



Yardi[®] Matrix

National Student Housing Report

October 2023



Preleasing Reaches 95.1%, But Trails September 2022

This month's report focuses on a new Yardi 200 grouping that incorporates more markets with institutionally-owned dedicated student housing properties, adding and replacing 30 markets. As a result, the Yardi 200 now covers 892,511 beds, vs. 843,789 beds previously.

- In the final few months of the season, preleased occupancy fell behind 2022's pace as month-over-month growth slowed from the rapid rate at the beginning of the leasing season. The slowdown in preleasing also impacted rent growth, which has dropped 0.9% from its peak in March. Still, the sector is very well positioned going into the fall 2023 semester, with high occupancy and record-high rents set for the 2023-2024 school year.
- As of September 2023, 95.1% of beds at Yardi 200 universities were preleased, vs. 96.2% in September 2022. Slower preleasing in recent months can be partly attributed to slow lease-up of new 2023 deliveries, which were only 84.4% preleased in September. This year's lease-up was still a success, however, as September preleasing was ahead of September 2019, 2020 and 2021, and 56 university markets had preleasing of 99% or above.
- Rents are near an all-time high at \$846 per bed, relatively unchanged in the past four months. Rent growth dropped to 6.1% in September, vs. 6.5% in August and a peak of 7% in March 2023. But it is still well above previous years; it averaged 2.9% in September 2019, 2020, 2021 and 2022. A significant 33 markets had double-digit rent growth as of September, including some of the largest student housing centers, like Purdue, Arizona State, Clemson and the University of Georgia.
- Early fall 2023 enrollment numbers suggest enrollment rebounded this year after trending down in fall 2022. Yardi Matrix has collected fall enrollment from 77 schools in the Yardi 200 where enrollment was up an average of 0.6% year-over-year, vs. a 1.2% decline for the same schools last year. Strong enrollment growth at a number of universities helped fuel above-average performance, including at the University of Tennessee – Knoxville and University of Kentucky, which averaged 5.8% enrollment growth in fall 2023 and were more than 99% preleased with over 16% rent growth in September.

