

# Search Analytics

INVENTORY BEDS

**3,286** +24.0%

Prior Period 2,650

UNDER CONSTRUCTION BEDS

**0** -100.0%

Prior Period 636

PRE-LEASING

**81.5%** -

Prior Period 58.3%

VACANCY RATE

**4.6%** -0.2%

Prior Period 4.8%

MARKET RENT/BED

**\$746** +0.9%

Prior Period \$739

MARKET SALE PRICE/UNIT

**\$217K** +13.9%

Prior Period \$190K

MARKET CAP RATE

**5.2%** -0.3%

Prior Period 5.5%

## Key Metrics

Availability	
Vacant Beds	152 <span>↑</span>
Asking Rent/SF	\$1.83 <span>↑</span>
Concession Rate	0.2% <span>↓</span>
Studio/1BR Asking Rent	\$782 <span>↓</span>
2 Bedroom Asking Rent/Bed	\$822 <span>↑</span>
3 Bedroom Asking Rent/Bed	\$707 <span>↓</span>
4+ Bedroom Asking Rent/Bed	\$725 <span>↑</span>

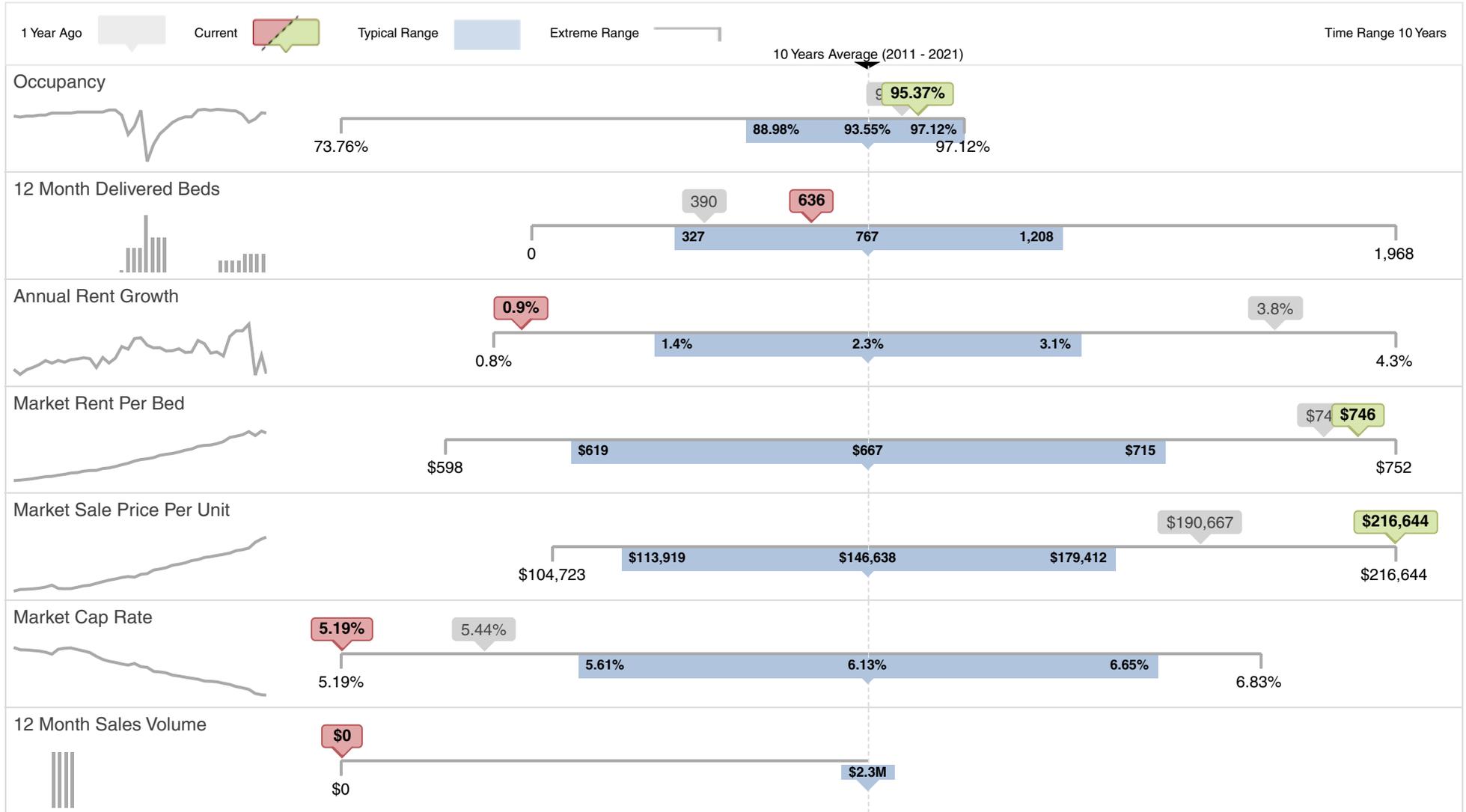
Inventory	
Existing Buildings	7 <span>↑</span>
Average Beds Per Bldg	469 <span>↑</span>
12 Mo Demolished Beds	0 <span>↔</span>
Avg Dist to Nearest Campus	0.7 mi
12 Mo Construction Starts Beds	0 <span>↔</span>
12 Mo Delivered Beds	636 <span>↑</span>
12 Mo Avg Delivered Beds	91 <span>↑</span>

Sales Past Year	
Transaction Per Unit	-
Transaction Per Bed	-
Sales Volume	\$0 <span>↔</span>
Properties Sold	0 <span>↔</span>
Transaction Cap Rate	-
Asking Rent/Bed	-
Asking Rent/SF	-

Demand	
12 Mo Absorp % of Inventory	19.2% <span>↑</span>
Median Household Income	51.9K
Population Growth 5 Yrs   20-29	<span>-12.4%</span>
Population Growth 5 Yrs   30-39	12.7%
Population Growth 5 Yrs   40-54	11.7%
Population Growth 5 Yrs   55+	5.4%
Population Growth 5 Yrs	5.2%

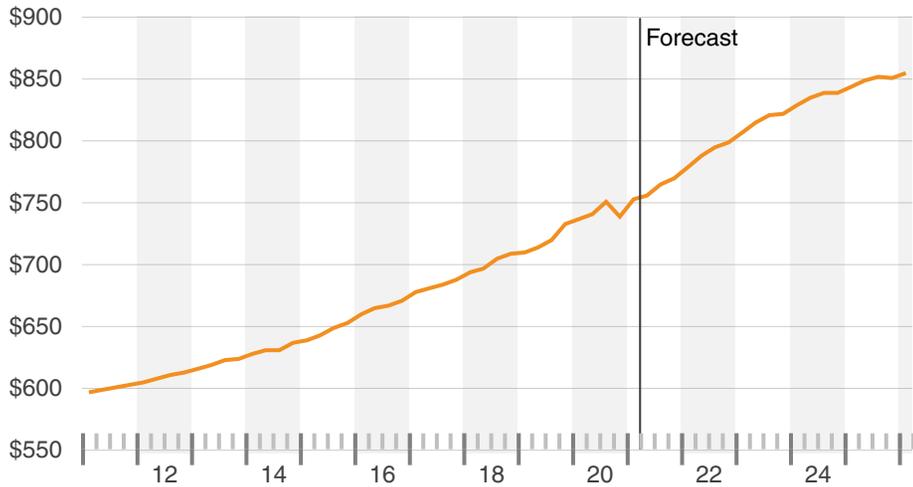
# Search Analytics

## Key Performance Indicators

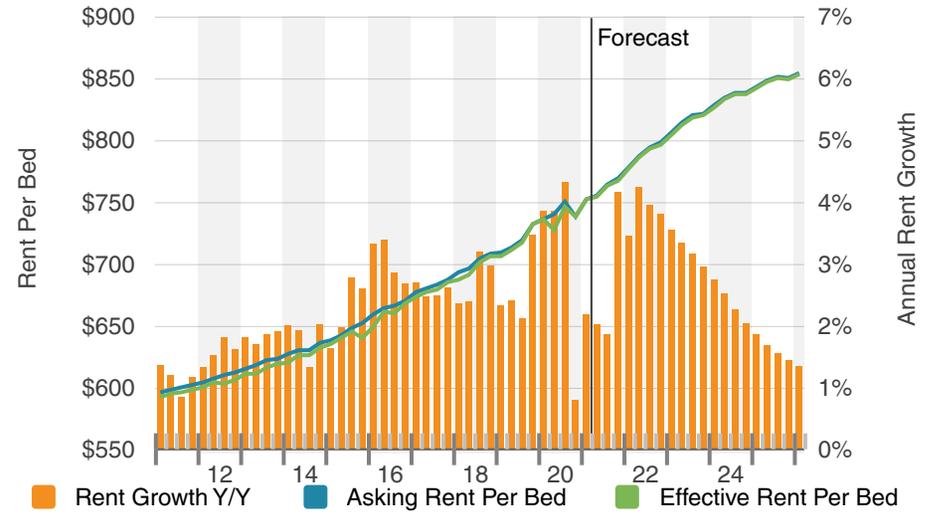


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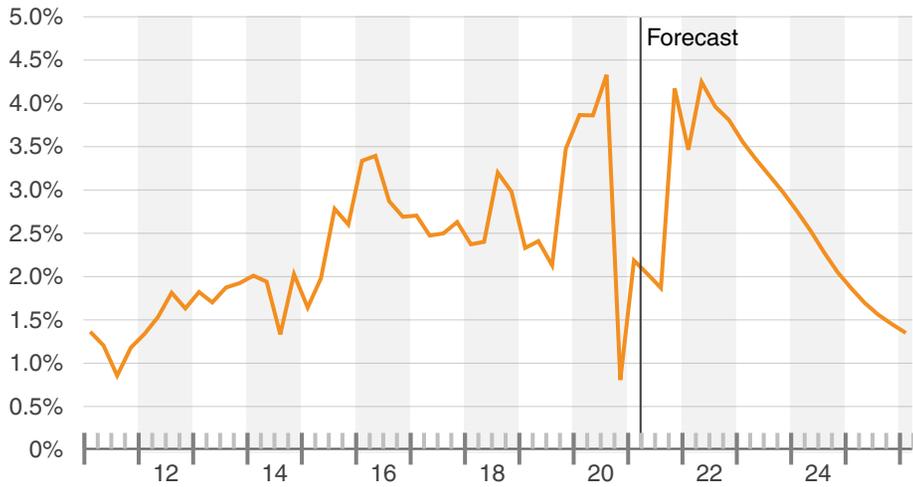
## Market Asking Rent Per Bed



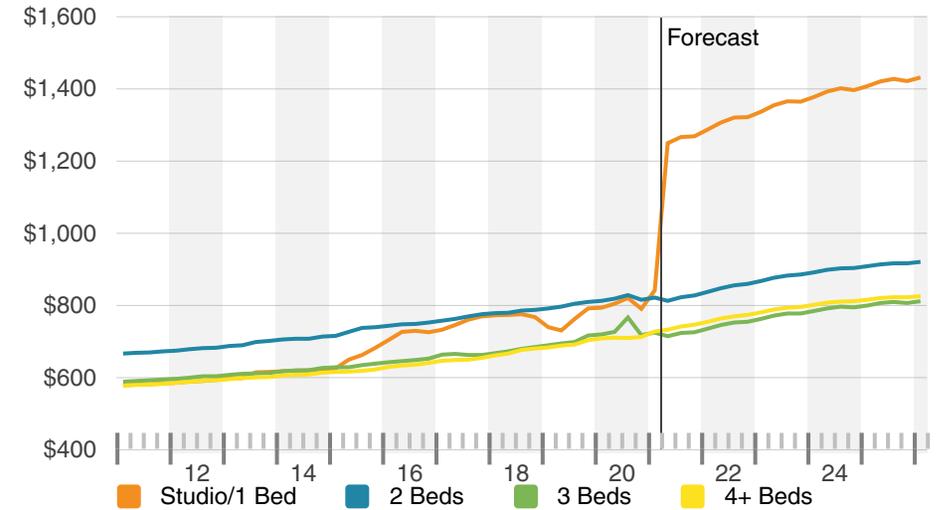
## Market Rent Per Bed & Rent Growth



## Market Rent Growth (YOY)

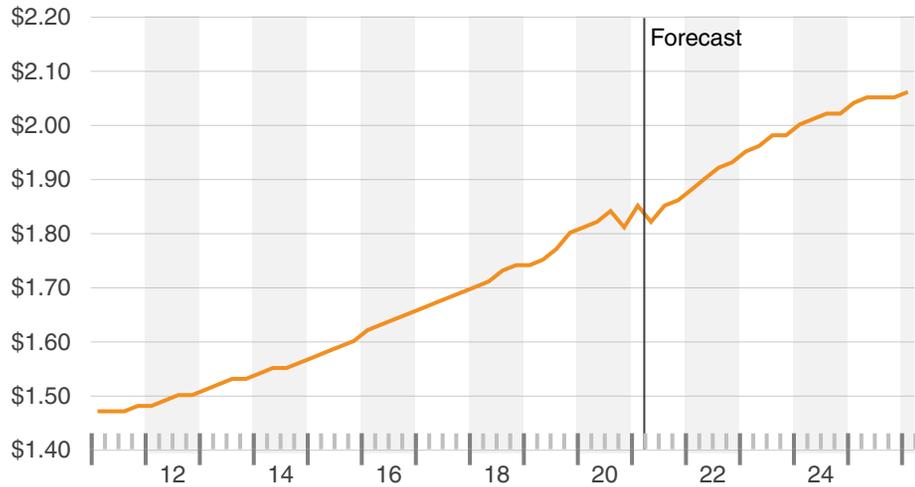


## Market Rent Per Bed By Bedroom

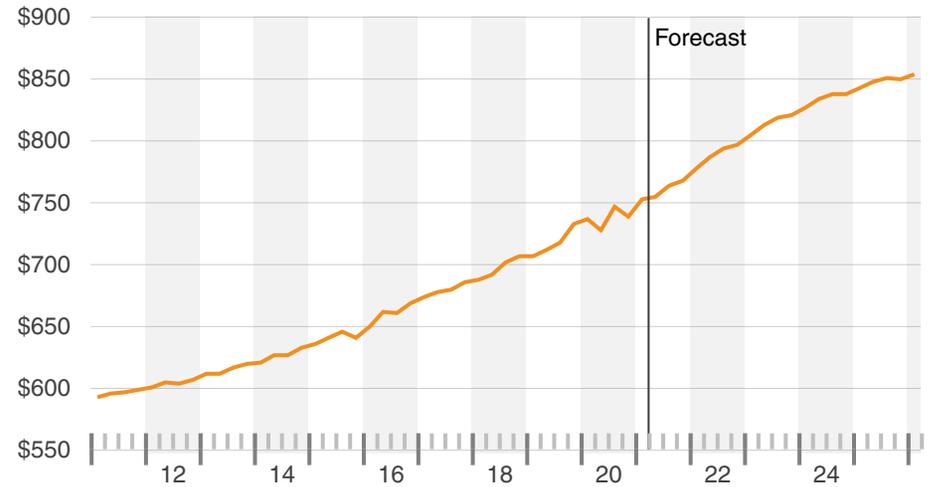


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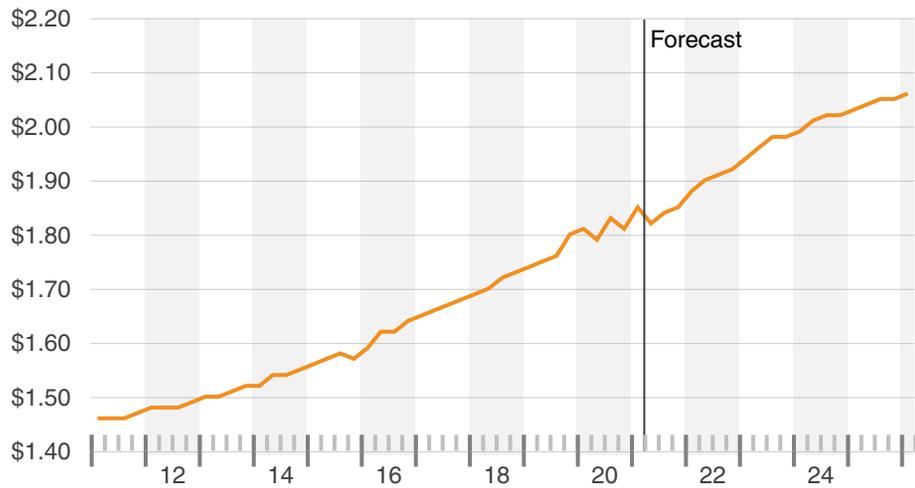
## Market Asking Rent Per SF



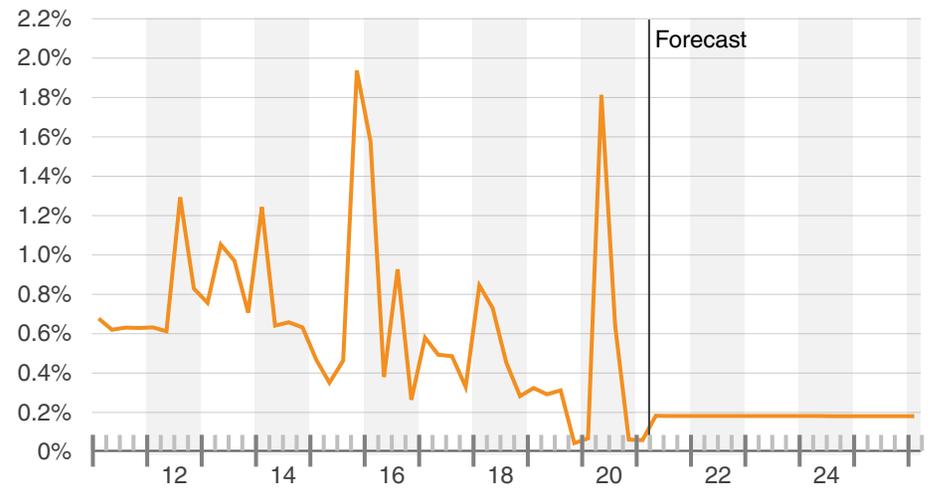
## Market Effective Rent Per Bed



## Market Effective Rent Per SF

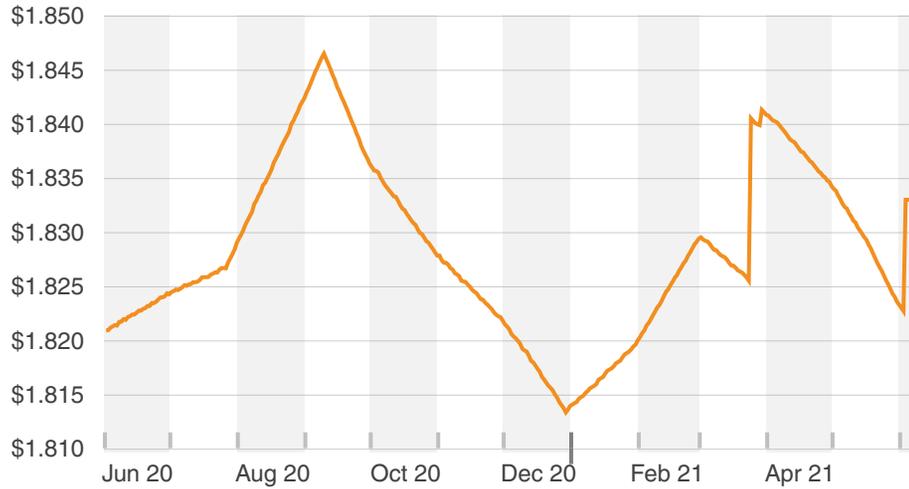


## Concession Rate

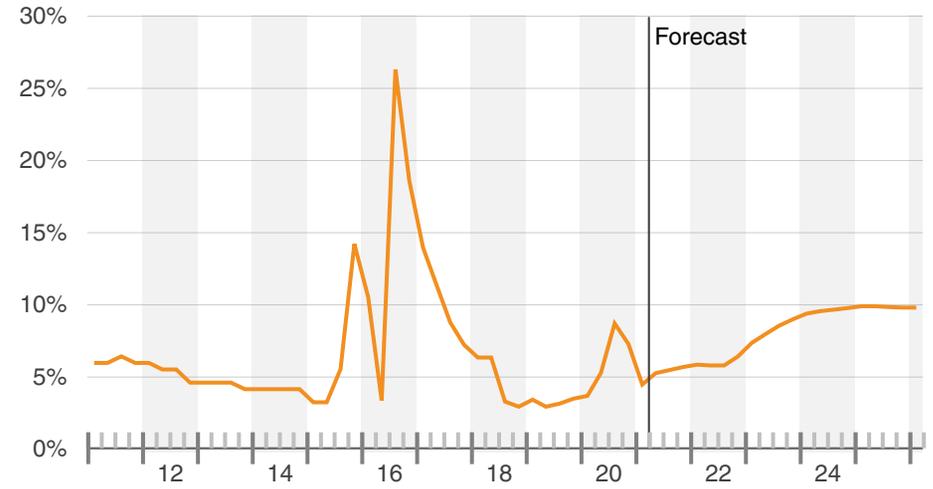


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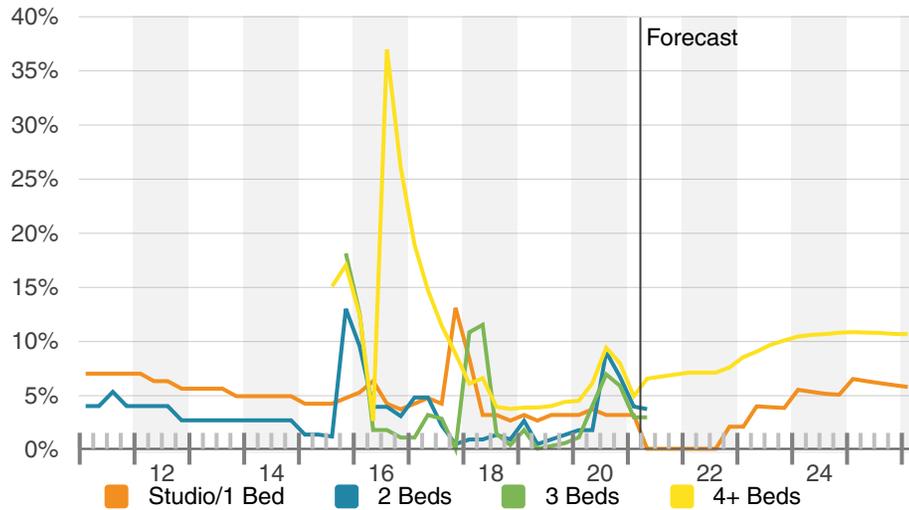
## Daily Asking Rent Per SF



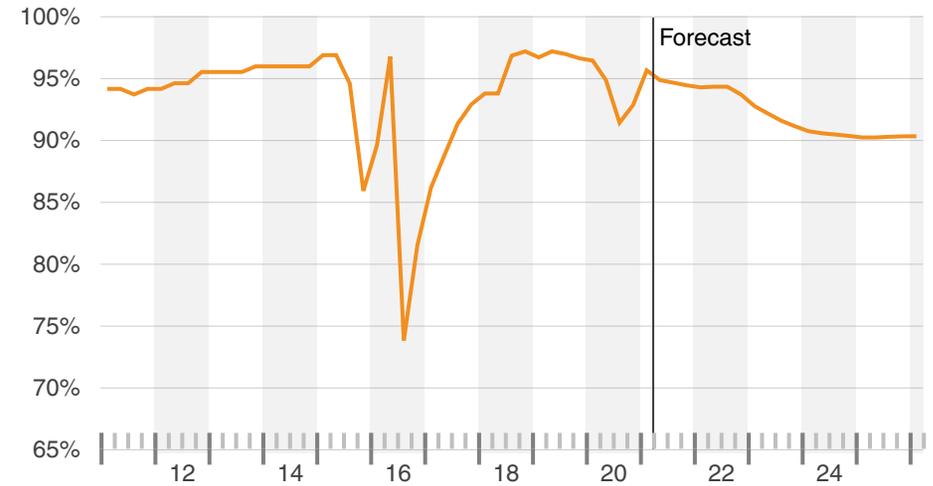
## Vacancy Rate



## Vacancy By Bedroom

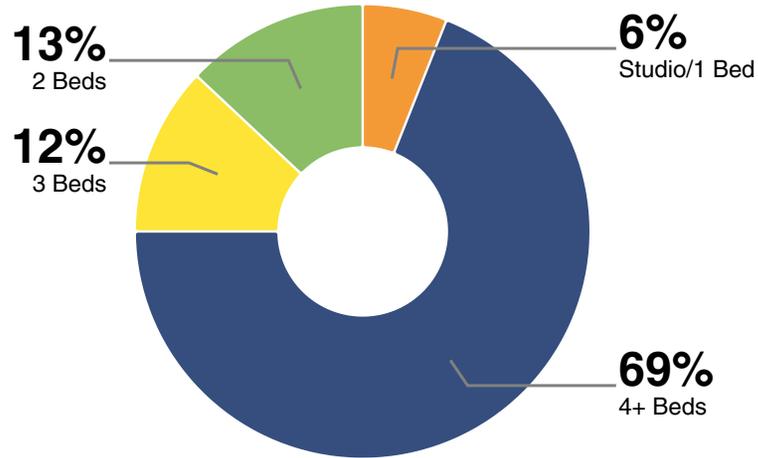


## Occupancy Rate

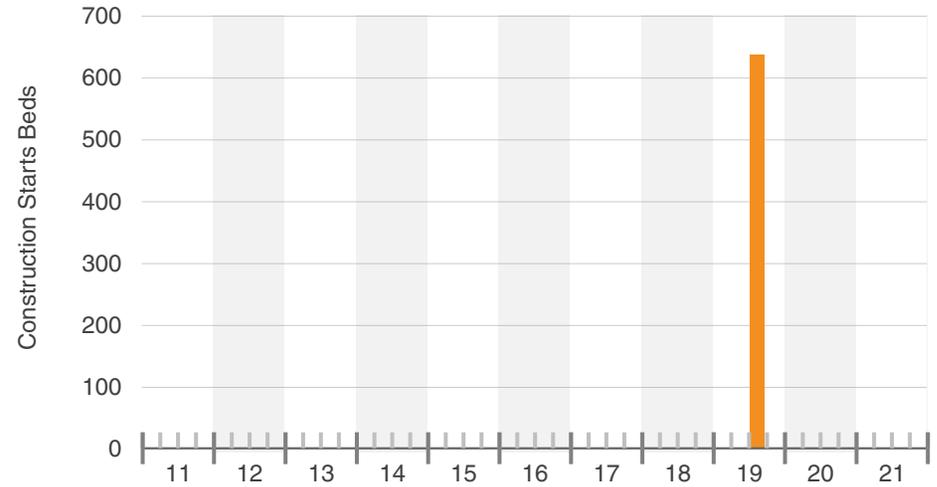


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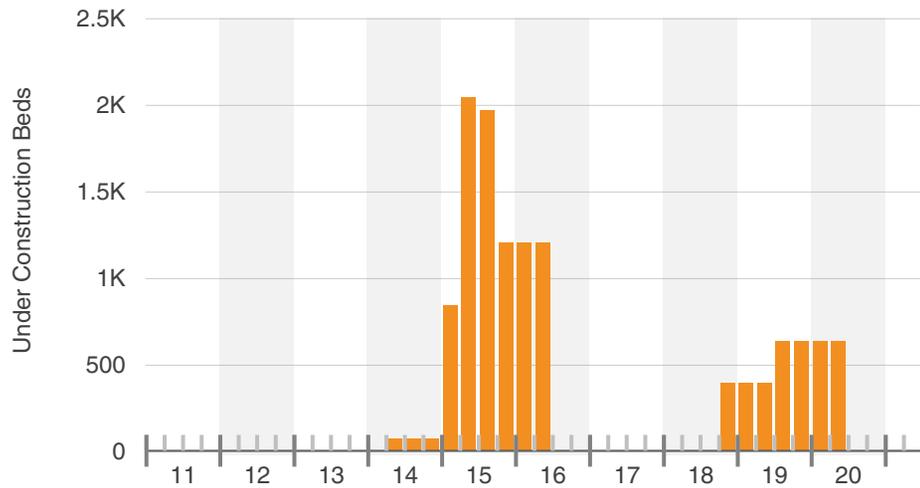
## Total Beds By Bedroom



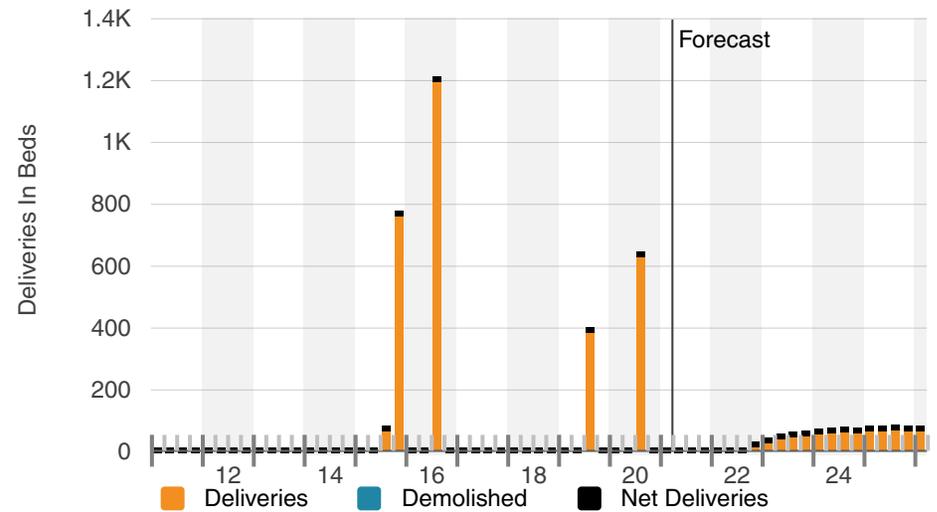
## Construction Starts



## Under Construction

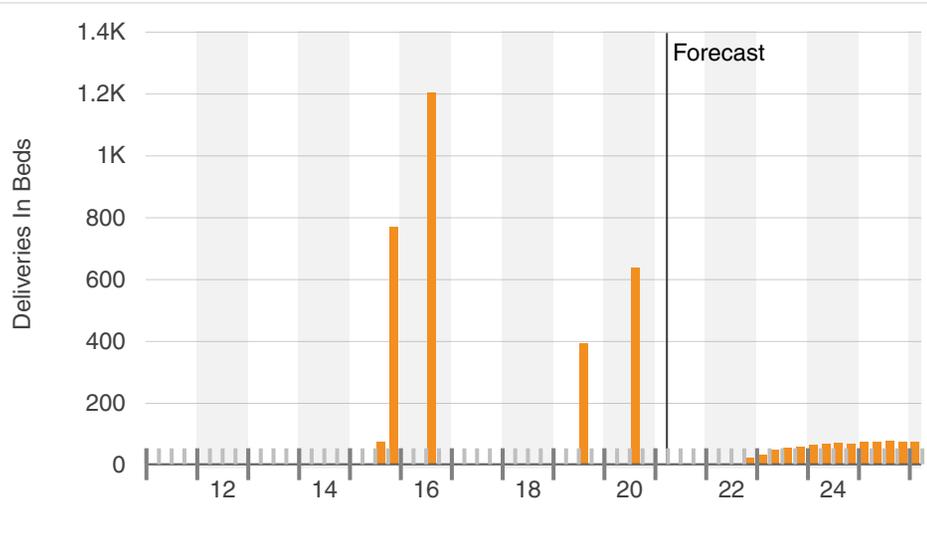


## Deliveries & Demolitions

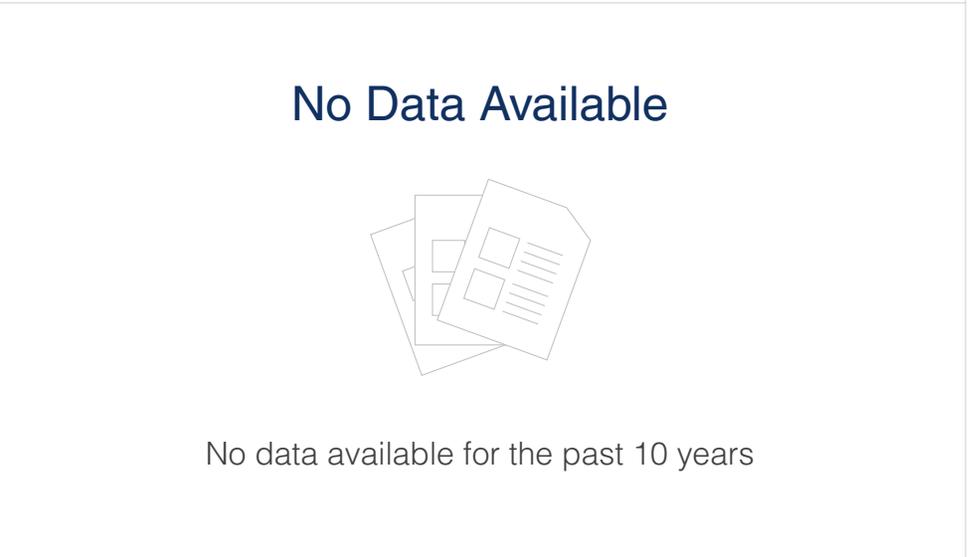


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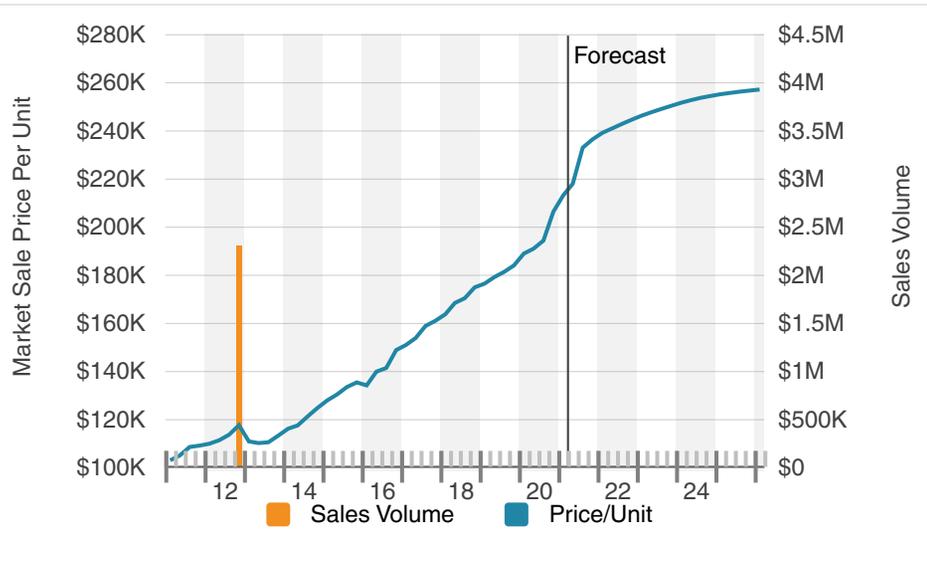
## Deliveries



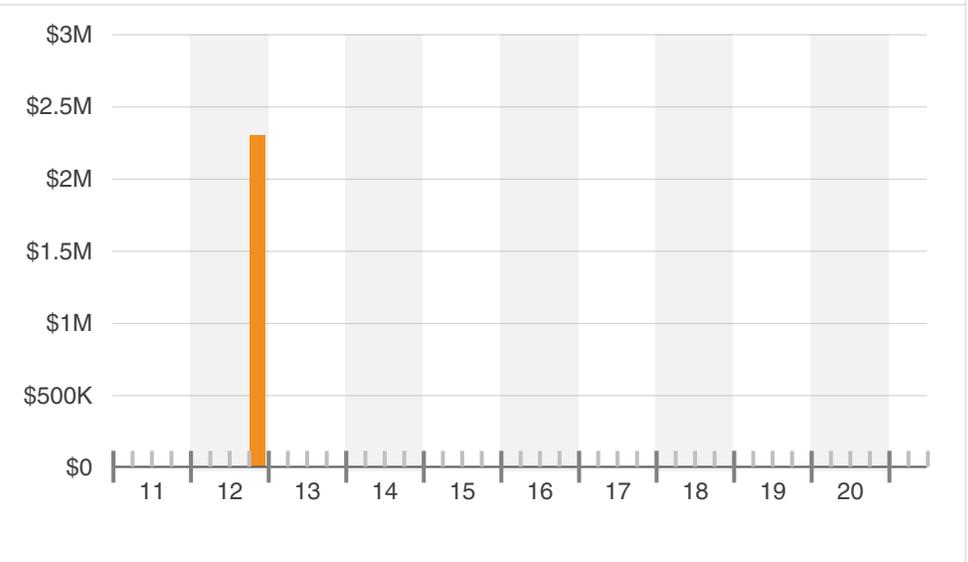
## Demolitions



## Sales Volume & Market Sale Price Per Unit

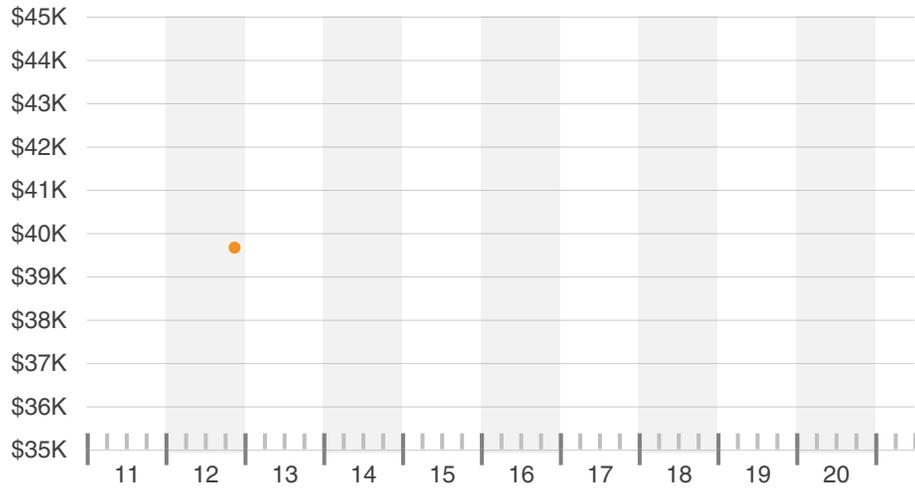


## Sales Volume



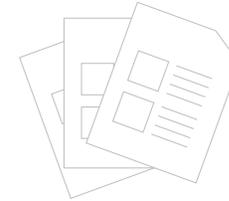
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### Sale Price Per Unit



### Sale To Asking Price Differential

No Data Available



Data for this series is considered to be insufficient

### Market Cap Rate

