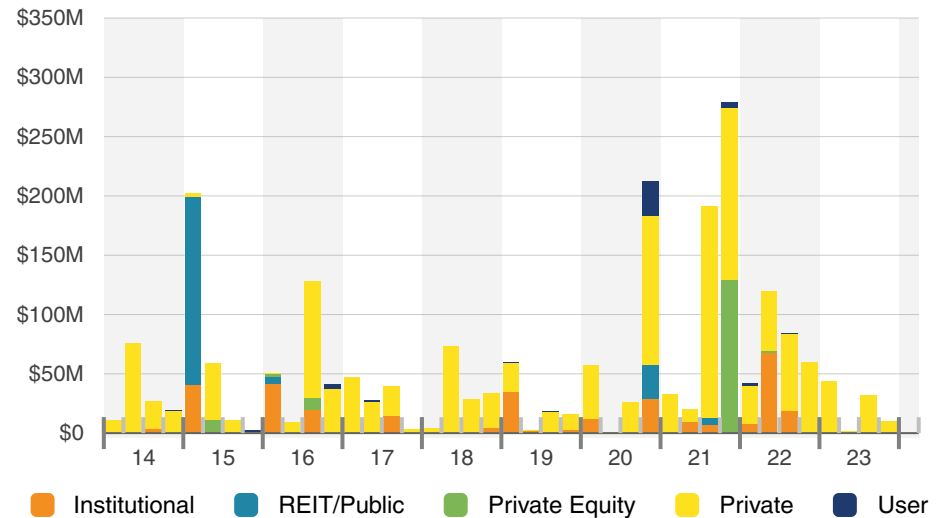
Sales By Buyer Type



Sales By Seller Type

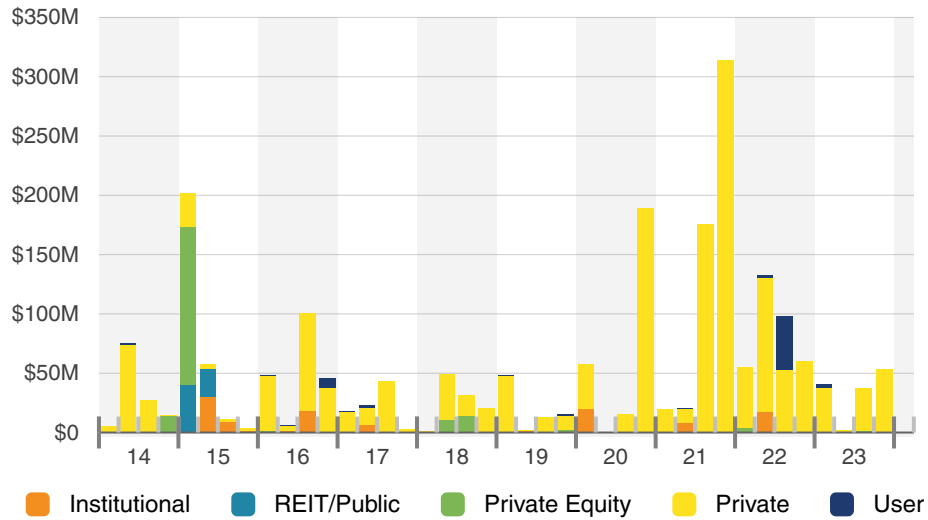


Sales Volume By Buyer Type

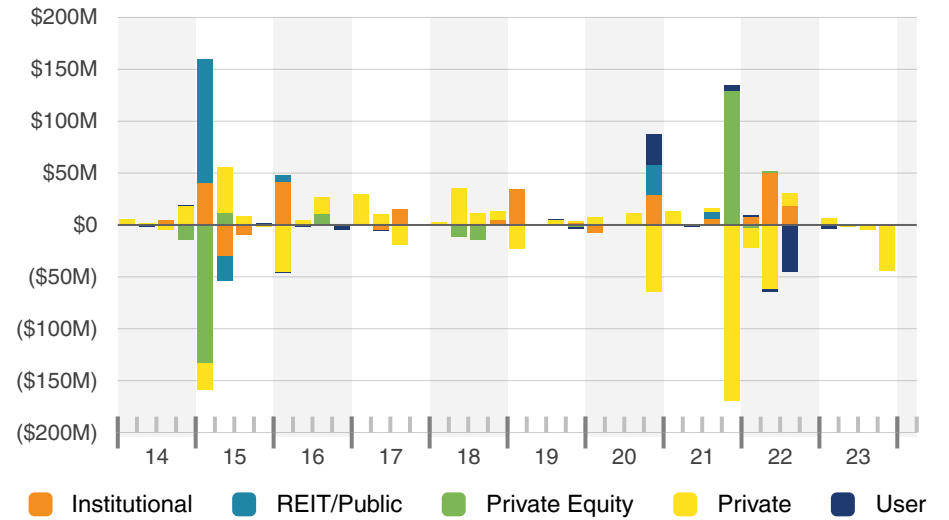


Search Analytics

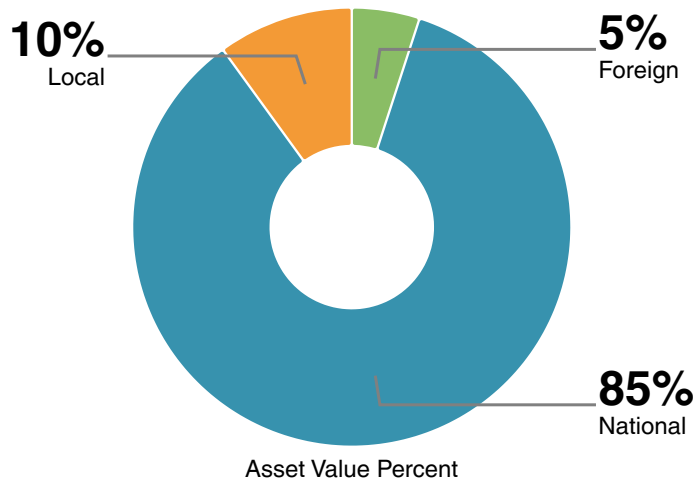
Sales Volume By Seller Type



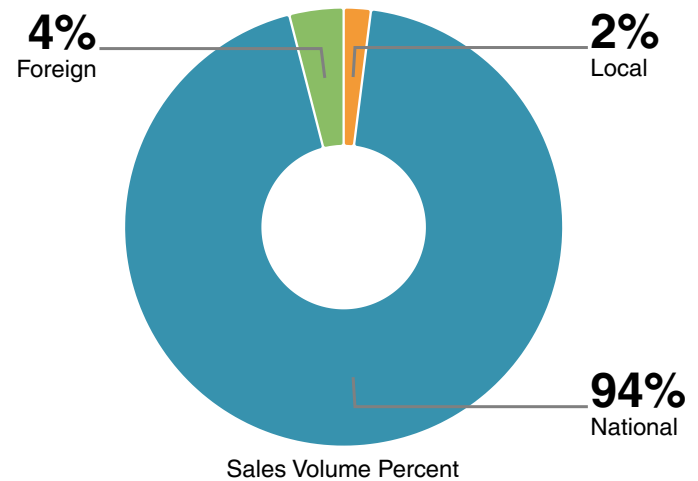
Net Buying & Selling By Owner Type



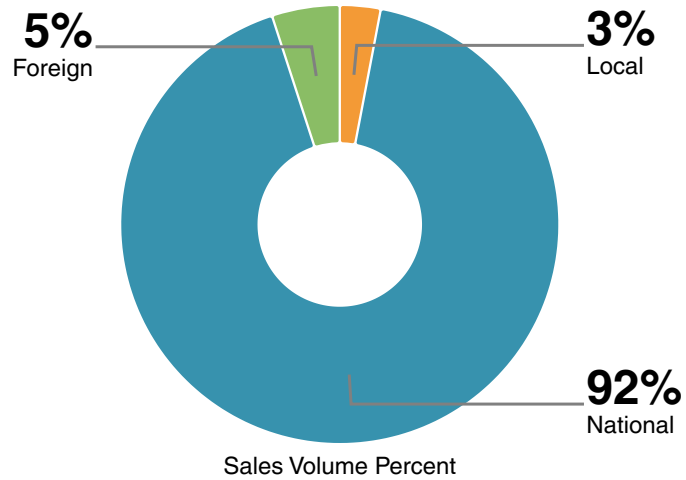
Asset Value By Owner Origin



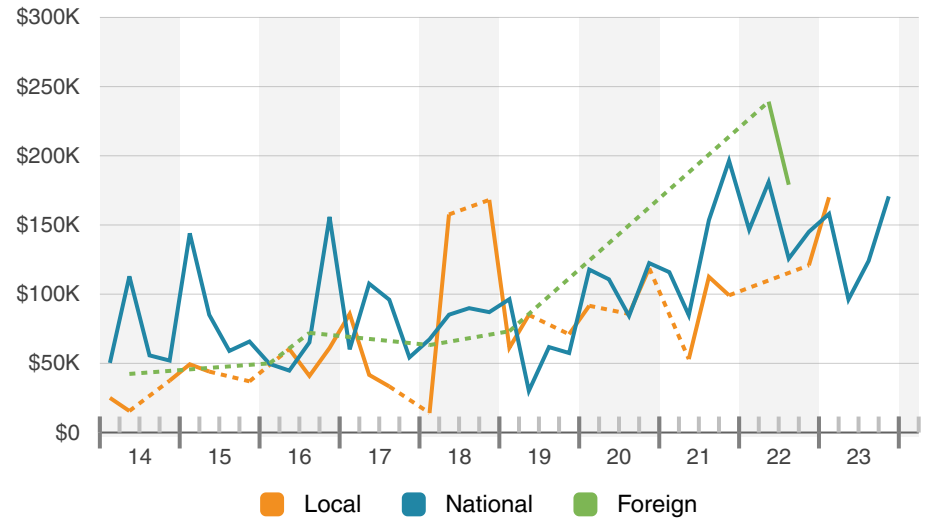
Sales Volume By Buyer Origin



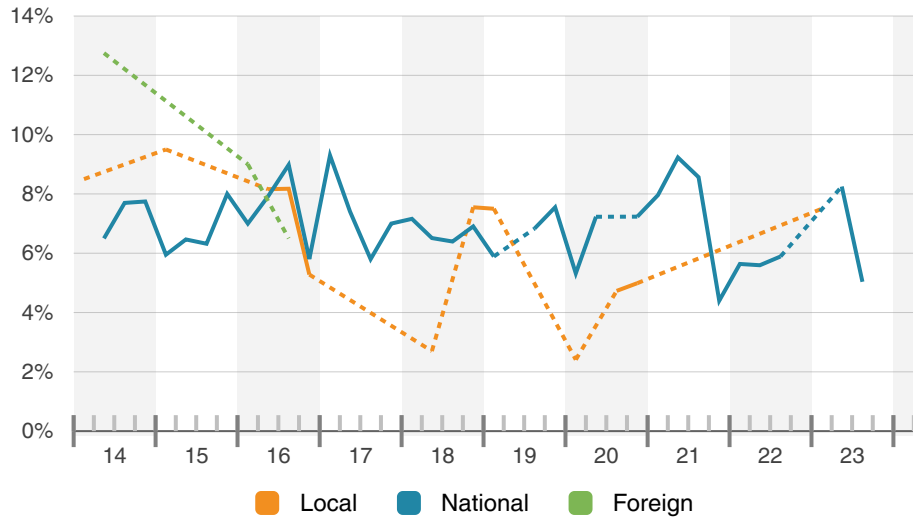
Sales Volume By Seller Origin



Average Price Per Unit By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 351 Properties / 1 Spaces
- Exclude: Co-Ops
- Exclude: Residential Condos
- County: Volusia County, FL
- # of Units: 10 +
- Construction Status: Existing +1
- Style: Townhome +4