



Yardi[®] Matrix

National Student Housing Report

June 2024



Preleasing for Fall 2024 Hits 80% in May

- Preleasing for the Yardi 200 schools hit 80% in May 2024, nearly identical to May 2023. Although preleasing matched last year’s historic run, the pace has slowed in recent months, and there is some concern that the delay in FAFSA processing is impacting and could continue to affect preleasing pace, particularly at some schools that rely on incoming freshmen to fill remaining beds in the summer.
- Average rent per bed reached \$897 in May, a new high that is 5.3% above last May and up 0.1% from April. Both year-over-year and month-over-month growth figures have fallen in recent months as preleasing has slowed, and both growth rates were the lowest they’ve been this leasing season. Rent growth is strongest in some of the markets that have preleased at the fastest pace, including 41 markets with over 10% growth, while 34 markets have seen rents remain flat or decline this year.
- Yardi Matrix’s supply forecast projects 45,495 new beds will deliver at Yardi 200 schools in 2024, an increase from 37,576 beds delivered in 2023 and near the peak years of 2013 and 2014. Over the next five years, supply will return to the long-term average of around 36,400 beds delivered per year. The schools with the most new supply delivering this year include the University of Wisconsin-Madison, Florida International, the University of Texas-Austin, ASU-Downtown and UC-Davis, all with more than 2,000 beds expected to deliver this year.
- There are growing expectations that issues with FAFSA filing will impact incoming freshman enrollments this year. Nearly 10% fewer members of the high school senior class of 2024 completed the forms as of May compared to the senior class of 2023. Many experts expect this to impact enrollment growth this year and beyond, particularly among lower-income students and community colleges.
- Sales of student housing properties are behind last year and well behind a normal year, as sellers and buyers are hesitant to do deals in today’s interest rate environment. There were only 26 properties sold through May 31, 2024, compared to 33 at the same point last year. Despite limited activity, sales price per bed is ahead of last year—at around \$87,500 per bed, compared to an average of \$80,000 per bed from 2017–2023, as strong preleasing and rent growth have supported higher pricing.

