

# Search Analytics

INVENTORY UNITS

**137,084** +6.3%

Prior Period 128,909

UNDER CONSTRUCTION UNITS

**6,934** -43.1%

Prior Period 12,184

12 MO ABSORPTION UNITS

**4,307** +681.7%

Prior Period 551

VACANCY RATE

**12.1%** +2.2%

Prior Period 9.9%

MARKET RENT/UNIT

**\$1,423** -2.6%

Prior Period \$1,461

MARKET SALE PRICE/UNIT

**\$168K** -6.9%

Prior Period \$181K

MARKET CAP RATE

**5.7%** +0.5%

Prior Period 5.2%

## Key Metrics

Availability	
Vacant Units	16,399 <span style="color: green;">↑</span>
Asking Rent/SF	\$1.48 <span style="color: red;">↓</span>
Concession Rate	1.6% <span style="color: green;">↑</span>
Studio Asking Rent	\$1,053 <span style="color: red;">↓</span>
1 Bedroom Asking Rent/Unit	\$1,284 <span style="color: red;">↓</span>
2 Bedroom Asking Rent/Unit	\$1,476 <span style="color: red;">↓</span>
3 Bedroom Asking Rent/Unit	\$1,702 <span style="color: red;">↓</span>

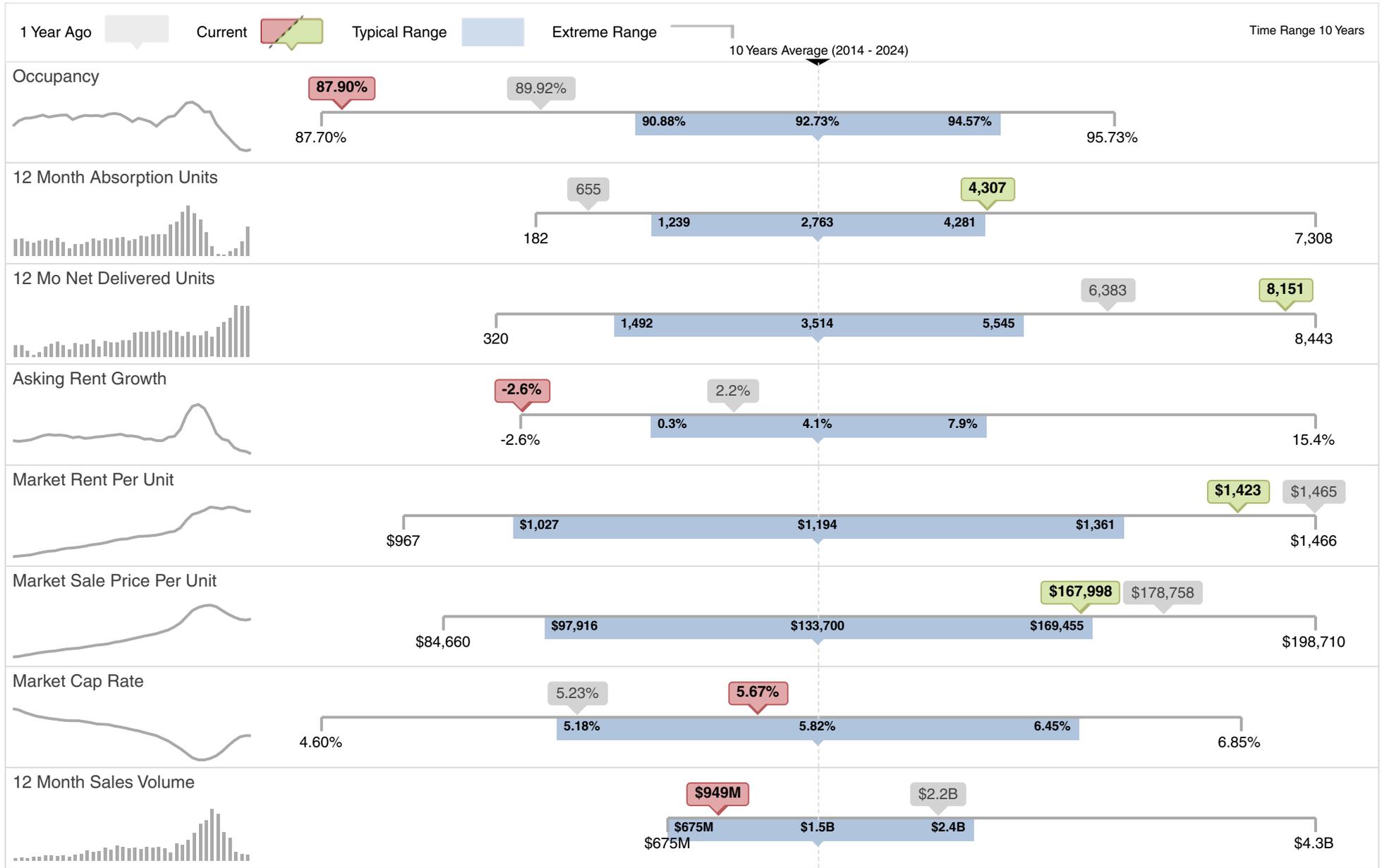
Inventory	
Existing Buildings	866 <span style="color: green;">↑</span>
Average Units Per Bldg	158 <span style="color: green;">↑</span>
12 Mo Demolished Units	0 <span style="color: gray;">↔</span>
12 Mo Occupancy % at Delivery	23.9% <span style="color: green;">↑</span>
12 Mo Construction Starts Units	2,905 <span style="color: red;">↓</span>
12 Mo Delivered Units	8,151 <span style="color: green;">↑</span>
12 Mo Avg Delivered Units	232 <span style="color: red;">↓</span>

Sales Past Year	
Asking Price Per Unit	\$189,394 <span style="color: green;">↑</span>
Sale to Asking Price Differential	<span style="color: red;">-1.2%</span> <span style="color: green;">↑</span>
Sales Volume	\$931M <span style="color: red;">↓</span>
Properties Sold	38 <span style="color: red;">↓</span>
Months to Sale	5.3 <span style="color: green;">↑</span>
For Sale Listings	11 <span style="color: green;">↑</span>
Total For Sale Units	457 <span style="color: green;">↑</span>

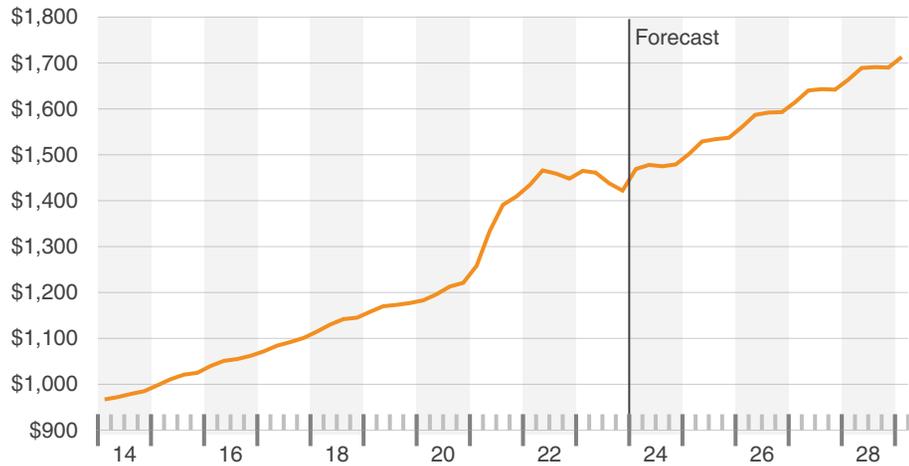
Demand	
12 Mo Absorp % of Inventory	3.2% <span style="color: green;">↑</span>
Median Household Income	79.3K
Population Growth 5 Yrs   20-29	<span style="color: red;">-3.3%</span>
Population Growth 5 Yrs   30-39	<span style="color: red;">-5.0%</span>
Population Growth 5 Yrs   40-54	12.0%
Population Growth 5 Yrs   55+	9.8%
Population Growth 5 Yrs	4.9%

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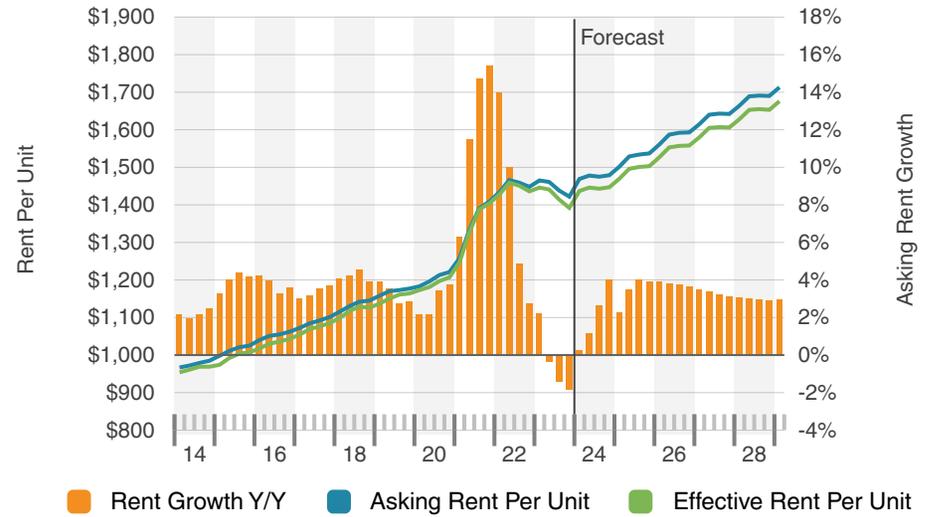
## Key Performance Indicators



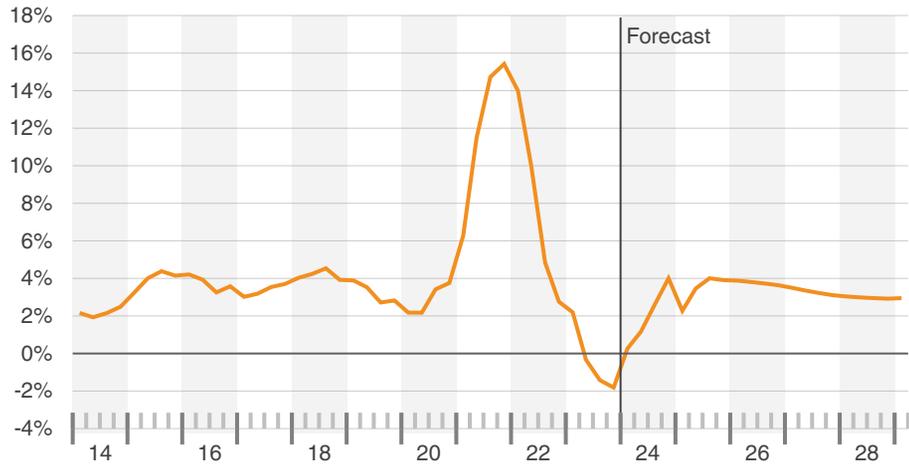
## Market Asking Rent Per Unit



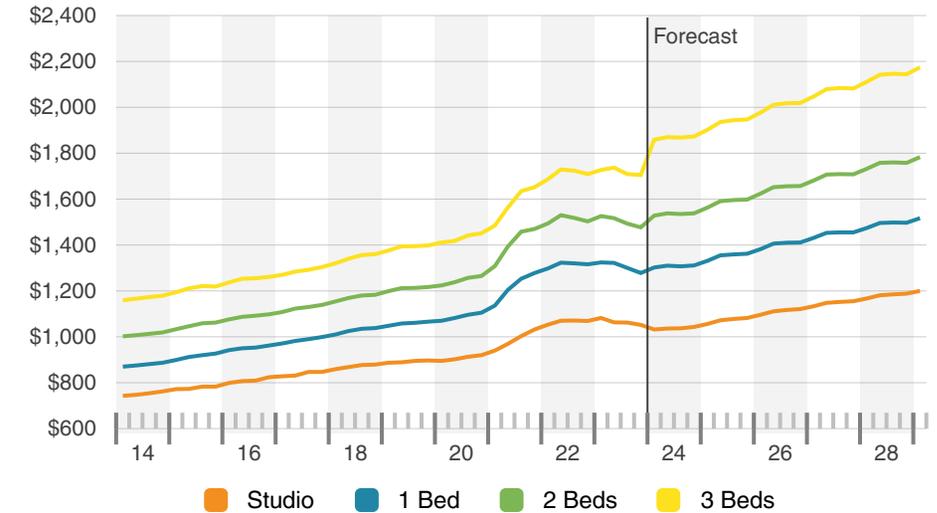
## Market Rent Per Unit & Rent Growth



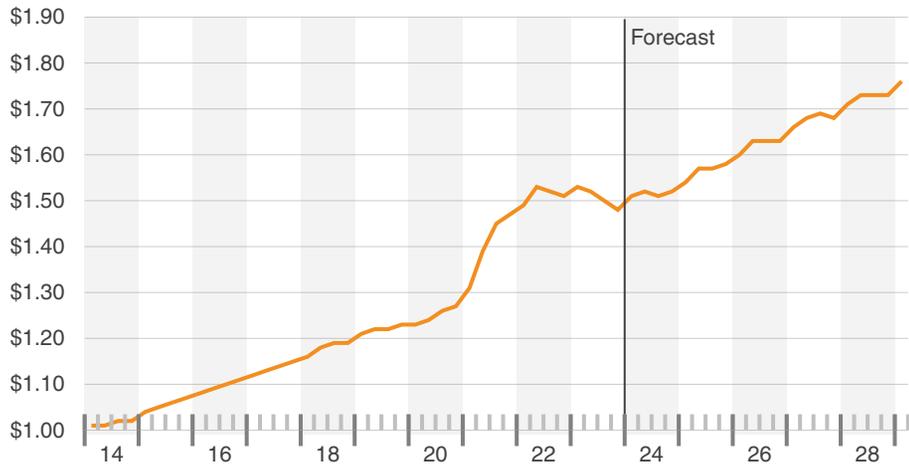
## Market Rent Growth (YOY)



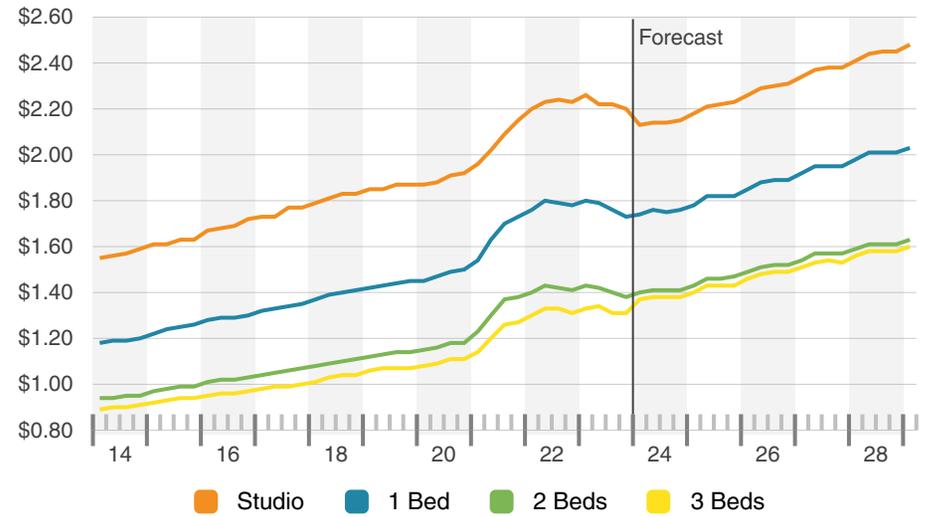
## Market Asking Rent Per Unit By Bedroom



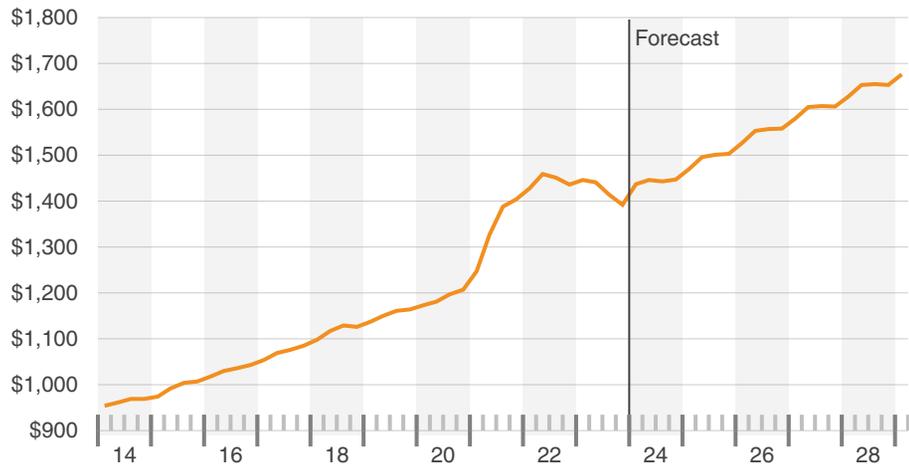
## Market Asking Rent Per SF



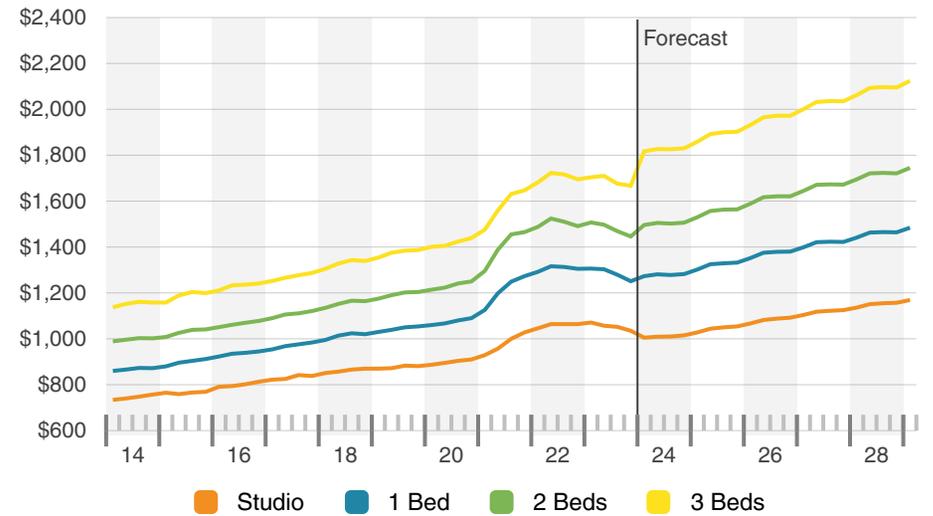
## Market Asking Rent Per SF By Bedroom



## Market Effective Rent Per Unit

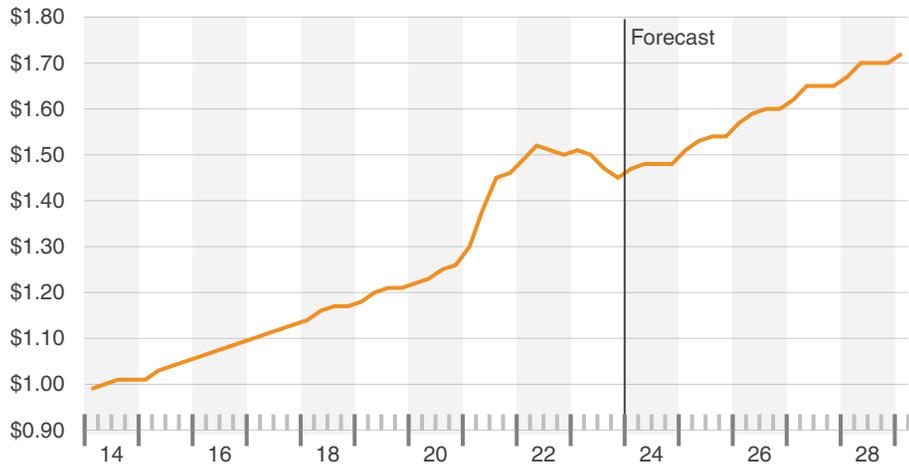


## Market Effective Rent Per Unit By Bedroom

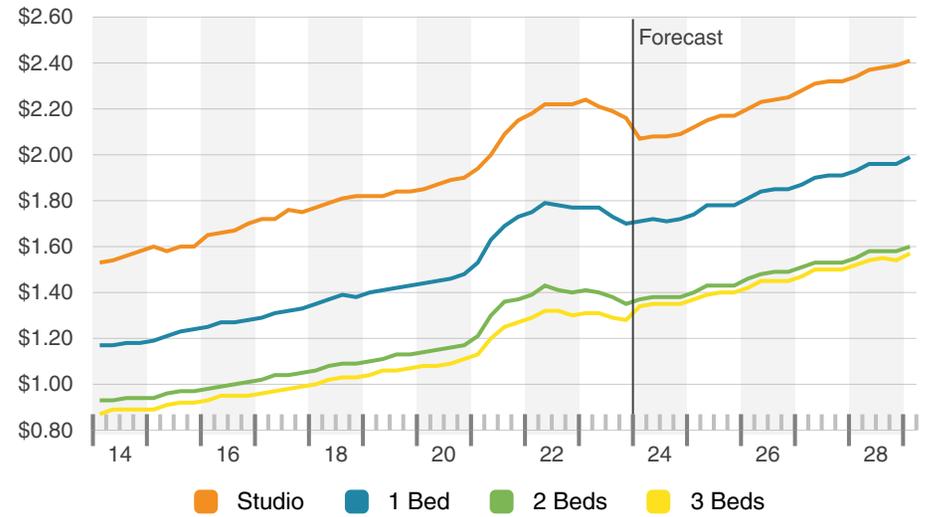


# Search Analytics

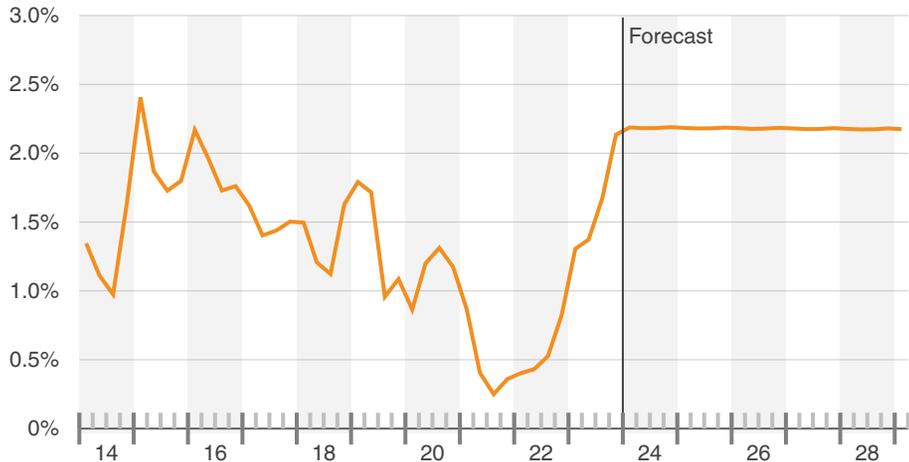
## Market Effective Rent Per SF



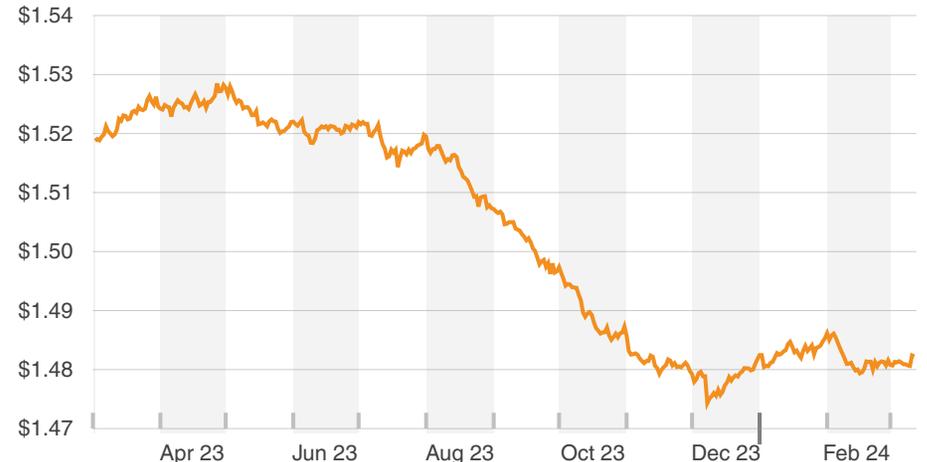
## Market Effective Rent Per SF By Bedroom



## Concession Rate

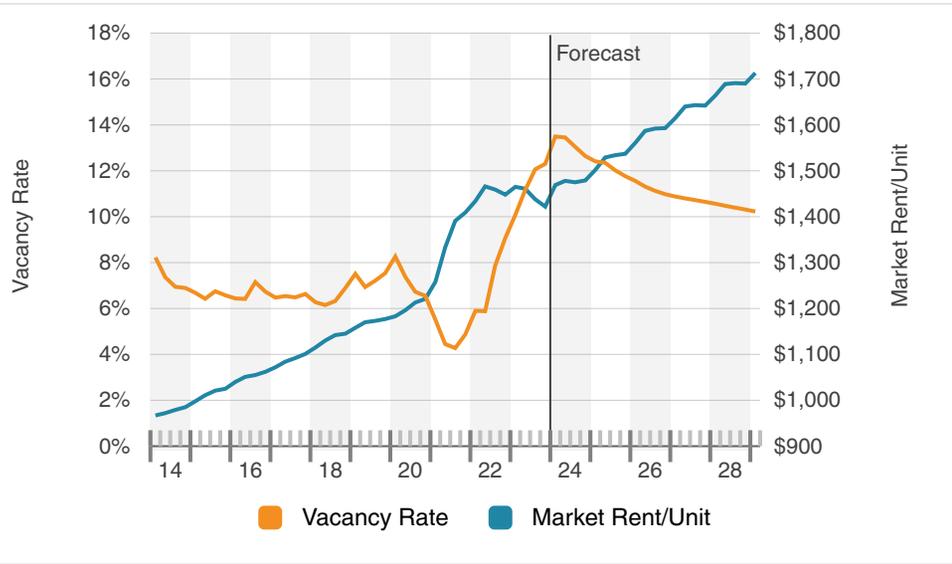


## Daily Asking Rent Per SF

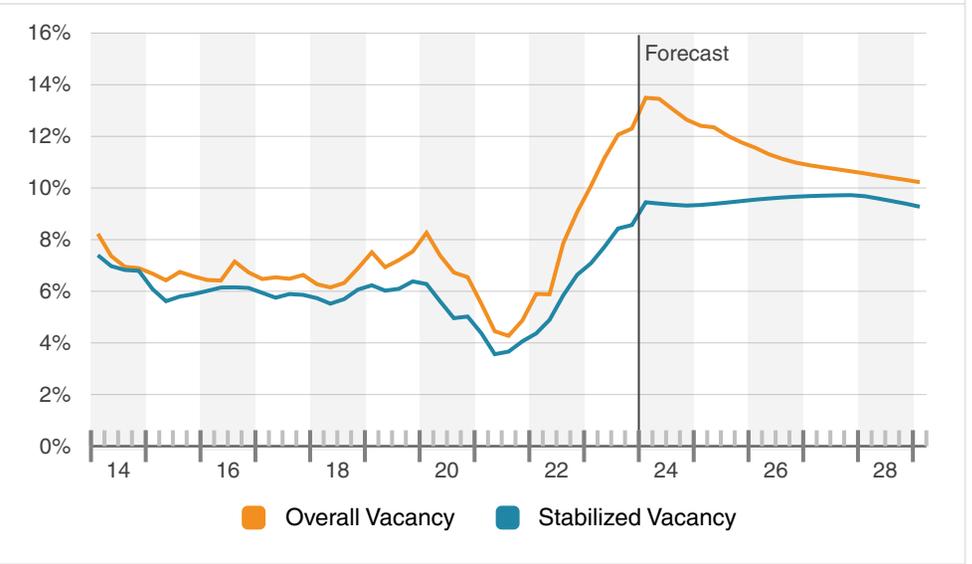


# Search Analytics

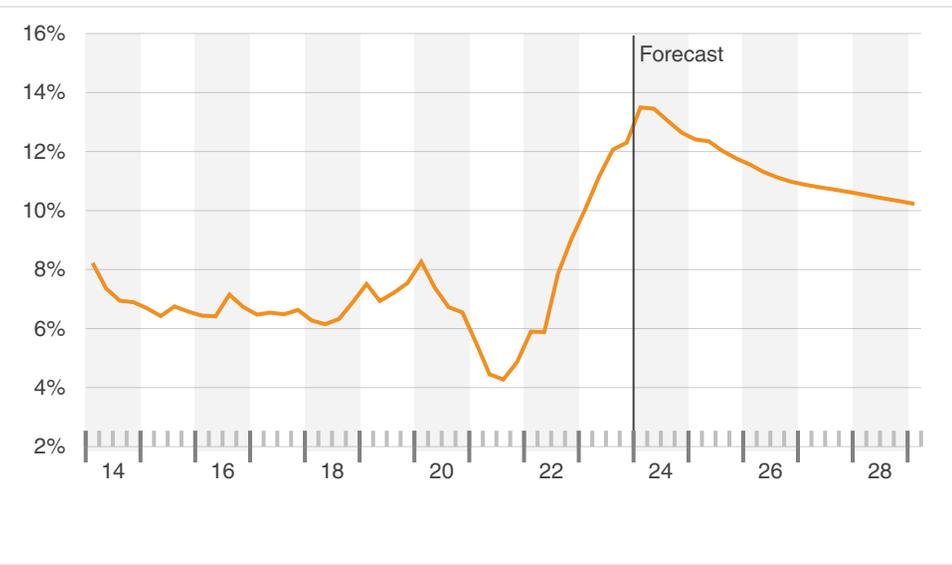
## Vacancy & Market Asking Rent Per Unit



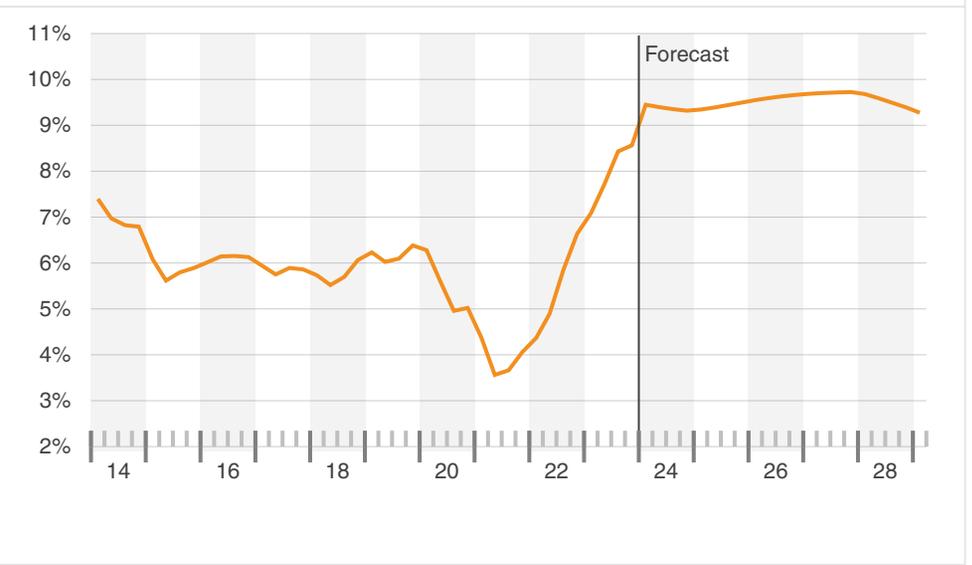
## Overall & Stabilized Vacancy



## Vacancy Rate

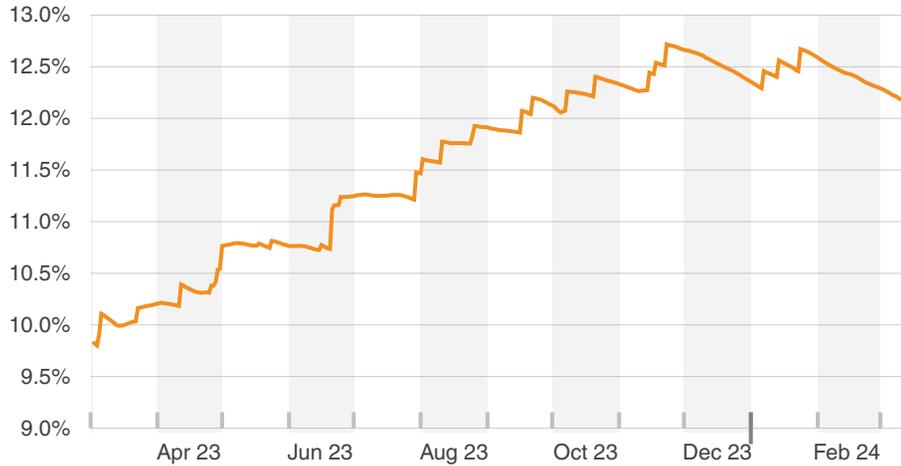


## Stabilized Vacancy Rate

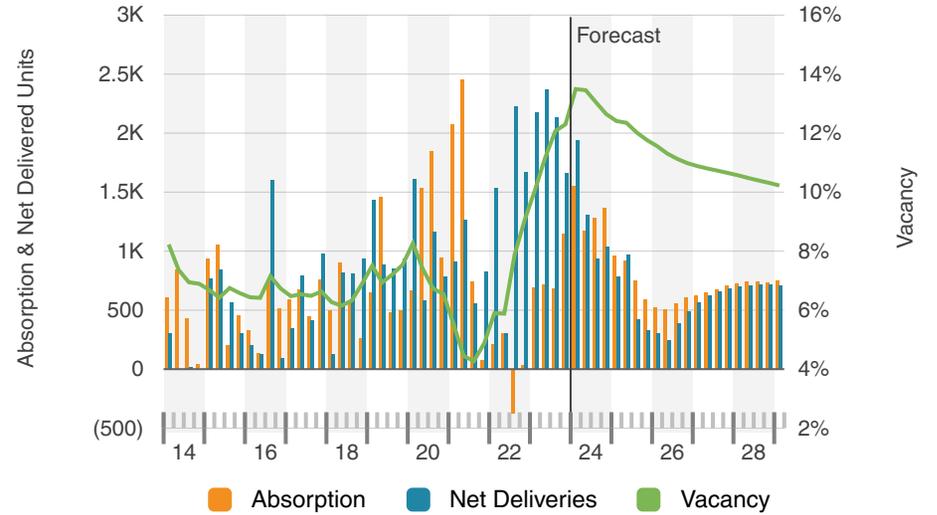


# Search Analytics

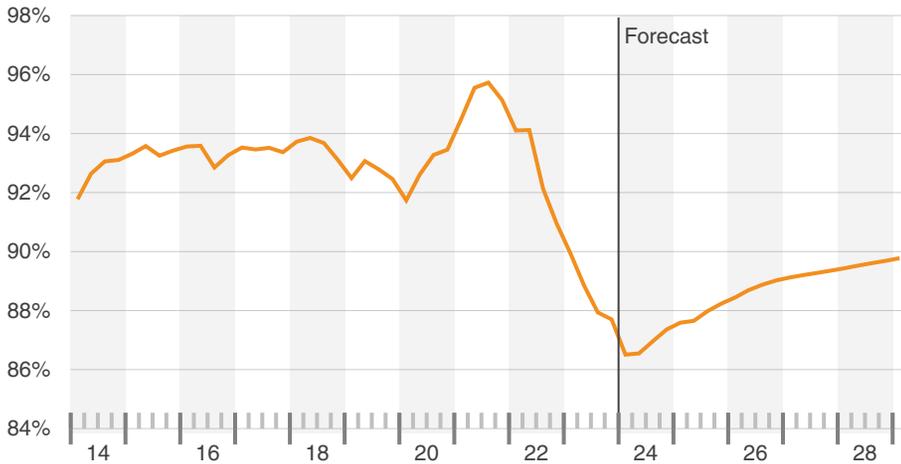
## Daily Vacancy Rate



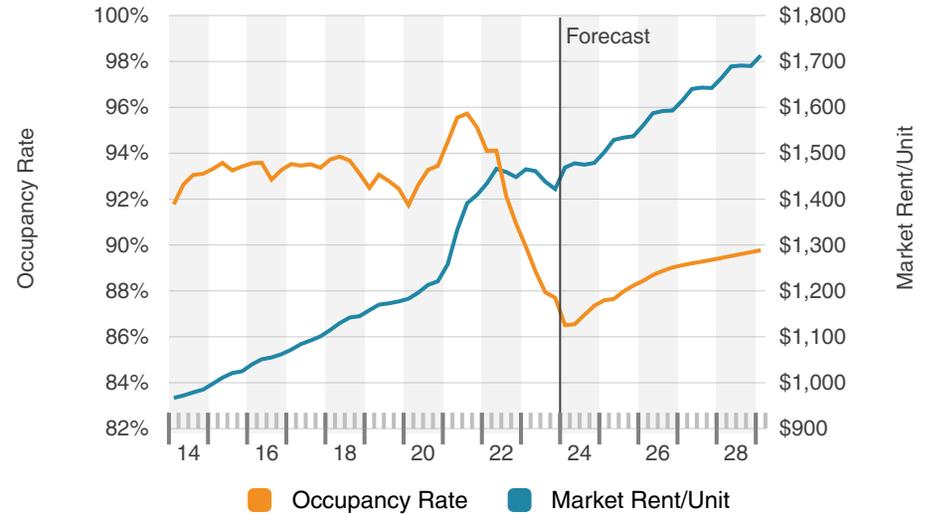
## Absorption, Net Deliveries & Vacancy



## Occupancy Rate

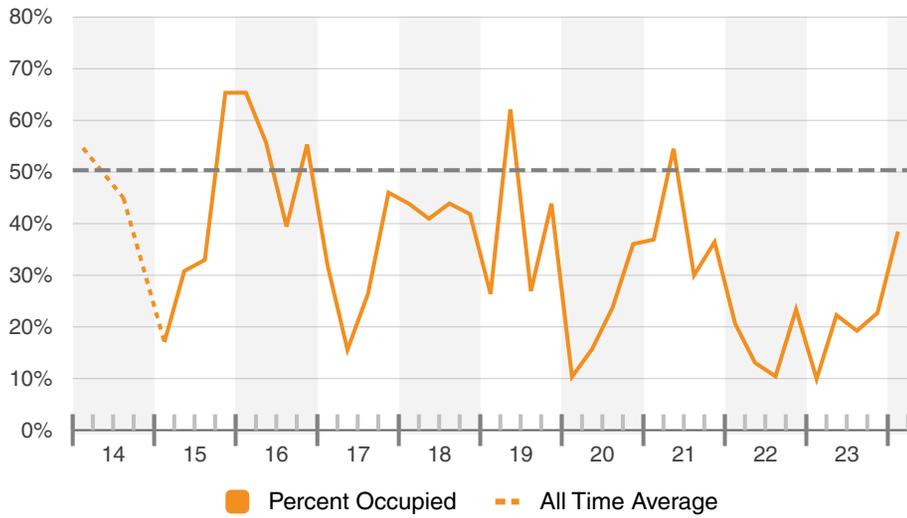


## Occupancy & Market Rent Per Unit

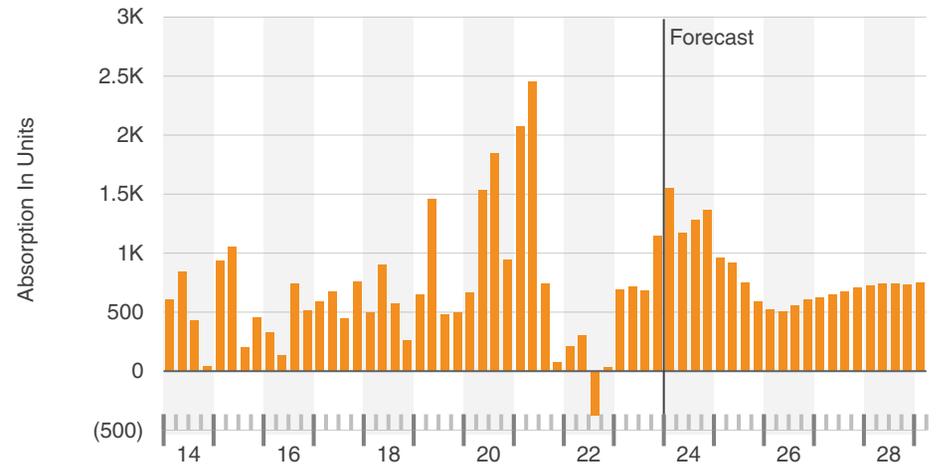


# Search Analytics

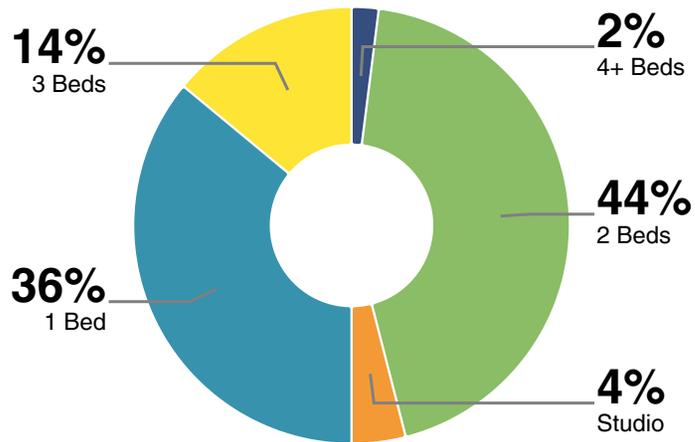
## Occupancy At Delivery



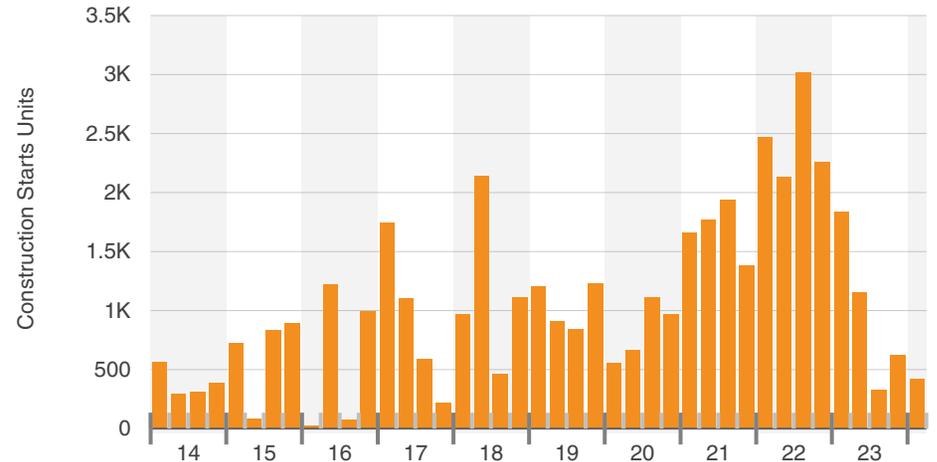
## Absorption Units



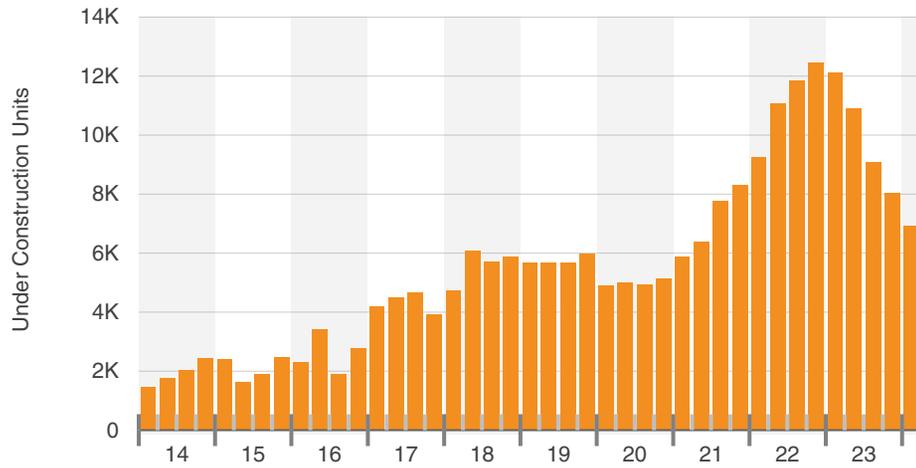
## Total Units By Bedroom



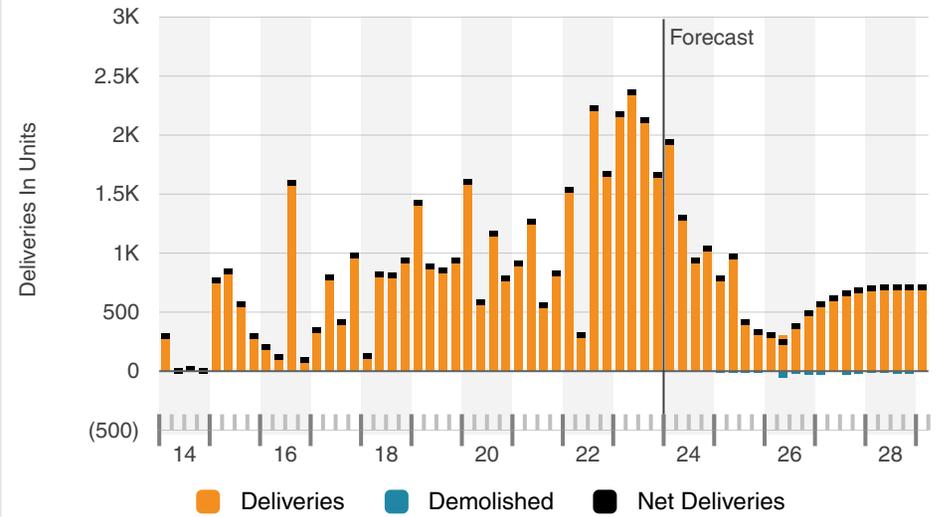
## Construction Starts



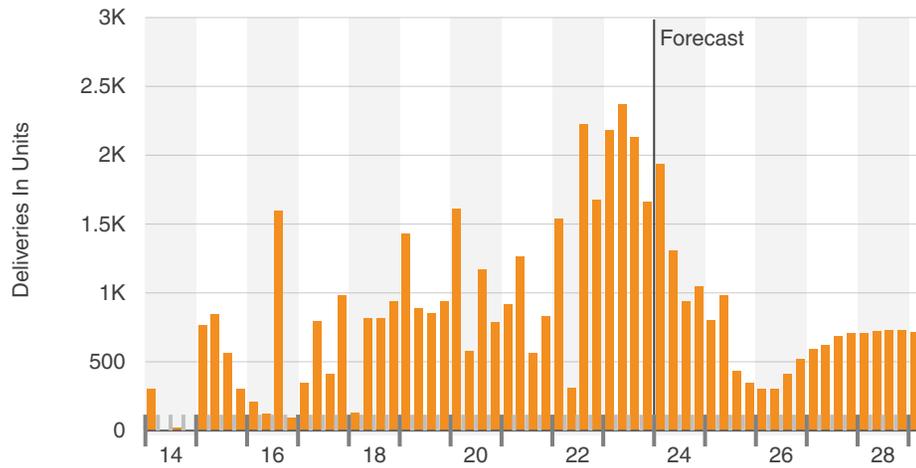
## Under Construction



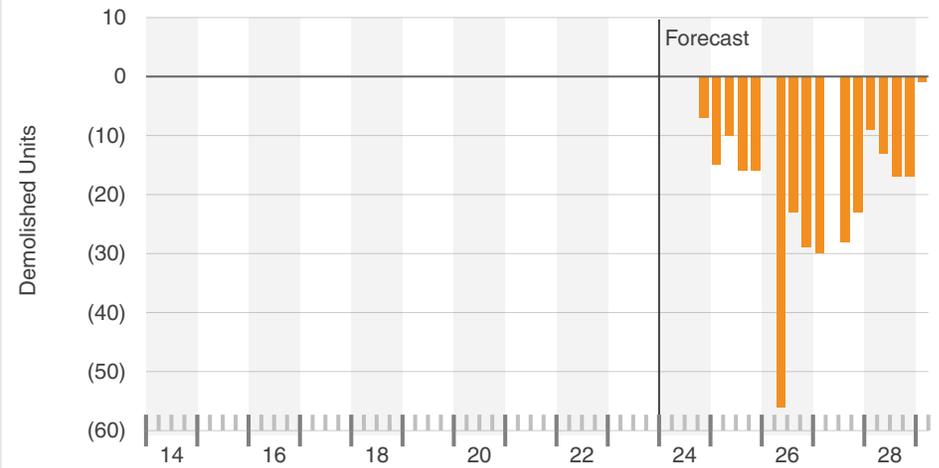
## Deliveries & Demolitions



## Deliveries

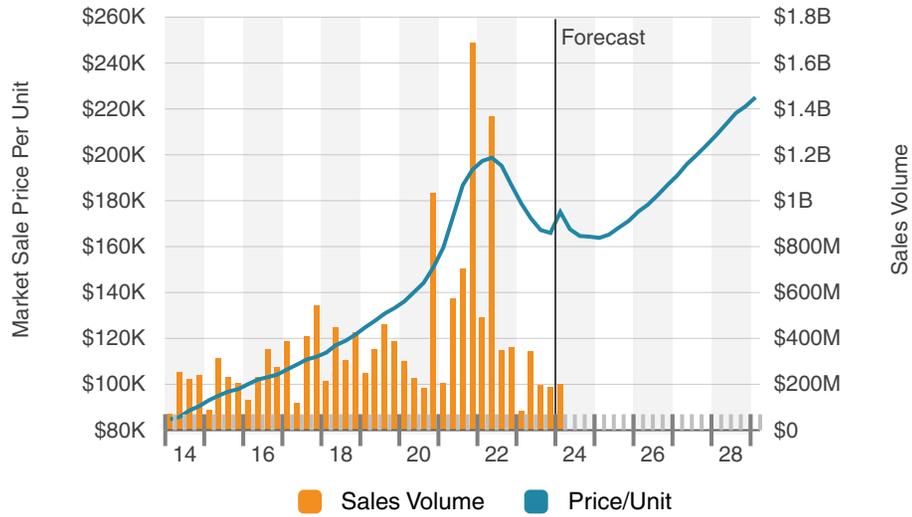


## Demolitions

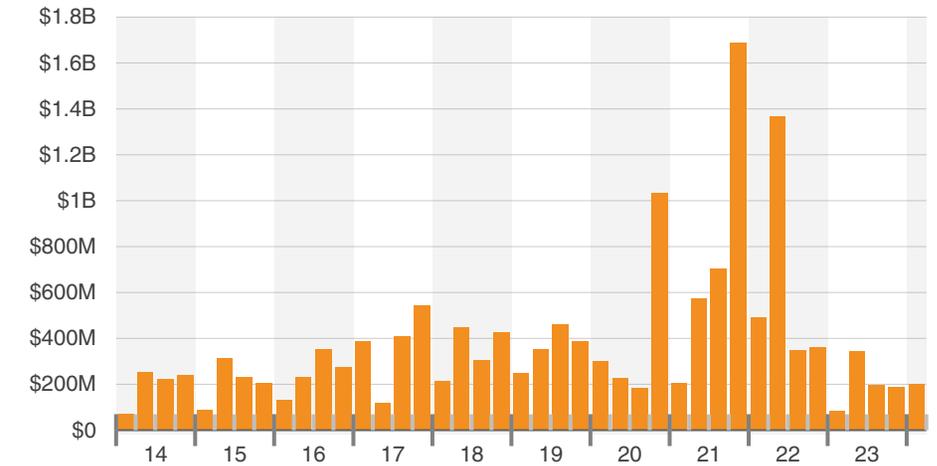


# Search Analytics

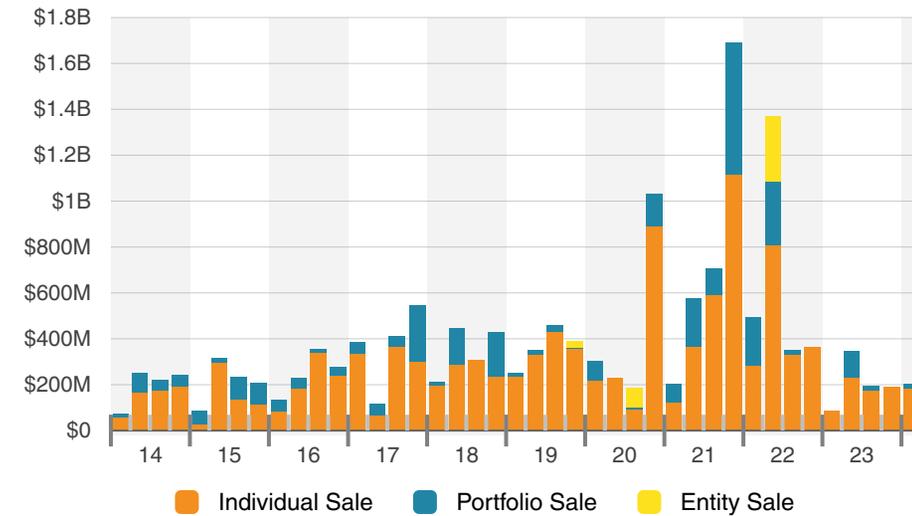
## Sales Volume & Market Sale Price Per Unit



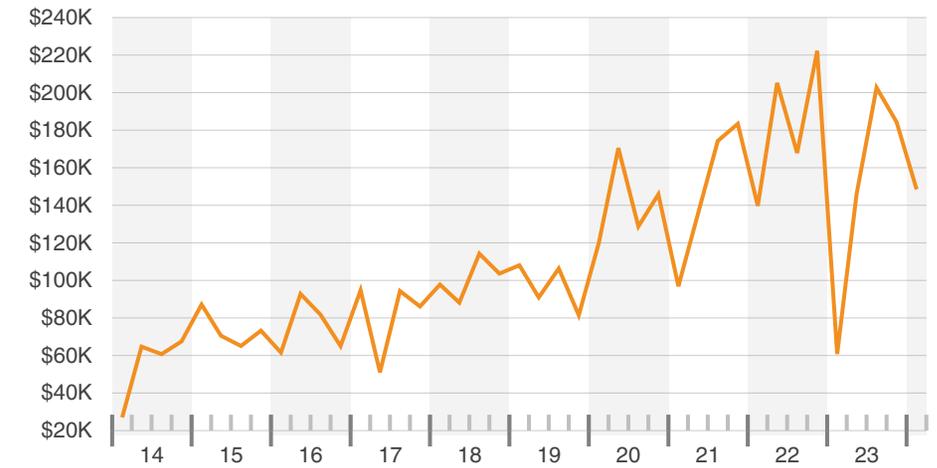
## Sales Volume



## Sales Volume By Transaction Type

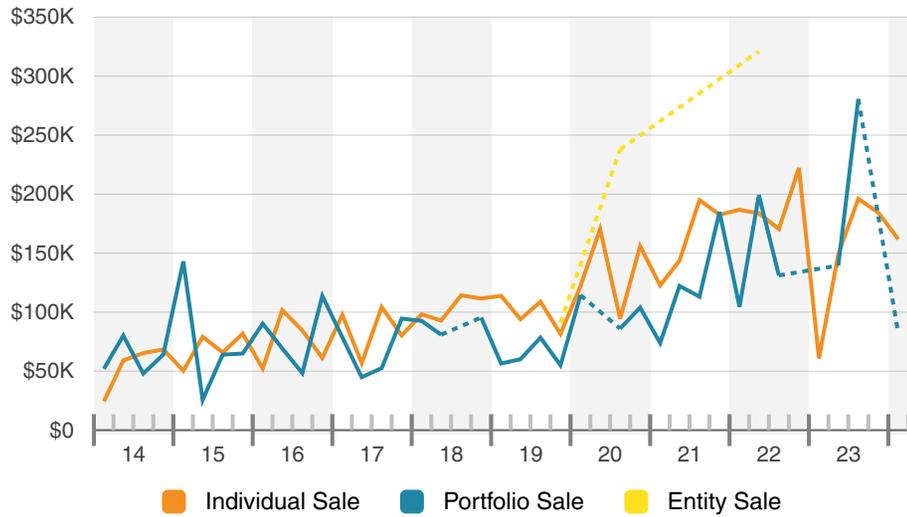


## Sale Price Per Unit

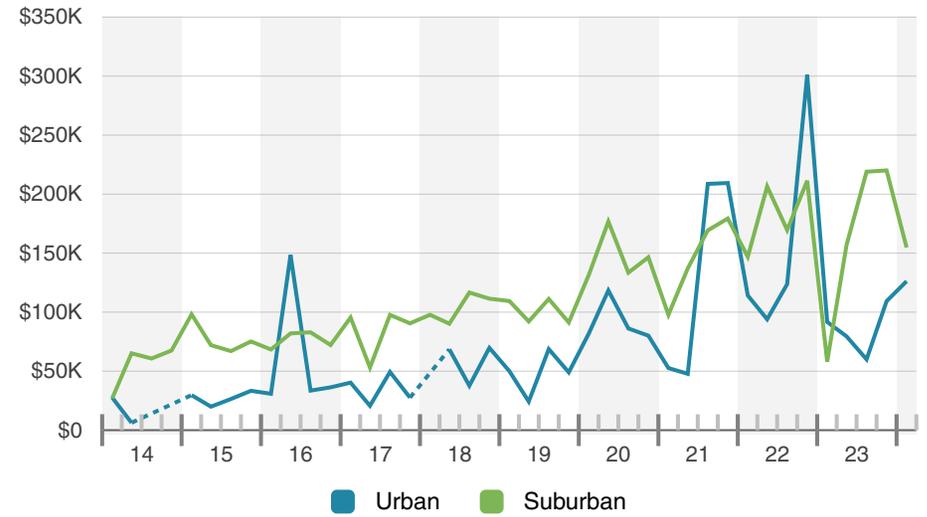


# Search Analytics

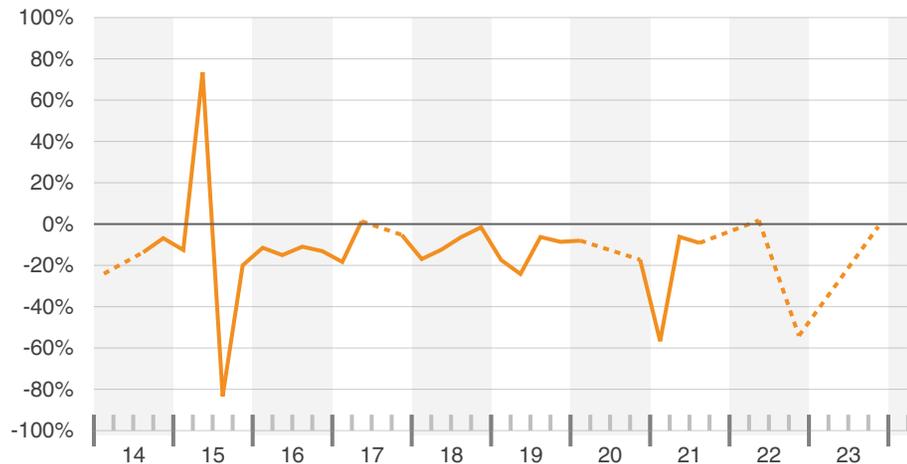
## Sale Price Per Unit By Transaction Type



## Sale Price Per Unit By Location Type



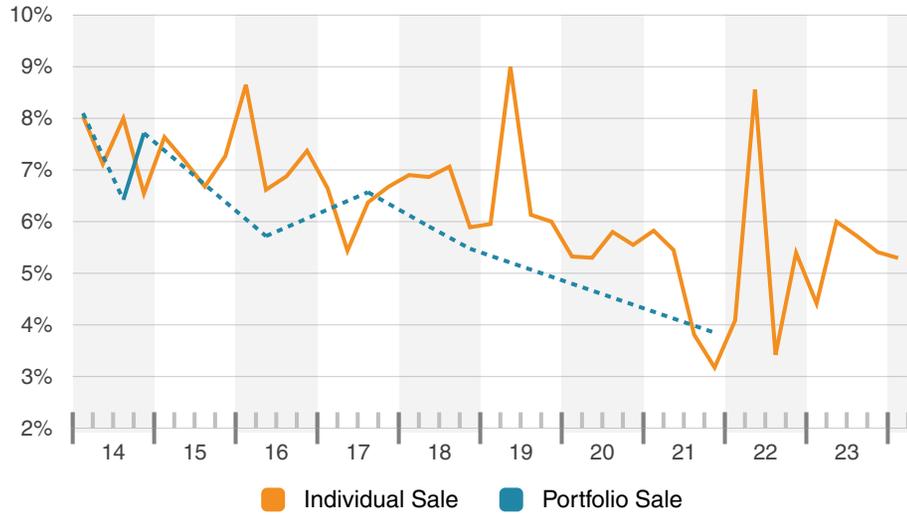
## Sale To Asking Price Differential



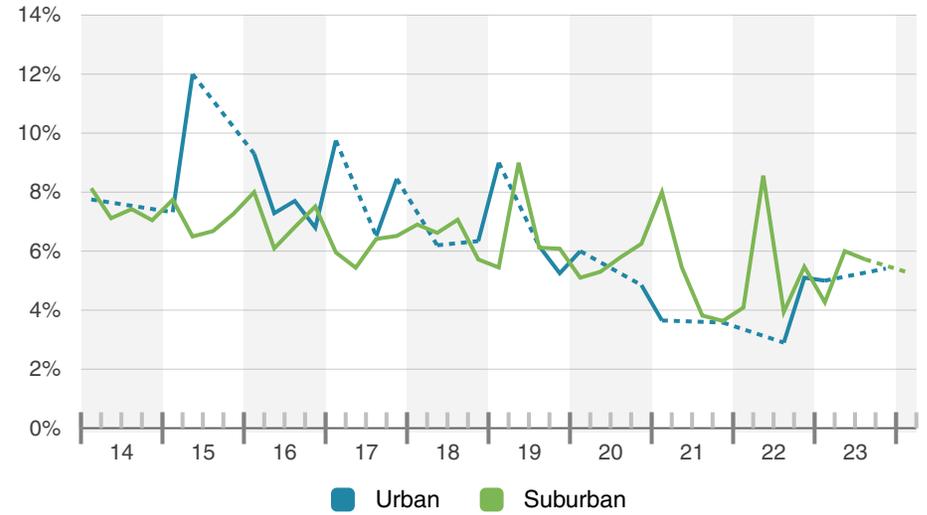
## Cap Rate



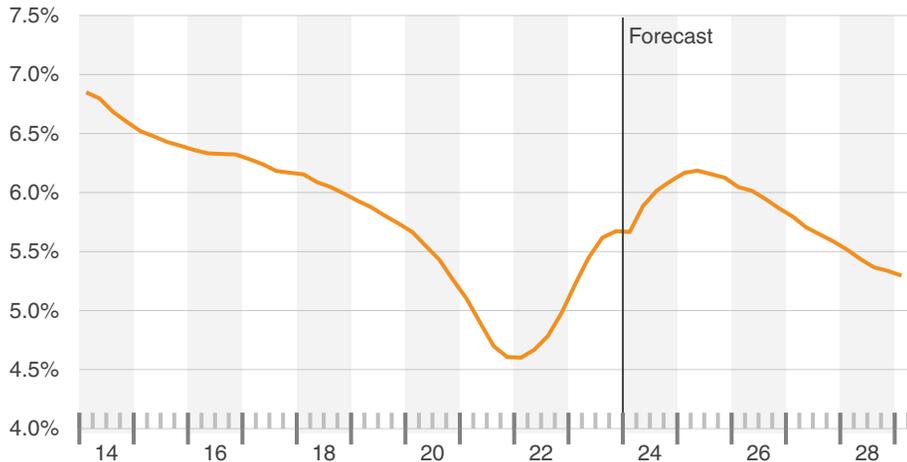
## Cap Rate By Transaction Type



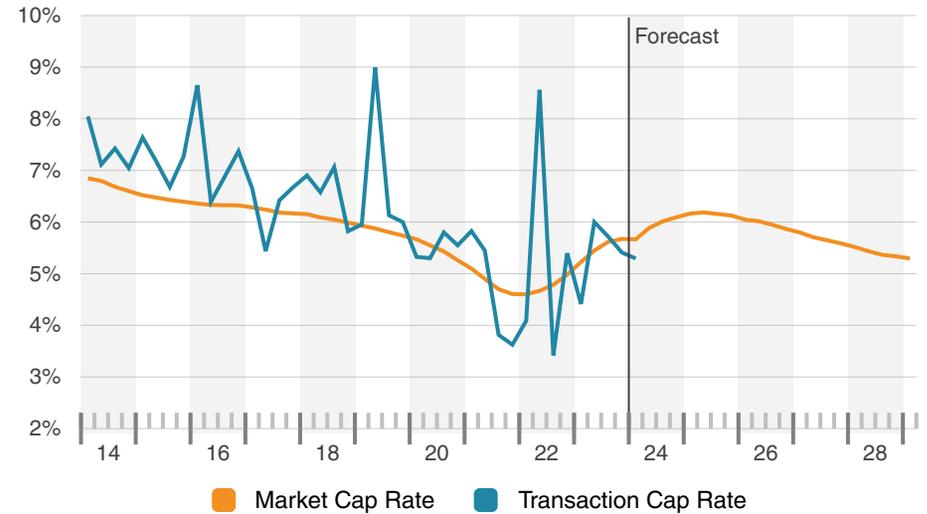
## Cap Rate By Location Type



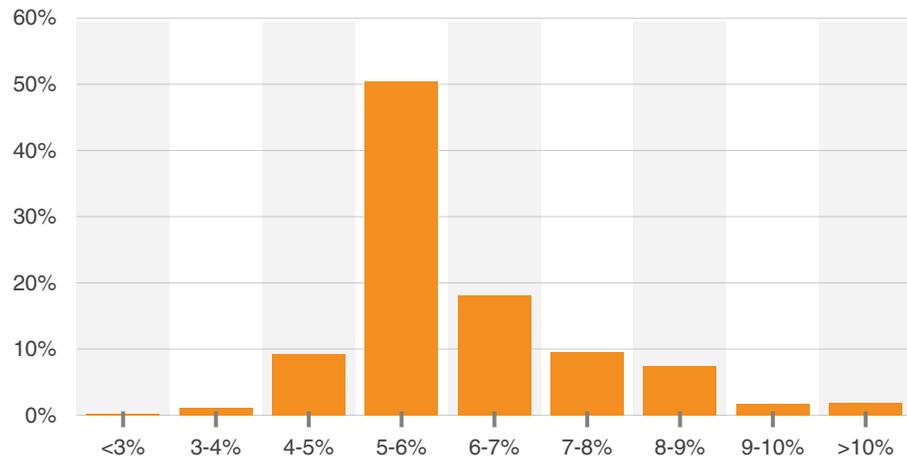
## Market Cap Rate



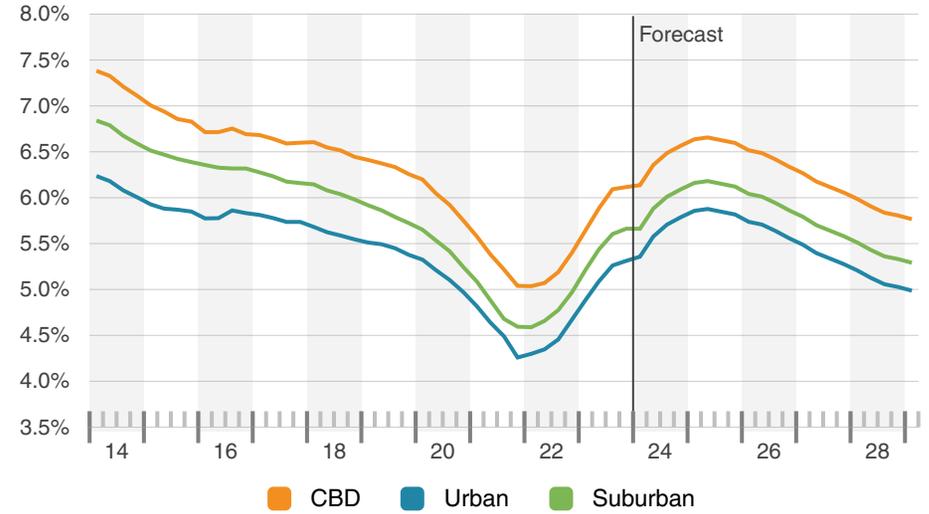
## Market Cap Rate & Transaction Cap Rate



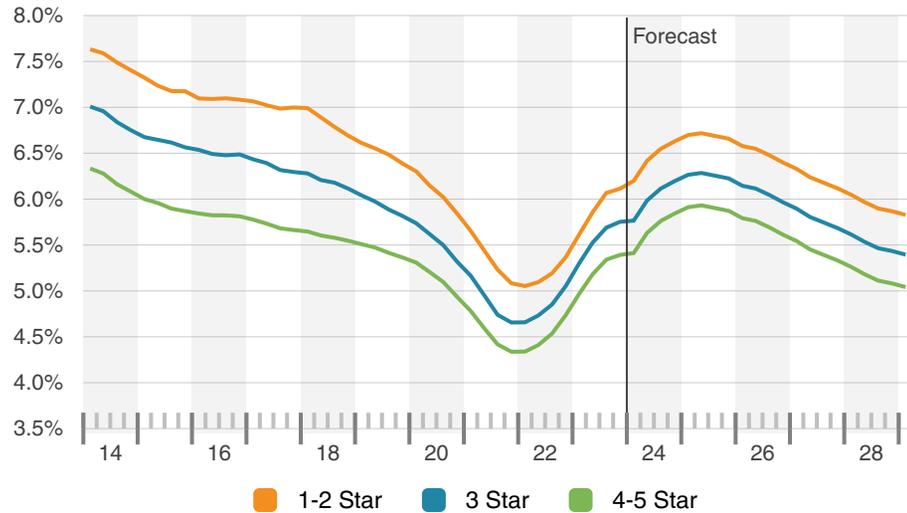
## Market Cap Rate Distribution



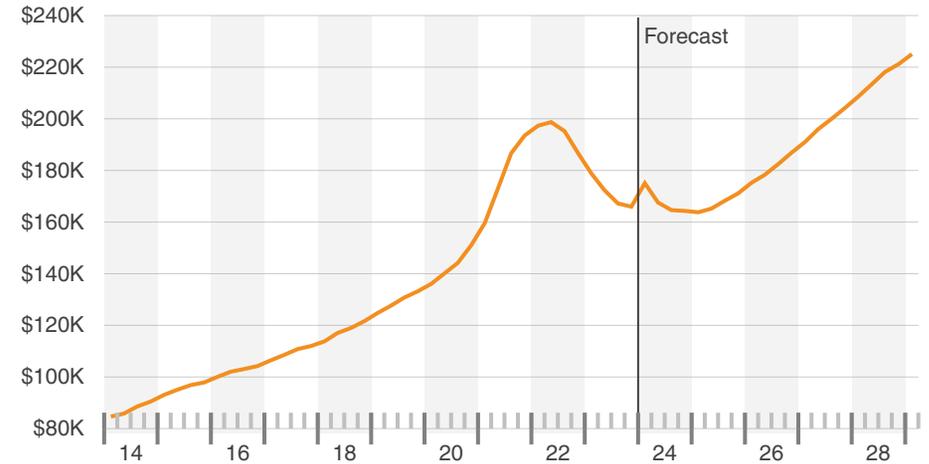
## Market Cap Rate By Location Type



## Market Cap Rate By Star Rating

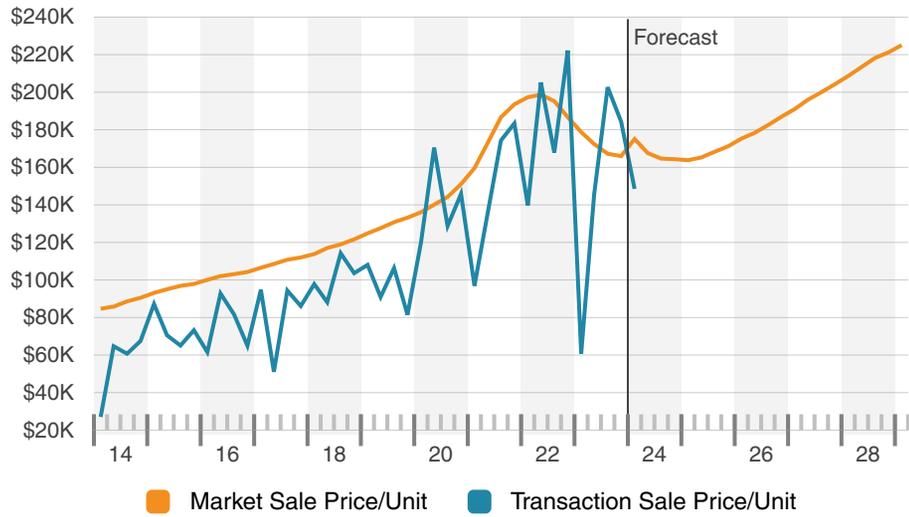


## Market Sale Price Per Unit

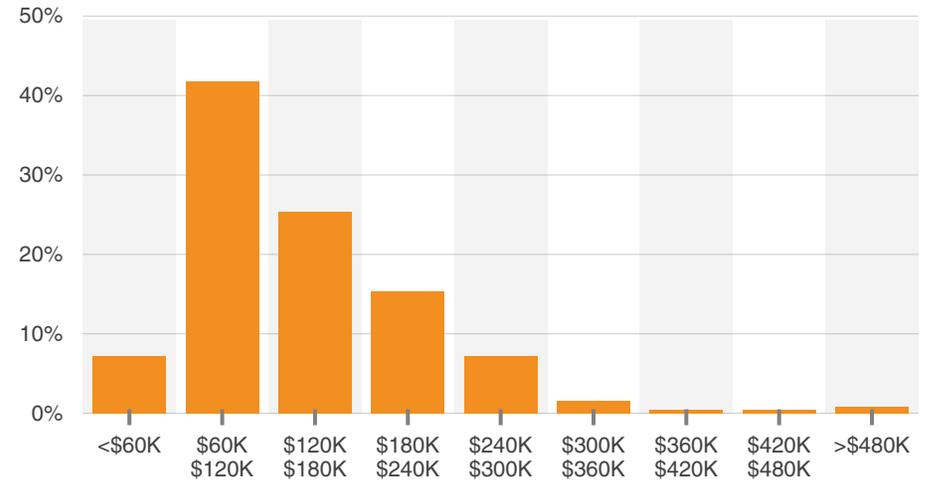


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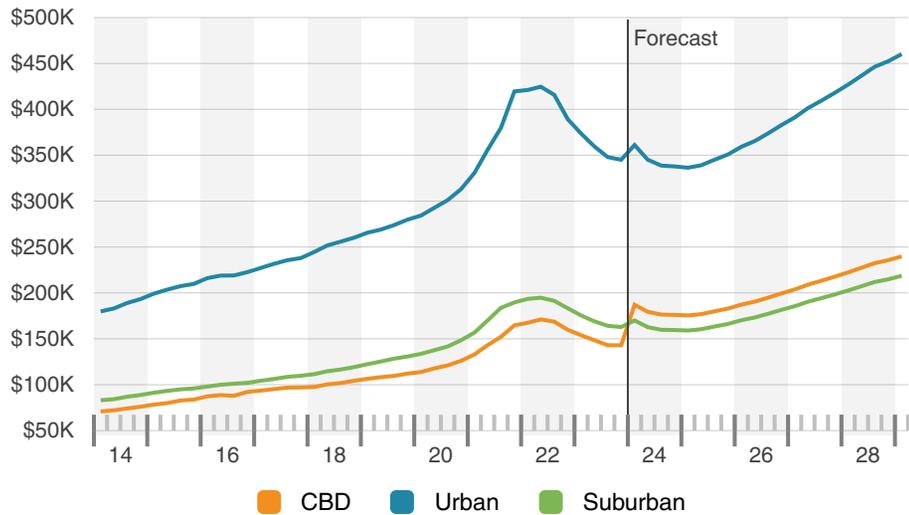
## Market Sale Price & Transaction Sale Price Per Unit



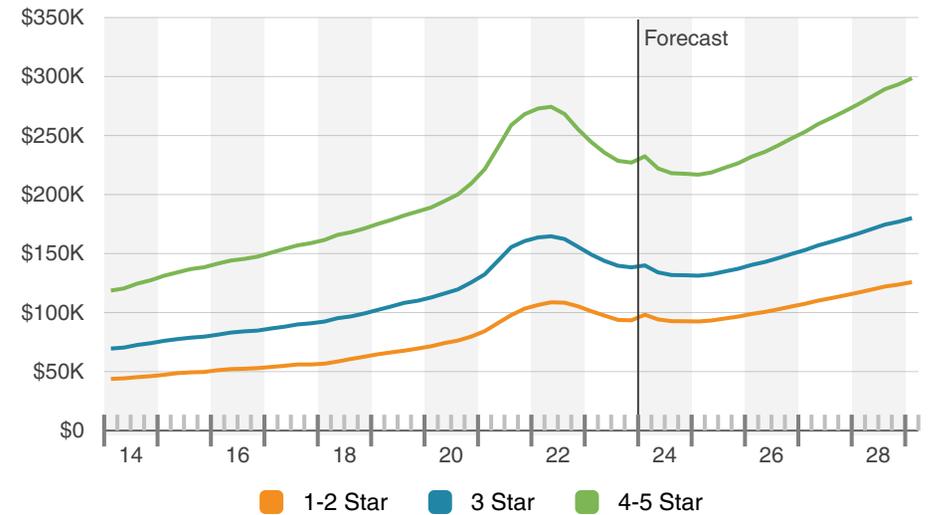
## Market Sale Price Per Unit Distribution



## Market Sale Price Per Unit By Location Type

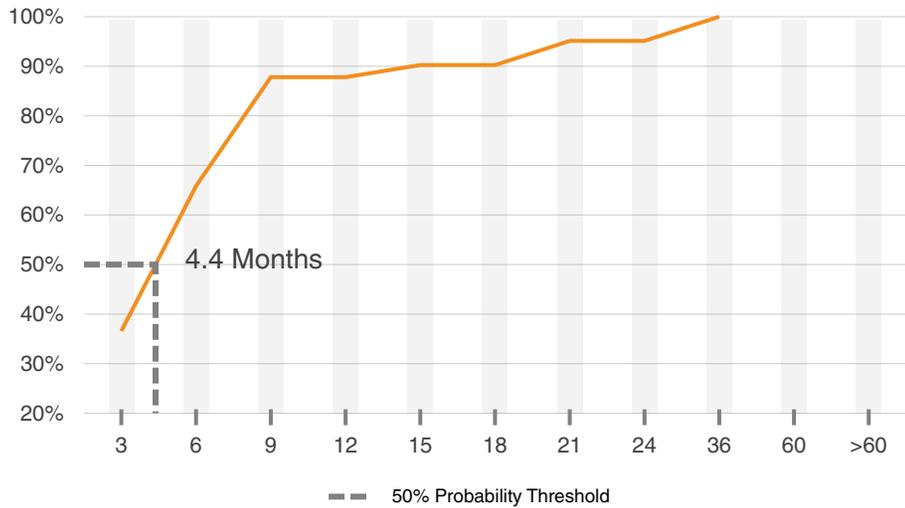


## Market Sale Price Per Unit By Star Rating

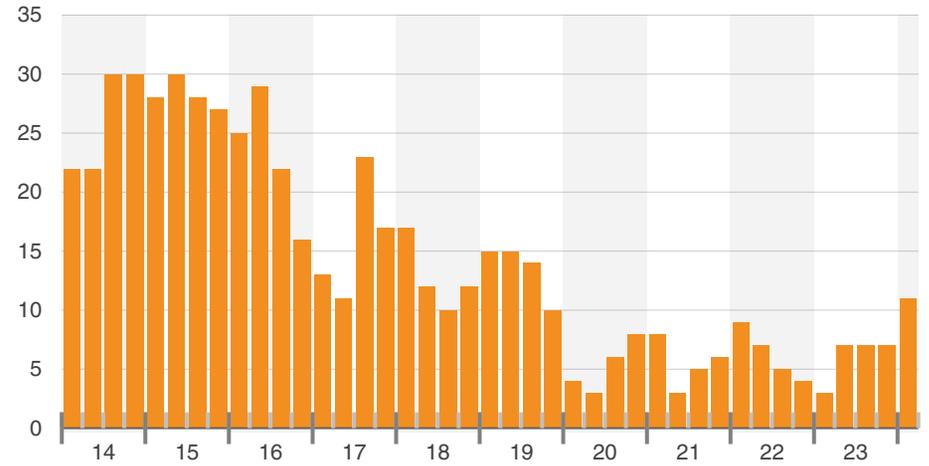


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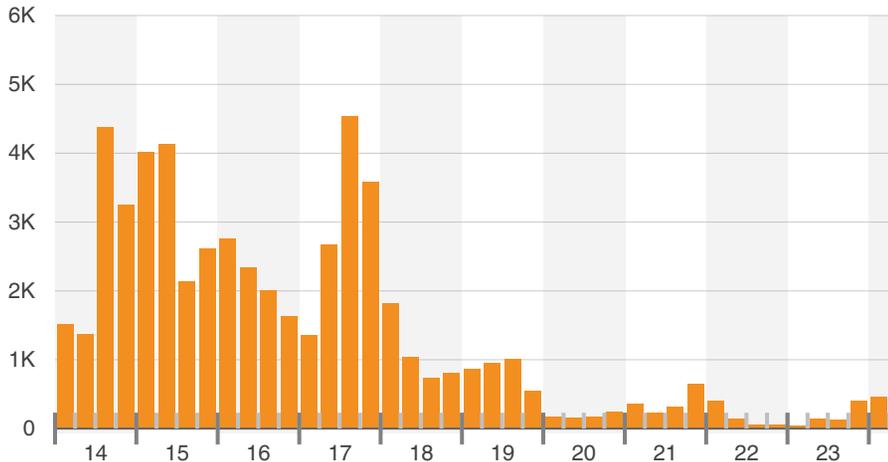
## Probability Of Selling In Months



## For Sale Total Listings



## For Sale Total Units

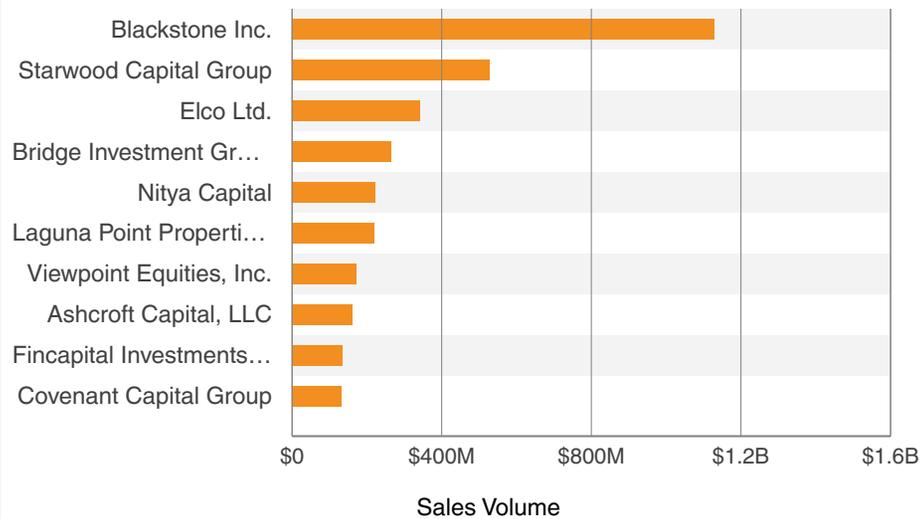


## For Sale Asking Price Per Unit

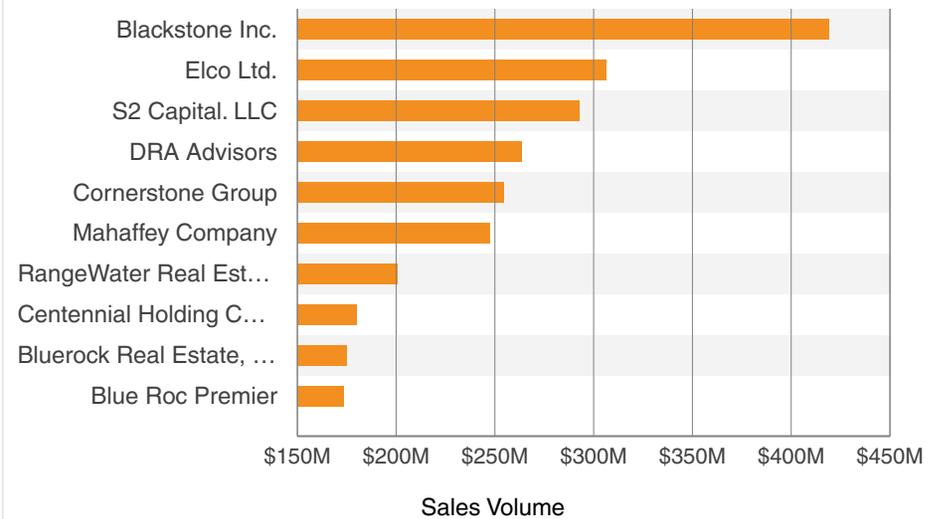


# Search Analytics

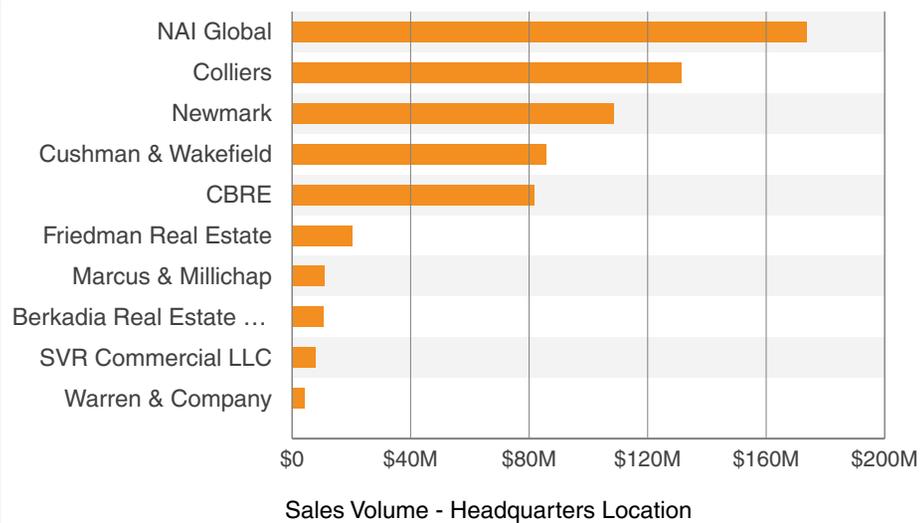
## Top Buyers



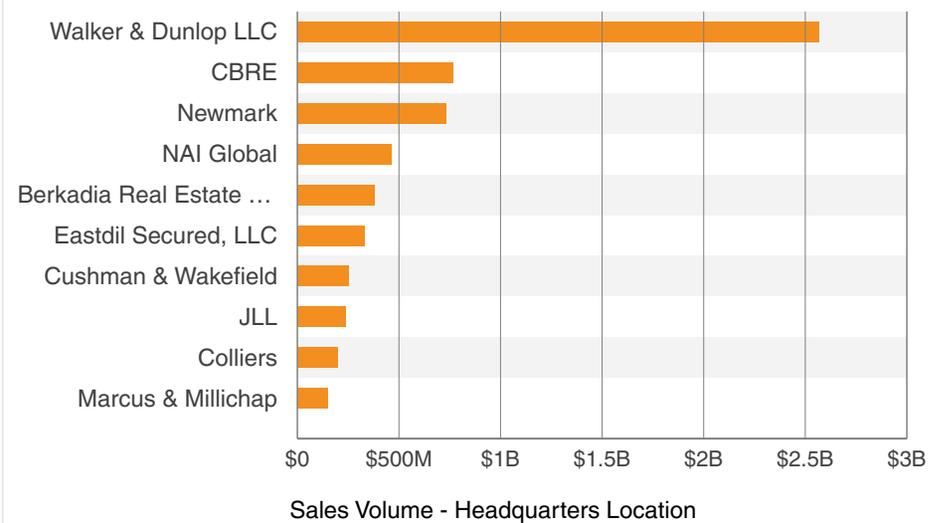
## Top Sellers



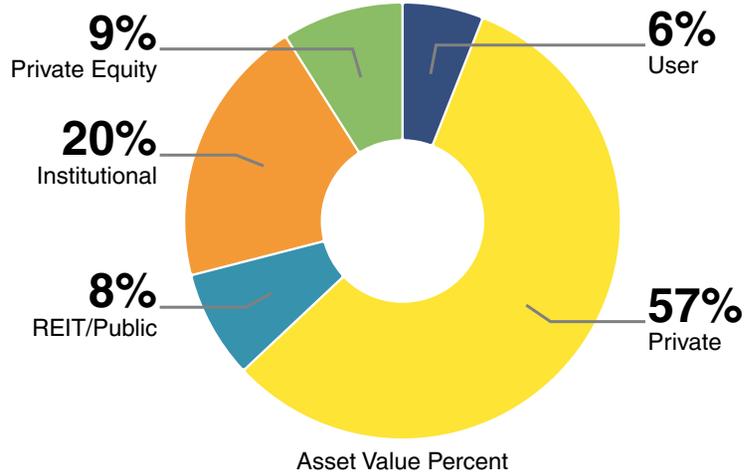
## Top Buyer Brokers



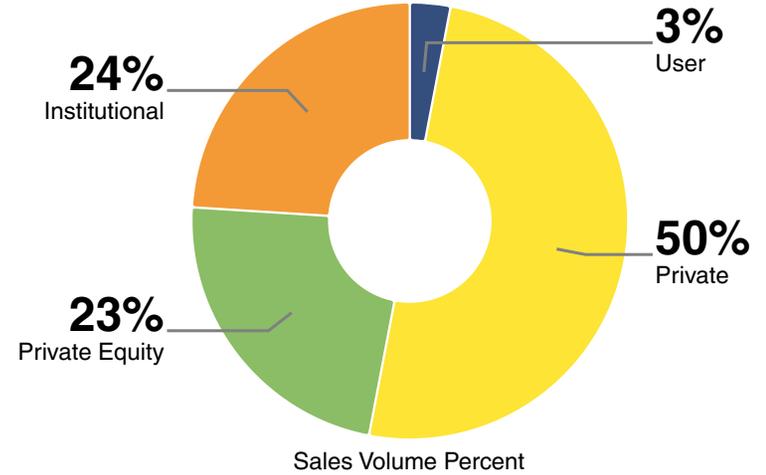
## Top Seller Brokers



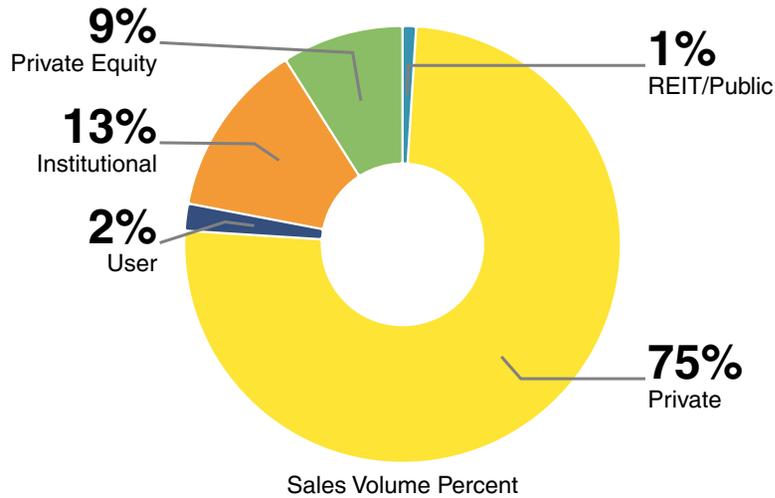
## Asset Value By Owner Type



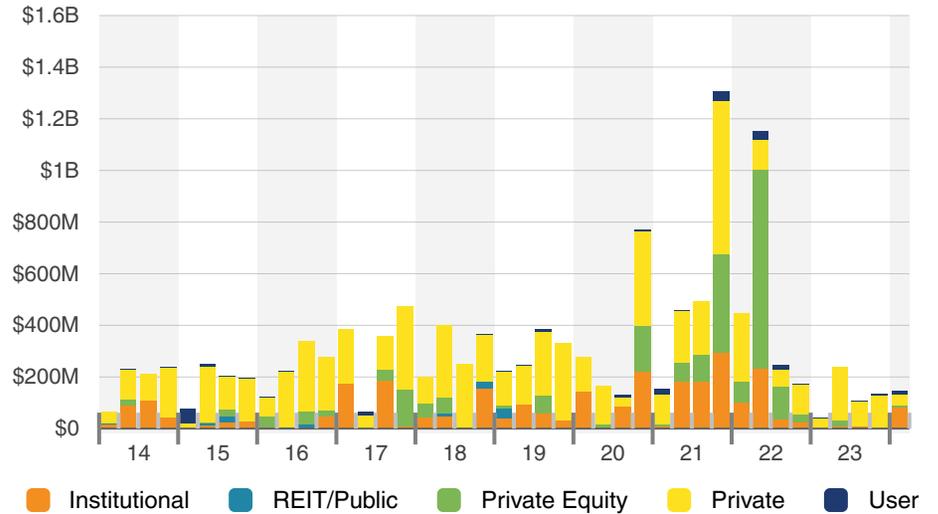
## Sales By Buyer Type



## Sales By Seller Type

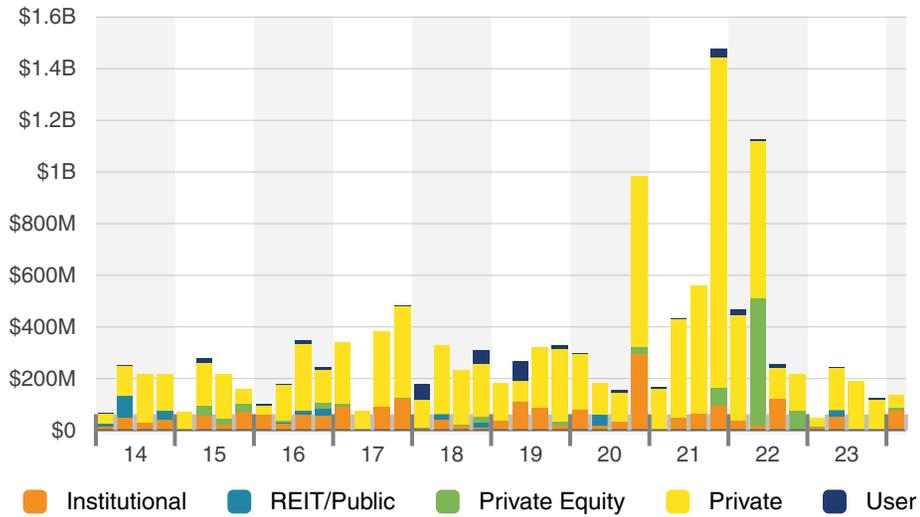


## Sales Volume By Buyer Type

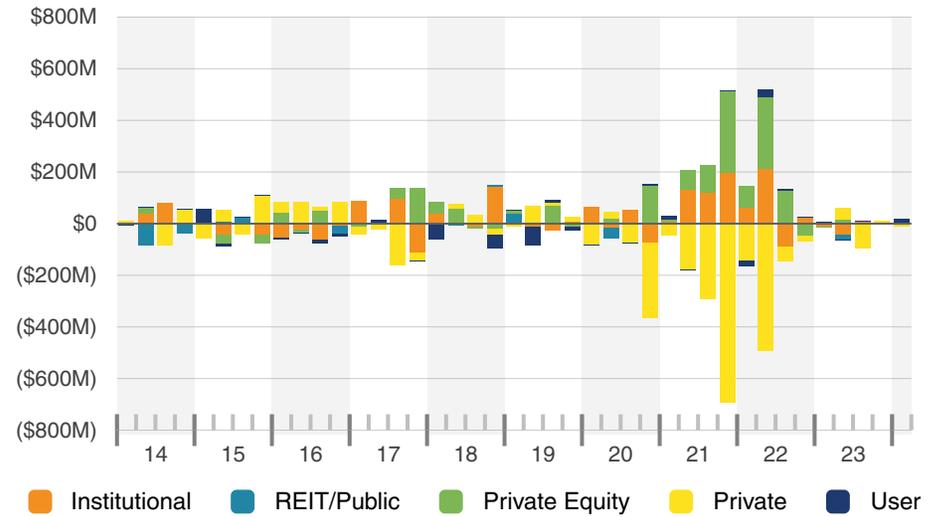


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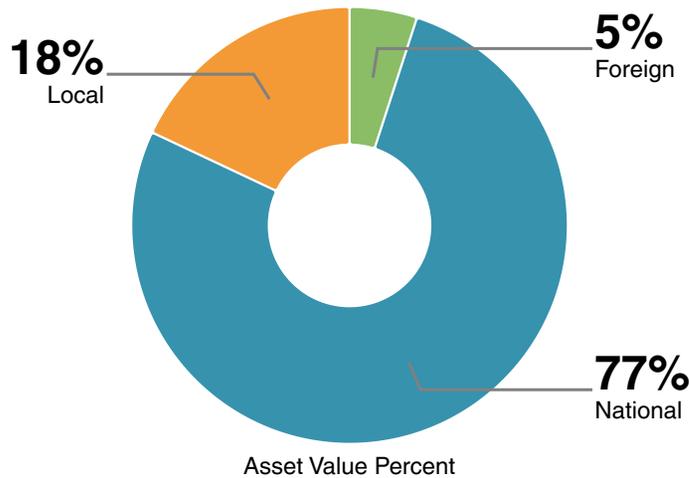
## Sales Volume By Seller Type



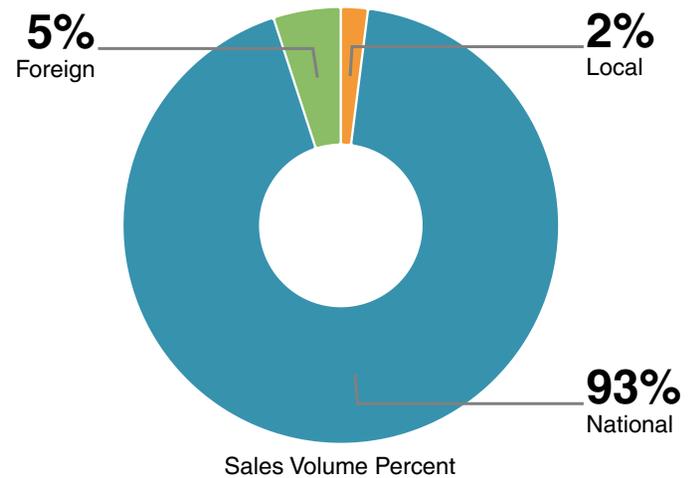
## Net Buying & Selling By Owner Type



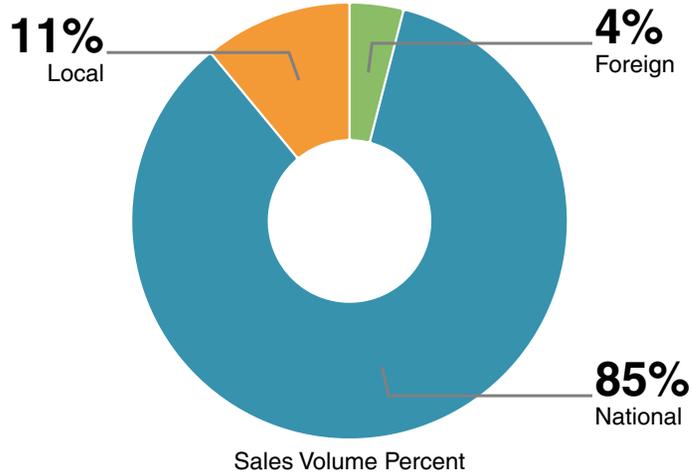
## Asset Value By Owner Origin



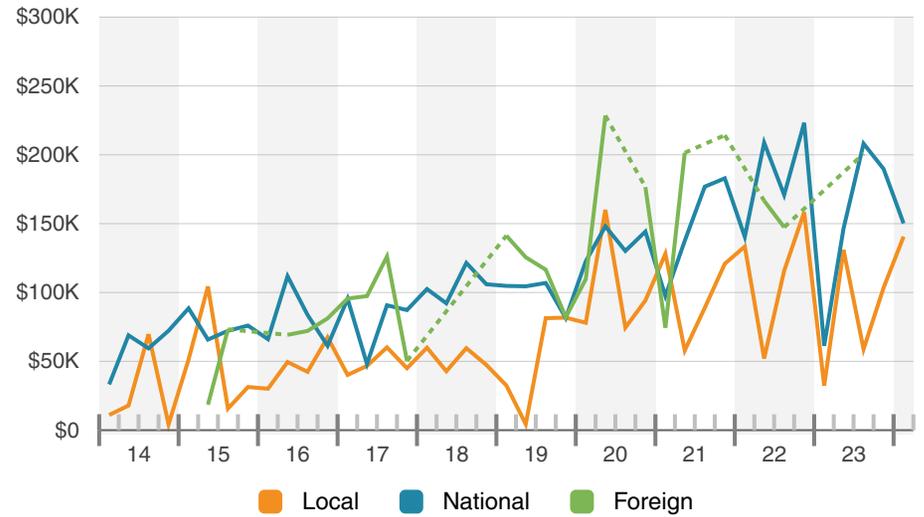
## Sales Volume By Buyer Origin



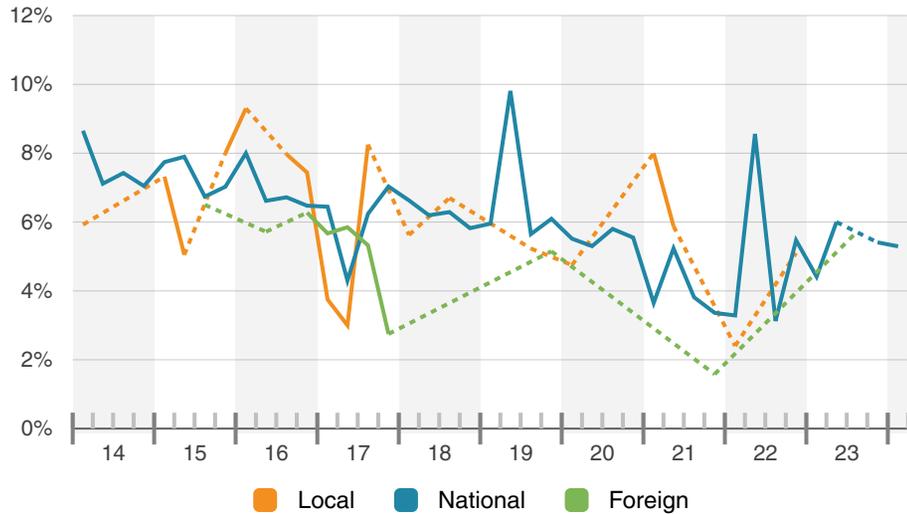
## Sales Volume By Seller Origin



## Average Price Per Unit By Buyer Origin



## Average Cap Rate By Buyer Origin



## Report Criteria

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- 896 Properties / 6 Spaces
- Exclude: Co-Ops
- Exclude: Residential Condos
- Market: Jacksonville - FL
- # of Units: 10 +
- Construction Status: Existing +1
- Style: Townhome +4