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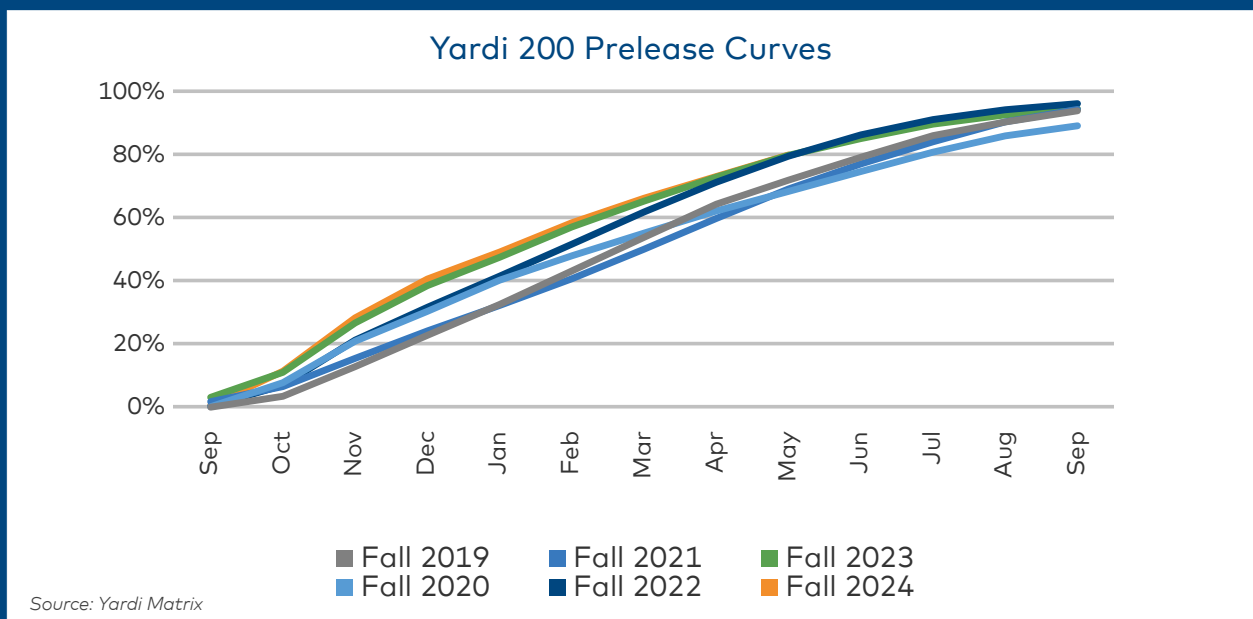
National Student Housing Report

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.



Preleasing Matches Last Year's Record Pace

- Preleasing of 80% in May 2024 was 10 basis points ahead of May 2023 and 6.8% higher than April 2024. Preleasing started the 2023-2024 leasing season ahead of last year's record pace but has moved more in line with 2022-2023 over the past few months.
- Five schools have completed preleasing for fall 2024, including Ole Miss, and 34 markets were over 90% in May. Schools with 10 or more off-campus student housing properties that had the highest preleasing included James Madison (97%), Kentucky (96.6%), Purdue (95.1%), Tennessee (94.3%) and Mizou (94%).
- Twenty-five university markets had preleasing below 60% as of May, mostly private and secondary/tertiary universities. Many of these markets only have one or two off-campus properties, but the list includes the University of Alabama-Birmingham (59.1%), UC-Berkeley (57.9%), UT-Arlington (55.7%), Louisiana Tech (50.8%) and the University of Memphis (45.1%).
- Preleasing is at least 10% ahead of last year at 31 universities. Many times, faster preleasing has meant slower rent growth. It averaged 3.5% in these markets in May, 200 basis points below the national average. For example, rents were flat or negative at Mizou (-0.9% rent growth) and the University of Southern California (-7.1%).
- On the other hand, preleasing is 10% or more behind last year's pace at 38 universities in the Yardi 200. On average, these schools trail the national preleasing pace by about 15%. This includes a number of large secondary state schools like UNC-Charlotte (67.9% preleased, 10% behind), UNC-Greensboro (63.4% preleased, 10.7% behind), North Texas (78.5%, 11% behind), UT-San Antonio (66.4%, -13.3%), South Florida (75.9%, -13.9%) and Arizona State (76.7%, -18.3%). It's possible preleasing at these schools could be impacted by the delay in FAFSA applications and processing.

Top 20 Universities With the Most Year-over-Year Growth in Percentage Preleased

University	YOY Growth in % Preleased
Central Michigan	20.1%
Southern California	18.9%
Bowling Green State	18.5%
University of Nebraska	17.3%
University of Missouri	16.1%
Mississippi State	15.4%
University of Iowa	13.5%
Ohio University	13.1%
Grand Valley State	11.6%
Temple University	11.3%
University of Kansas	11.1%
University of Maryland	11.1%
Texas Christian	10.5%
Binghamton University	10.3%
University of West Georgia	10.3%
University of Nevada-Reno	9.6%
University of South Carolina	8.9%
University of Pennsylvania	8.7%
University of Mississippi	8.5%
Auburn University	8.3%

Note: Prelease rates for universities are based solely on properties that participate in our phone surveys. Universities with fewer than four properties in our coverage have been excluded from this list. Source: Yardi Matrix, data as of May 2024

Rent Growth Solid at 5.3% in May

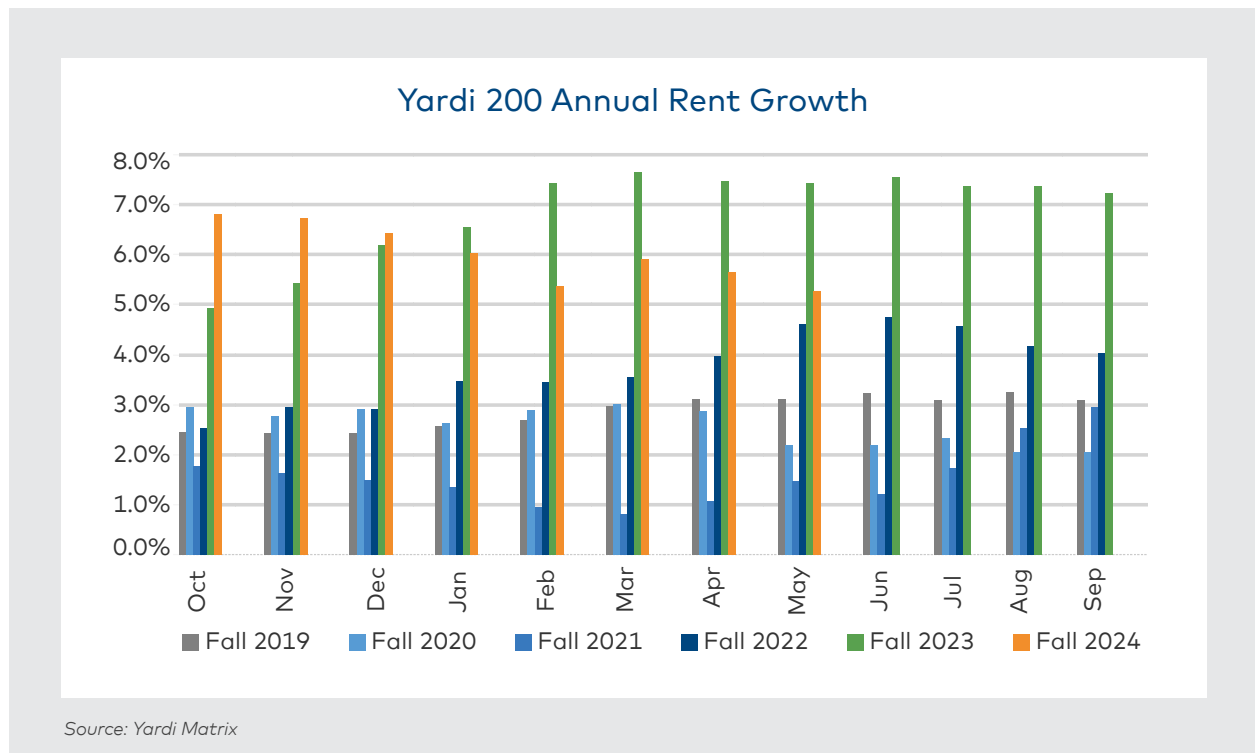
- Student housing rent growth moderated in May at 5.3%, down from 5.7% in April and 6.8% earlier in the leasing season. Rent growth throughout the leasing season has averaged 6%. For context, annual multifamily rent growth was 0.6% in May and has averaged 0.6% in 2024 so far, as student housing has benefited from strong demand due to rising enrollments and reasonable levels of new supply.
- Student housing performance is mixed, with some markets doing extremely well and others struggling to fill beds and grow rents. Forty-one markets posted double-digit rent growth in May, including 28 with four or more off-campus student housing properties. On the other hand, 34 markets had rent declines year-over-year, including 18 with four or more off-campus properties.

In many cases, high rent growth has followed strong preleasing. In 28 markets with four or more beds and 10% or greater rent growth, preleasing averaged 86.8% in May. This includes Tennessee (20.2% rent growth, 94.3% preleased), Clemson (15.6% rent growth, 93.8% preleased), Appalachian State (15.2%, 95.4%) and Ole Miss (14.7%, 100%).

In a few markets, however, high rent growth has come at the expense of slower preleasing this year than last year. This has been noticeable at Cornell (18.4% rent growth, 70.1% preleased and 16.8% behind last year), Clemson (15.6% rent

growth, 85.6% preleased, 8.2% behind), UNC-Charlotte (14% rent growth, 67.9% preleased, 10% behind), North Texas (13.8% rent growth, 78.5% preleased, 12.1% behind) and UCF (12.7% rent growth, 87.1% preleased, 7.4% behind).

Universities with the lowest rent growth include many in major metro areas that may be competing with weaker multifamily markets. These include Carnegie Mellon/Pitt (-11.4% rent growth), Memphis (-10.2%), the University of Southern California (-7.1%), Cal-Berkeley (-6%), the University of Alabama-Birmingham (-2.7%) and Minnesota (-1%).



Top Student Housing Market Fundamentals

University	Off-Campus Student Housing		Preleasing		Rent Per Bed	
	Beds Completed	Beds Under Constructon	May-24	Y-o-Y	May-24	Y-o-Y
University of Kentucky	6,852	435	96.6%	6.8%	\$848	12.3%
Purdue University	9,391	2,122	95.1%	-1.9%	\$927	11.0%
University of Tennessee	8,224	3,961	94.3%	-5.0%	\$1,153	20.2%
University of Missouri	14,534	0	94.0%	16.1%	\$692	-0.9%
Virginia Tech	9,392	0	93.4%	1.7%	\$926	2.2%
University of Arkansas	10,236	0	90.7%	-6.6%	\$854	7.7%
Auburn University	13,399	0	90.2%	8.3%	\$853	10.1%
University of Alabama	12,900	0	90.0%	4.5%	\$903	10.9%
University of Oklahoma	6,974	0	88.8%	1.4%	\$711	8.2%
Michigan State	13,505	0	88.6%	5.6%	\$815	4.5%
North Carolina State	9,501	0	88.3%	-3.6%	\$992	9.1%
Penn State	15,596	856	87.4%	-0.4%	\$971	4.3%
University of Arizona	8,085	596	87.2%	-1.7%	\$1,162	10.2%
Iowa State	8,046	0	87.1%	1.9%	\$640	5.8%
University of Central Florida	15,891	1,849	87.1%	-7.4%	\$1,073	12.7%
Texas A&M	32,130	1,657	86.2%	1.2%	\$791	7.3%
Clemson University	10,748	601	85.6%	-8.2%	\$1,001	15.6%
University of Georgia	14,480	750	85.0%	-5.8%	\$843	4.5%
Florida State University	27,727	3,519	84.7%	-0.9%	\$845	5.4%
Louisiana State University	11,851	0	84.4%	4.3%	\$722	8.1%
Indiana University	10,740	1,474	83.5%	3.3%	\$1,007	11.8%
University of Texas	21,656	3,170	83.2%	-2.1%	\$1,157	3.5%
University of Michigan	7,321	890	82.4%	-5.3%	\$1,531	4.4%
University of South Carolina	12,198	940	81.4%	8.9%	\$874	5.6%
University of Illinois	14,254	215	80.1%	2.2%	\$903	3.9%
Texas Tech	16,586	679	77.8%	1.9%	\$635	-0.6%
University of Maryland	9,193	989	76.9%	11.1%	\$1,285	3.8%
Arizona State University	11,673	0	76.7%	-18.3%	\$1,267	2.9%
University of South Florida	15,906	759	75.9%	-13.9%	\$936	5.9%
University of Florida	29,998	996	75.7%	-3.3%	\$797	2.6%
Ohio State University	6,857	1,220	72.8%	-1.2%	\$1,114	15.0%
Georgia Tech	9,355	0	72.6%	-1.4%	\$1,302	1.7%

Note: Top 32 Power 5 schools with enrollment over 25,000 with the most dedicated off-campus student housing beds
Source: Yardi Matrix



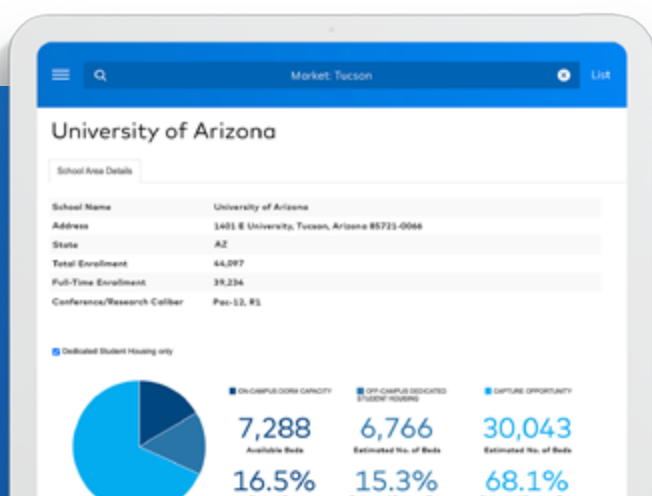
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