

Yardi® Matrix

NATIONAL SELF STORAGE REPORT

FEBRUARY 2019

MONTHLY SUPPLY AND RENT RECAP

Demand remains elevated in top markets for relocations

- Development activity is highest in metros with strong population growth—such as Portland, Nashville and Orlando—where demand remains steady, but new supply is weighing on street rates. Self storage space is in high demand in historically underdeveloped markets with large populations in the Northeast.
- On a national level, street rates remained relatively flat in January. Rent growth continues to be positive in major markets in the Southwest and Northeast.
- Nationwide, Yardi Matrix tracks a total of 1,951 self storage properties in the pipeline—720 under construction, 958 planned and 273 prospective projects—along with 467 abandoned stores and 106 deferred projects. The new development pipeline has been shrinking over the past few months as prospective properties have advanced to planned and under construction. The number of abandoned projects has doubled since mid-2018.
- Yardi Matrix maintains operational profiles for an additional 24,819 completed properties in the U.S., bringing the total data set to 27,343 stores. The new supply pipeline accounts for 9.3% of the completed inventory tracked by Yardi Matrix.

Rent growth still highest in Las Vegas

- Nationwide, street-rate rents declined by 1.7% year-over-year in January 2019 for 10x10 non-climate-controlled (NON CC) units and by 1.5% for 10x10 climate-controlled (CC) units.
- Las Vegas leads the way in rent growth—with a 6.1% increase year-over-year in January 2019 for 10x10 CC units—bolstered by a strong influx of residents drawn in by the metro's affordable cost of living and Nevada's lack of income tax. On the other side of the spectrum, street rates in Nashville have declined by 8.3% year-over-year, due to the significant new supply delivered.