



Yardi[®] Matrix

National Student Housing Report

July 2024



Preleasing Slows During Summer, Reaches 85% in June

- The Yardi 200 schools reached 85.2% surveyed preleasing as of June 2024, matching June 2023 and outpacing previous years except for June 2022, when preleasing stood at 86.4%. Preleasing pace has slowed as many students have returned home for the summer, and it still has a way to go to reach the 94%+ fall occupancy level of recent years. However, 39 universities have already reached this level, including 13 markets that were 99.7% or higher preleased in June and 18 schools that had higher preleasing in June than fall 2023 occupancy, including a few that failed to reach 90% occupancy last year.
- Average advertised rent per bed was \$898 in June, up 5% from June 2023 but flat over the past three months. Advertised rent growth has slowed throughout the leasing season, down from 6.9% in the earlier months of this year but still solidly above previous years and well above multifamily. Forty-one markets posted double-digit rent growth in June, including many larger student housing markets with new supply delivering that have benefited from enrollment growth in recent years.
- Yardi Matrix's supply forecast projects 45,500 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.
- Issues with FAFSA filing and processing remain a concern for near-term enrollment growth. As of June, only 46% of high school seniors had filed for financial aid, versus 53% at the same time last year. This has led to warnings that incoming freshman enrollment for fall 2024 could be lower than last year, particularly at secondary and tertiary state schools, although enrollment could recover by the spring semester or in 2025.
- Sales of student housing properties have caught up to last year, with a flurry of sales in recent months. Forty properties have traded so far in 2024, over \$1 billion in sales, which nearly matches last year's pace at this time. Transaction volume is expected to pick up in the second half of the year, consistent with previous years, as more properties complete their lease-up, but 2024 is still expected to be well below a typical year on transaction volume as interest rates keep buyers and sellers on the sidelines.

