



Yardi[®] Matrix

National Student Housing Report

October 2024



Occupancy Reaches 94.5%, Rent Growth Cools

- Yardi Matrix attended the NMHC Student Housing Conference in Las Vegas October 7-9. The tone of the conference was overwhelmingly positive, with preleasing pace and rent growth close to last year's historic levels and an anticipated turnaround in sales activity trends going into the fourth quarter and 2025. Student housing is the darling of the commercial real estate industry, with occupancy for the Yardi 200 reaching 94.5% in September and rent growth averaging 5.8% over the last 12 months, trends that are expected to continue into the 2024-2025 leasing season.
- Preleasing pace slowed throughout the 2023-2024 preleasing season, outpacing last year's record trend for the first five months of the preleasing season but slowing during the winter and spring. Occupancy hit 94.5% in September 2024, only 10 basis points lower than September 2023. Preleasing for fall 2025 jumped out to a quick start, reaching 10.2% in September based on limited data, with four schools greater than 25% preleased in the first months of leasing.
- Average advertised rent per bed for the Yardi 200 was \$896 in September, down from a peak of \$901 per bed in May, as some operators in slower preleasing markets dropped rates during the final push of the rental season. Rent growth was 4.2% year-over-year in September, down from nearly 7% in the first few months of the leasing season. This is lower than the record 6.8% rent growth during the 2022-2023 season, but well above the trailing 12-month average of 2.6% from 2019 to 2022 and the roughly flat rents in the multifamily sector overall.
- Yardi Matrix's supply forecast is unchanged, with 41,432 beds to be delivered at Yardi 200 schools in 2024, a 6% decrease from the previous forecast and a 5% decrease from 2023. After 2024, annual supply will drop below the long-term average of 40,000 beds delivered per year for the last 10 years.
- Investment sales volume at the Yardi 200 schools has picked up noticeably in recent months, as properties reached stabilized occupancy levels for the 2024-2025 school year. There have been about 39,000 beds sold so far in 2024. This represents 10% fewer beds sold year-to-date versus 2023 and only 8% below the average for 2017-2019, but 45% fewer beds than sold during the record years of '21-'22.

