

Search Analytics

INVENTORY BEDS

40,806 +1.5%

Prior Period 40,204

UNDER CONSTRUCTION BEDS

922 +12.6%

Prior Period 819

PRE-LEASING

69.3% -

Prior Period 67.0%

VACANCY RATE

12.8% -0.1%

Prior Period 12.9%

MARKET RENT/BED

\$678 +0.6%

Prior Period \$674

MARKET SALE PRICE/UNIT

\$134K +5.0%

Prior Period \$128K

MARKET CAP RATE

6.2% -0.1%

Prior Period 6.3%

Key Metrics

Availability	
Vacant Beds	5,229 ↓
Asking Rent/SF	\$1.70 ↑
Concession Rate	1.0% ↓
Studio/1BR Asking Rent	\$851 ↑
2 Bedroom Asking Rent/Bed	\$930 ↑
3 Bedroom Asking Rent/Bed	\$550 ↑
4+ Bedroom Asking Rent/Bed	\$610 ↑

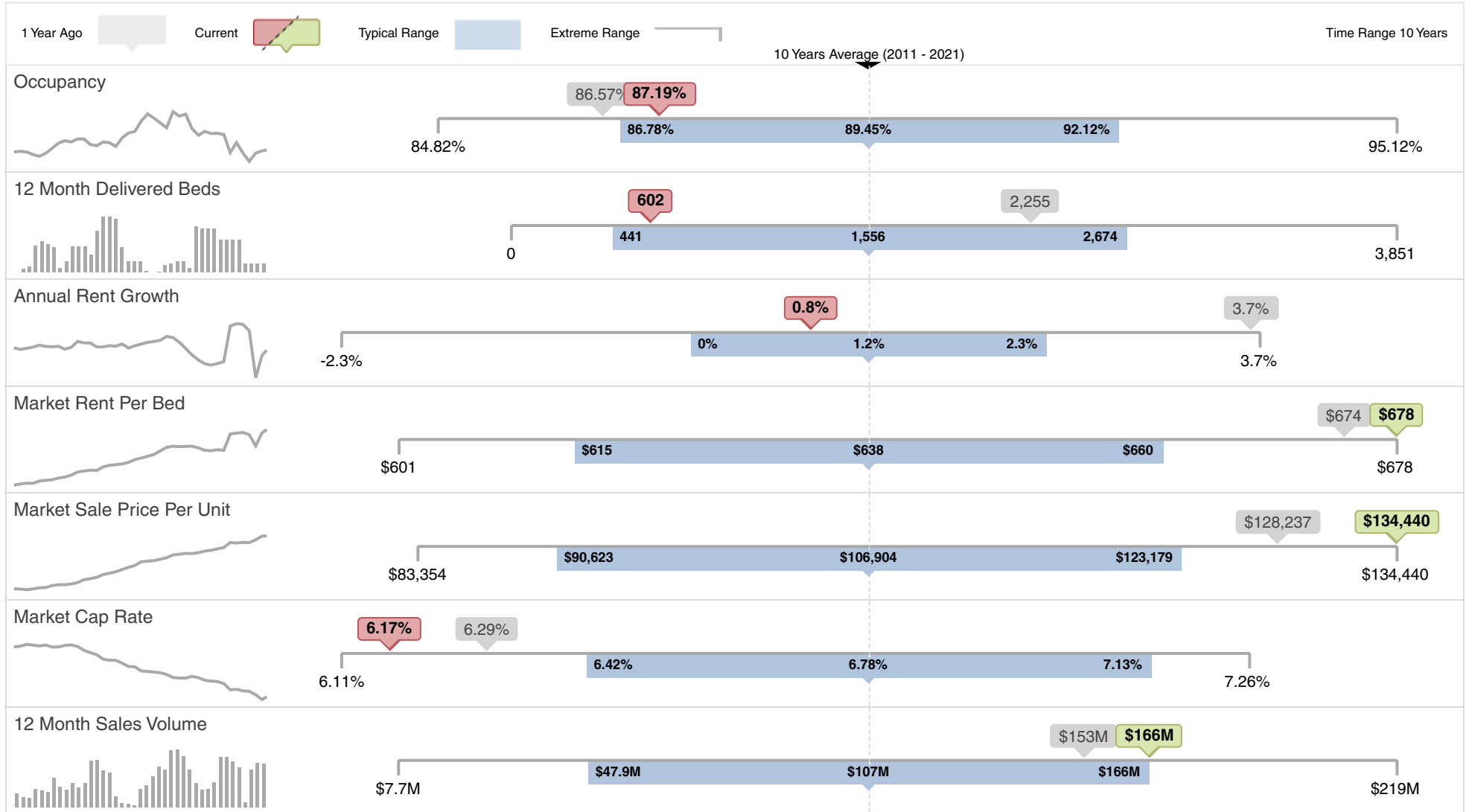
Inventory	
Existing Buildings	139 ↑
Average Beds Per Bldg	294 ↑
12 Mo Demolished Beds	0 ⬇️
Avg Dist to Nearest Campus	0.4 mi
12 Mo Construction Starts Beds	0 ⬇️
12 Mo Delivered Beds	602 ↓
12 Mo Avg Delivered Beds	4 ↓

Sales Past Year	
Transaction Per Unit	\$138,758 ↓
Transaction Per Bed	\$52,669 ↓
Sales Volume	\$166M ↑
Properties Sold	8 ↓
Transaction Cap Rate	6.6% ↑
Asking Rent/Bed	-
Asking Rent/SF	-

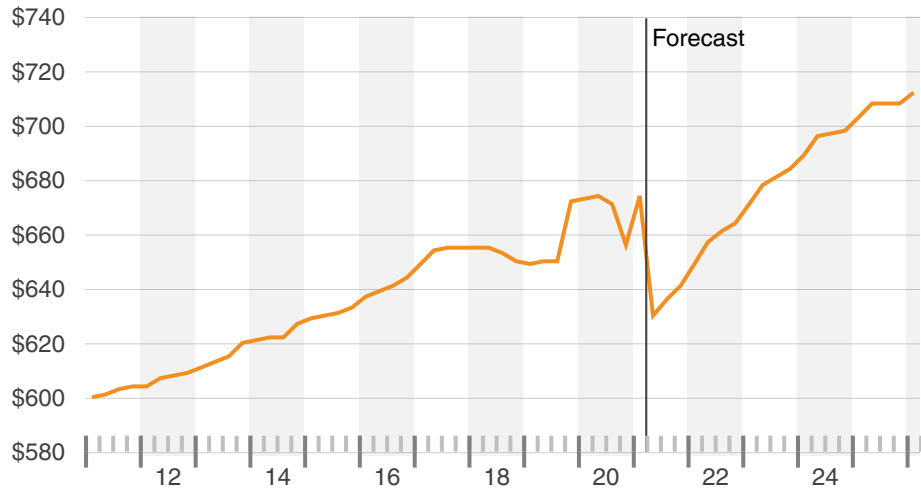
Demand	
12 Mo Absorp % of Inventory	1.1% ↑
Median Household Income	39.8K
Population Growth 5 Yrs 20-29	-32.7%
Population Growth 5 Yrs 30-39	35.5%
Population Growth 5 Yrs 40-54	45.5%
Population Growth 5 Yrs 55+	3.5%
Population Growth 5 Yrs	2.2%

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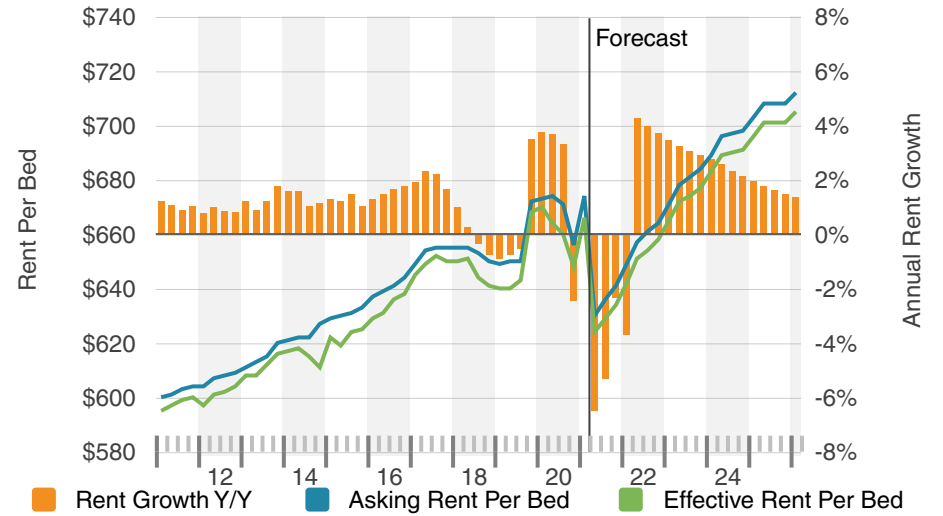
Key Performance Indicators



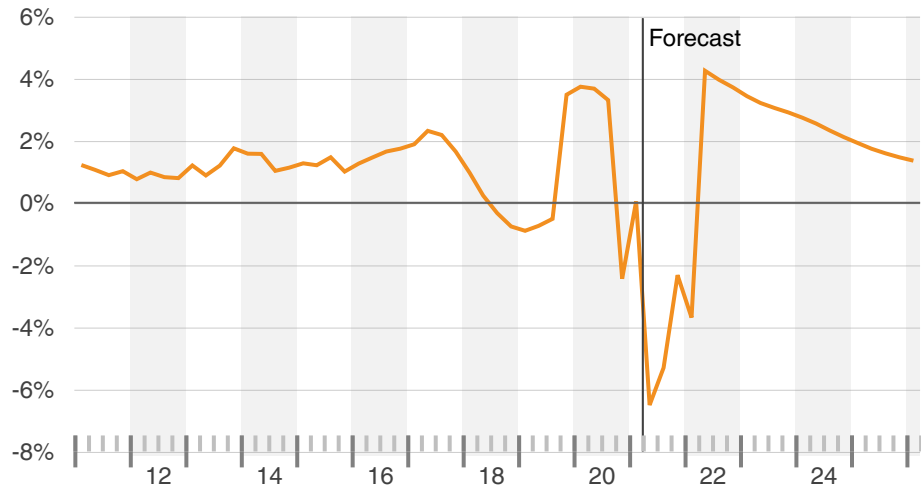
Market Asking Rent Per Bed



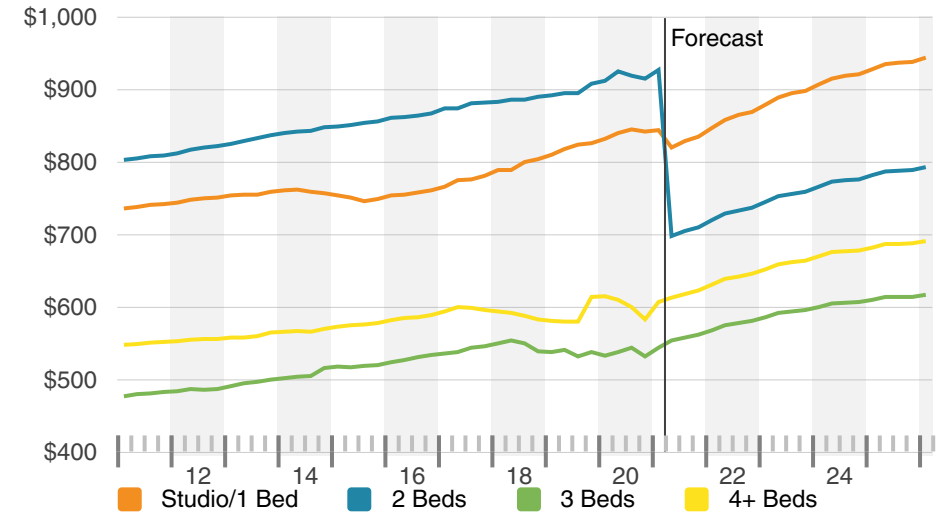
Market Rent Per Bed & Rent Growth



Market Rent Growth (YOY)

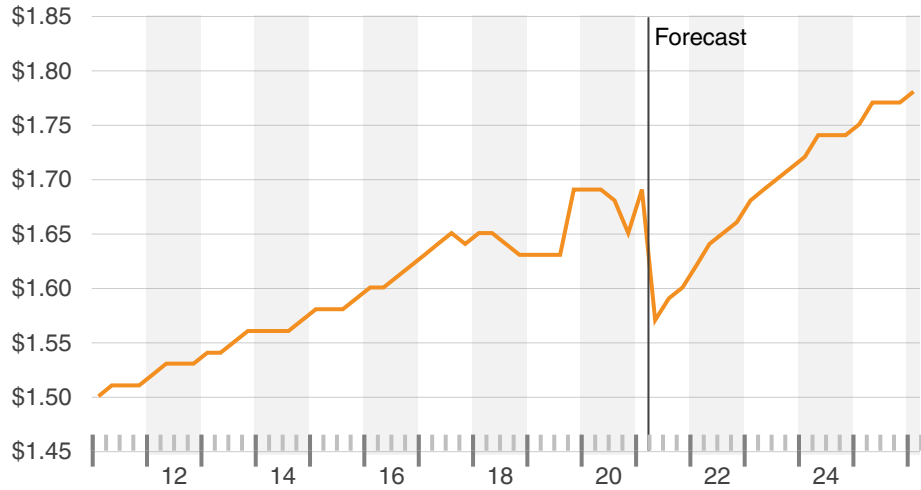


Market Rent Per Bed By Bedroom

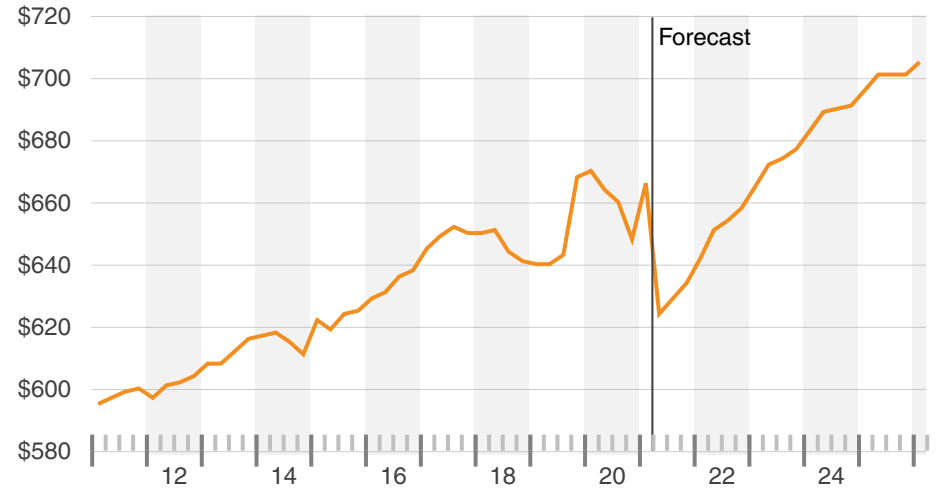


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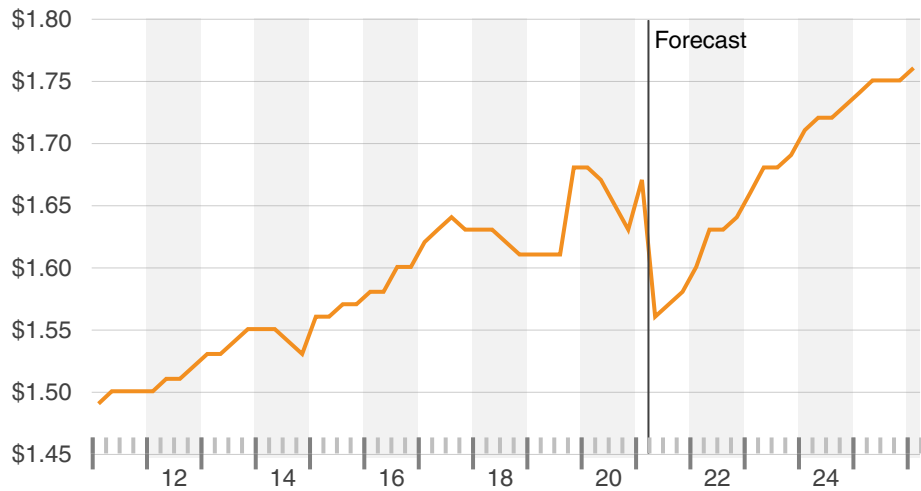
Market Asking Rent Per SF



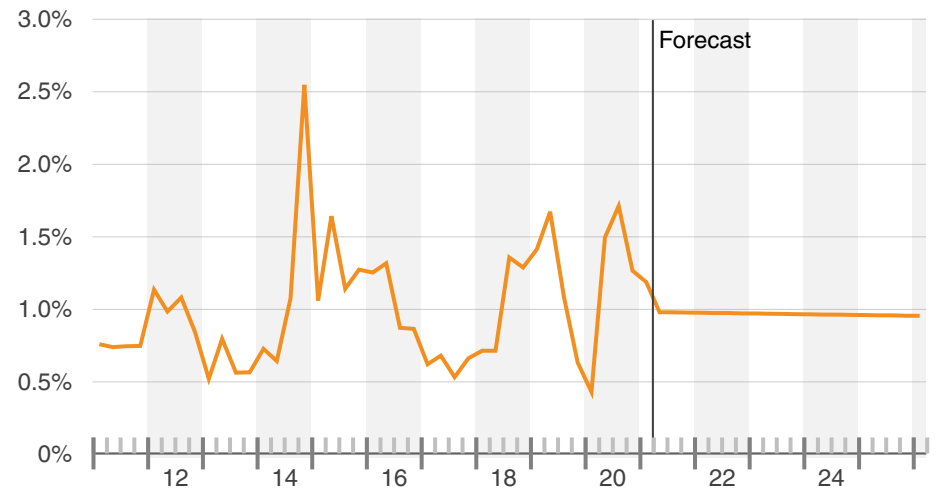
Market Effective Rent Per Bed



Market Effective Rent Per SF

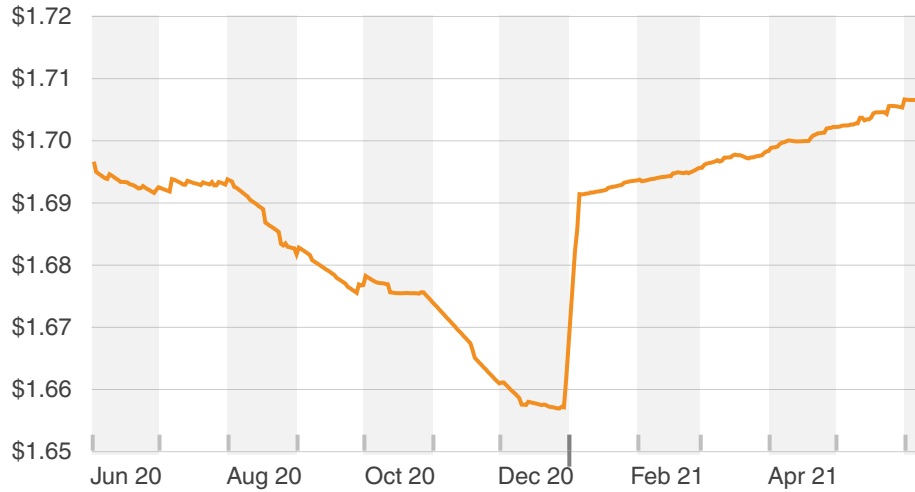


Concession Rate

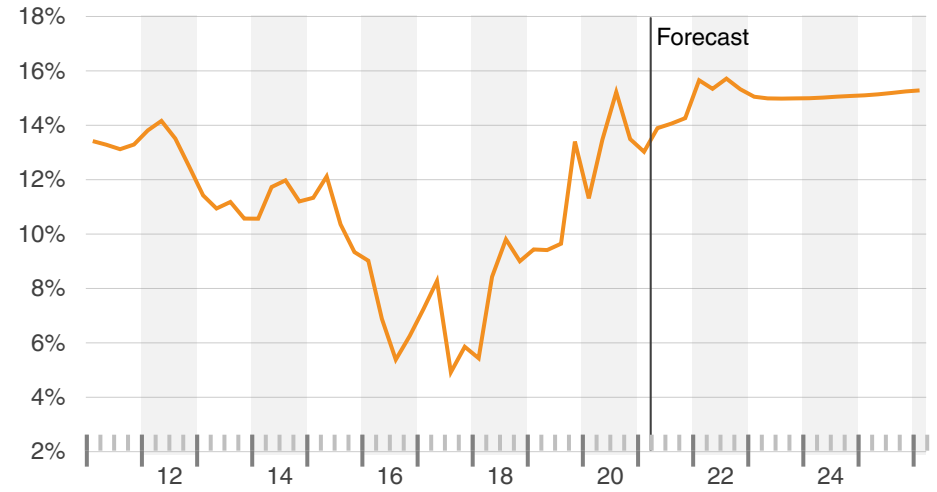


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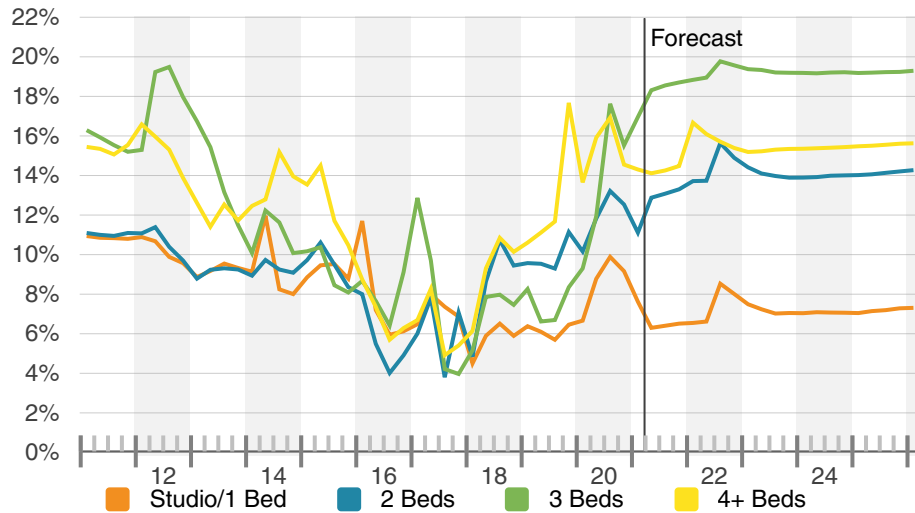
Daily Asking Rent Per SF



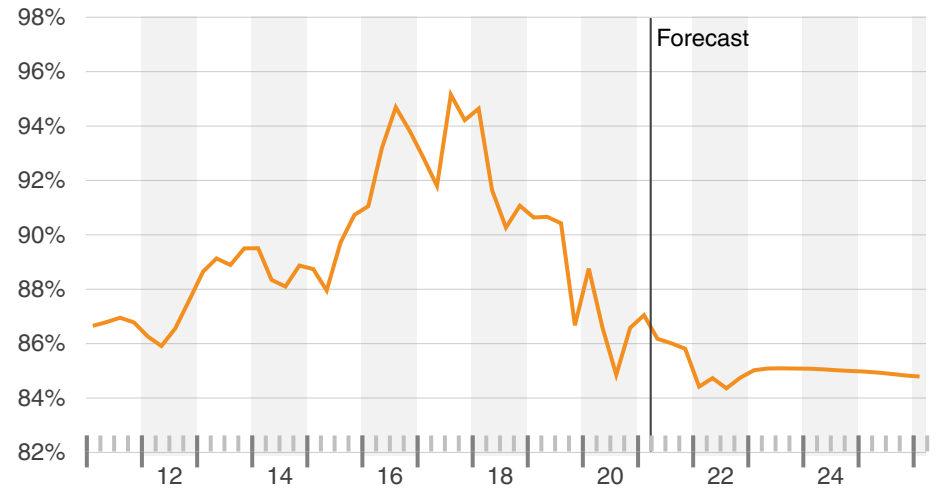
Vacancy Rate



Vacancy By Bedroom

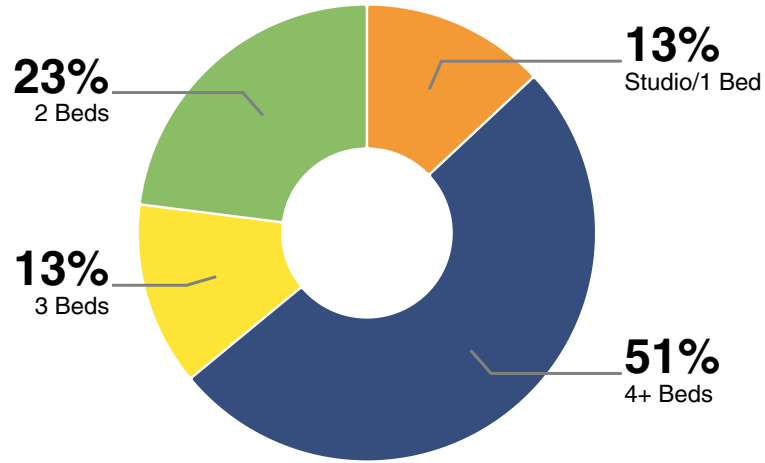


Occupancy Rate

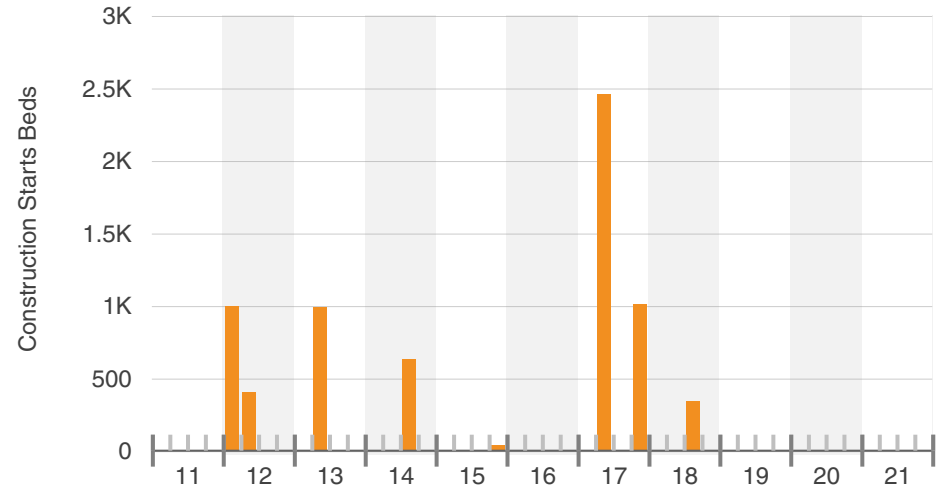


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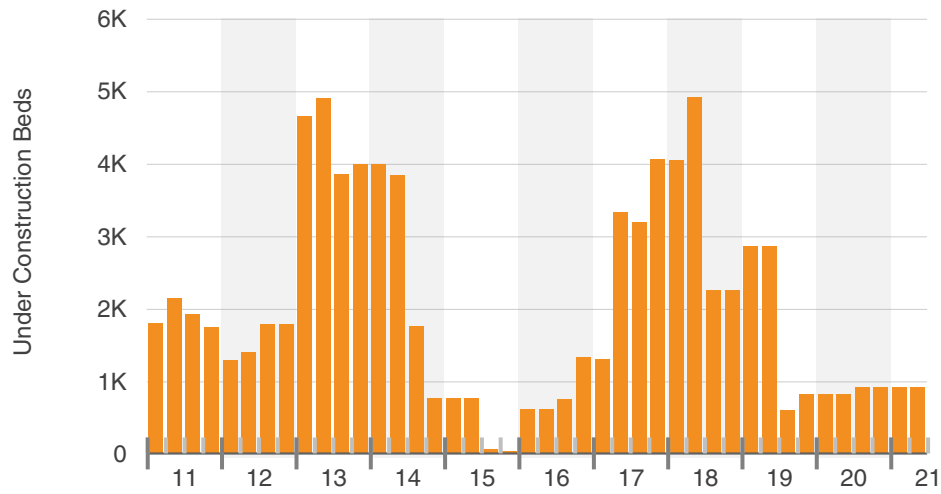
Total Beds By Bedroom



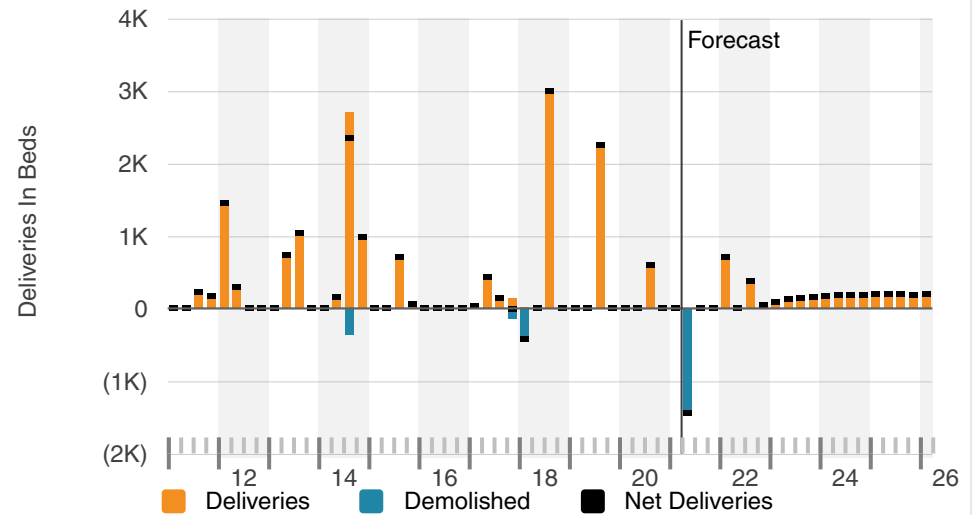
Construction Starts



Under Construction

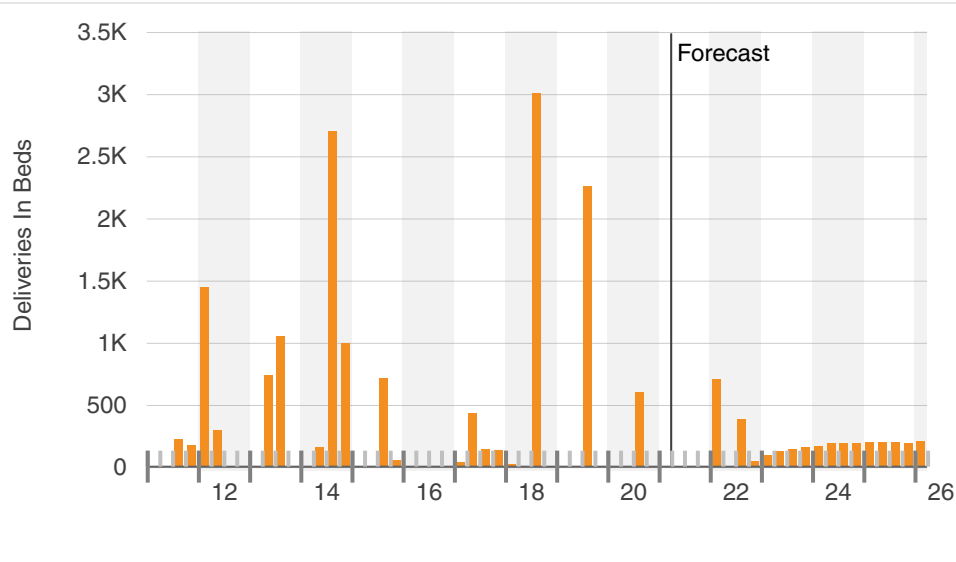


Deliveries & Demolitions

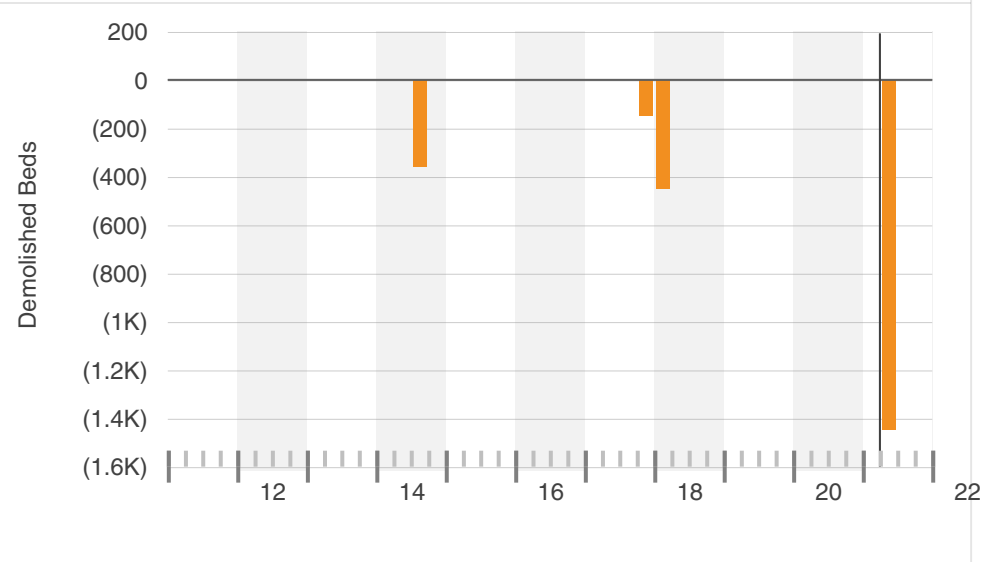


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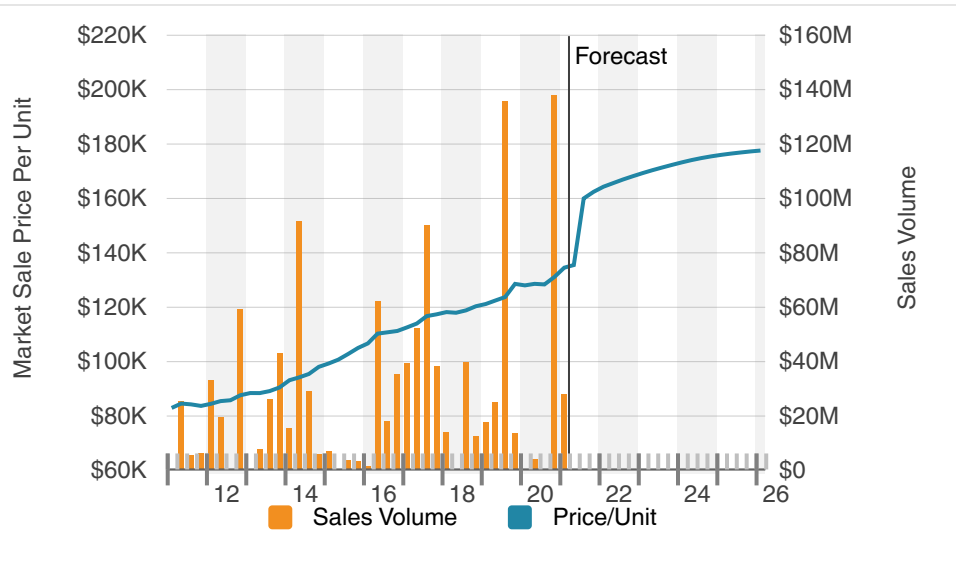
Deliveries



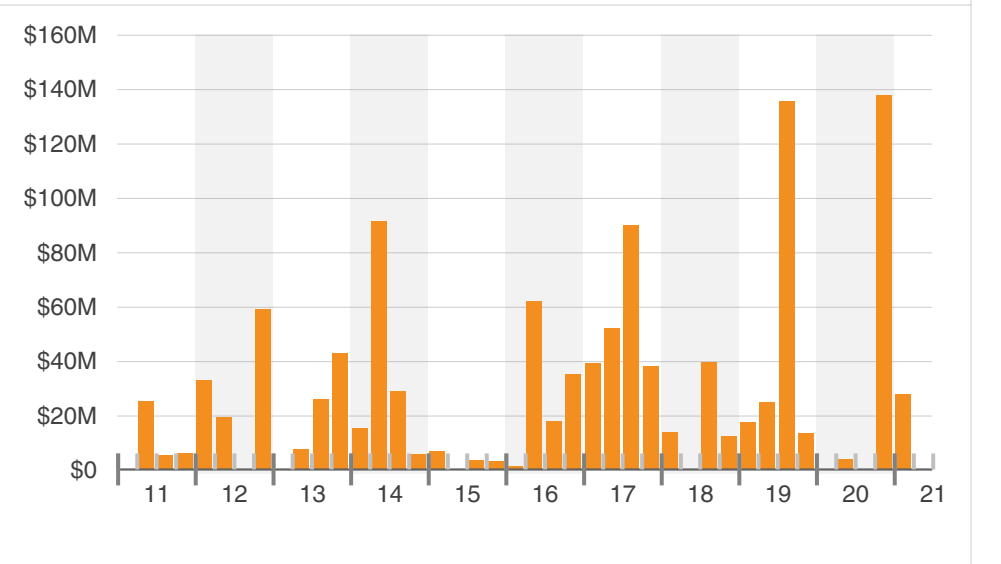
Demolitions



Sales Volume & Market Sale Price Per Unit

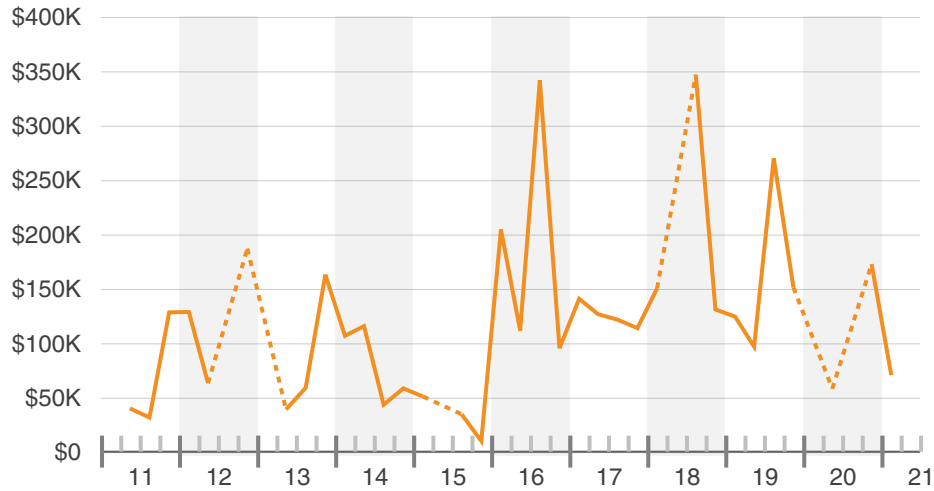


Sales Volume

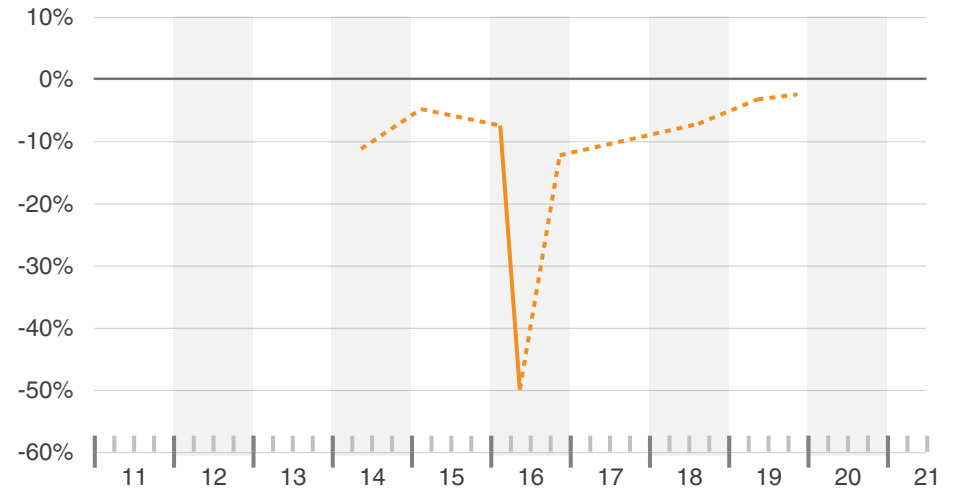


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Sale Price Per Unit



Sale To Asking Price Differential



Market Cap Rate

