



Yardi Matrix

National Student Housing Report

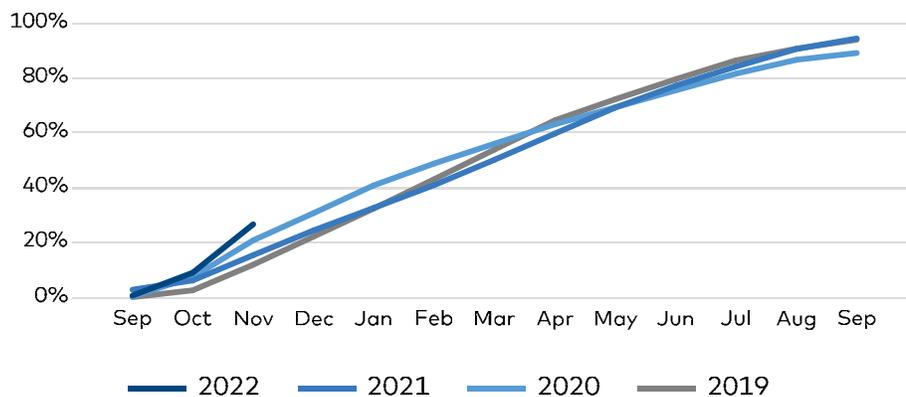
January 2022



Student Housing Performance Stays Solid

- The student housing industry continues to display its resiliency during periods of economic uncertainty. Preleasing and rent growth for the fall 2021 term ended on a positive note, and fundamentals continue to look healthy as preleasing for the fall 2022 term is underway. While COVID-19 and the new Omicron variant continue to be a challenge, universities are better equipped to handle mitigating the spread of the virus without much disruption compared to the past couple of years.
- Preliminary data released by the National Student Clearinghouse Research Center as of October 2021 shows overall postsecondary enrollment for the fall 2021 term was 2.6% below last year's levels and 5.8% below 2019. However, within these topline numbers, there is a dichotomy between the most selective private and public flagship universities compared to smaller universities and community colleges, which still bodes well for the student housing industry.
- The Yardi 200 ended the fall 2021 preleasing period in September at 94.3%, up 5.2% from fall 2020 and 0.4% from pre-pandemic fall 2019. Preleasing for the fall 2022 term is already underway, at 26.7% as of November, up from 15.4% compared to the same time the previous year. The average rent per bedroom for Yardi 200 universities was \$791 as of December, up 2.2% over the previous year and 0.3% over the previous month. We expect preleasing and rent growth will increase modestly as the spring approaches.
- Overall, we have a positive outlook for the dedicated off-campus student housing industry leading up to the fall 2022 term, particularly at highly selective universities. Rents and preleasing at Yardi 200 universities are off to a healthy start early in the season, and are above pre-pandemic levels despite economic uncertainty and the lingering COVID-19 virus.
- Yardi Matrix recently released a new suite of forecasts for the student housing industry, including enrollment, supply, rent and occupancy. Stay tuned for the next student housing report, which will feature additional analysis based on these new forecasts.

Yardi 200 Prelease Curves



Source: Yardi Matrix

Student Housing Preleasing: Fall 2022 School Year Starts Off Strong

- The Yardi 200 ended the fall 2021 pre-leasing period at 94.3% in September, up from 89.1% the year prior. Preleasing for the fall 2022 school year is underway, and as of November, 26.7% of the beds at Yardi 200 universities had been leased for the upcoming fall term. This is an 11.3% increase over the same time the previous year and a 5.9% increase over 2019.
- All of the Power 5 conferences are experiencing growth in preleasing for the upcoming fall term compared to the previous year, particularly the Big Ten conference. Universities in the Big Ten had the highest percentage preleased (40.0%) and the highest prelease growth (18.7%) as of November.
- Universities with the most annual prelease growth as of November tend to be bigger schools—of the top 20 universities with the most prelease growth, the average total enrollment was more than 30,000 students. The University of Wisconsin-Madison, with total enrollment just over 44,000 in 2020, had the highest overall preleased percentage (97.7%) and the most prelease growth over the prior year (66.0%) as of November.
- Few universities are struggling with fall 2022 preleasing so far. Only 10 universities in the Yardi 200 with four or more properties had prelease levels lower than those for fall 2021, and most of those were within one percentage point. Three universities had more notable loss in prelease levels compared to the prior year: Syracuse University (20.6% preleased, 9.5% below prior year), Virginia Commonwealth University (13.8% preleased, 8.1% below prior year) and the University of Southern California (5.1% preleased, 5.3% below prior year).

Top 20 Universities With the Most Y-O-Y Growth in Percentage Preleased

University	YOY Growth in % Preleased
University of Wisconsin-Madison	66.0%
University of Nevada-Las Vegas	47.6%
Purdue University	43.3%
University of Pittsburgh-Pittsburgh Campus *	30.5%
University of North Carolina at Chapel Hill	30.4%
Texas Christian University	29.5%
The University of Tennessee-Knoxville	29.2%
Middle Tennessee State University	27.9%
University of Akron	25.4%
University of Illinois at Urbana-Champaign	24.5%
Iowa State University	24.1%
Boise State University	23.7%
Oregon State University	21.6%
University of New Hampshire	20.4%
University of Oklahoma-Norman Campus	20.0%
Florida State University *	18.3%
Johns Hopkins University *	17.7%
Kent State University at Kent	16.3%
Arizona State University-Tempe *	16.0%
University of Cincinnati	15.4%

**Universities share student housing properties with other nearby universities in the Yardi 200. Note: Prelease rates for universities are based solely on properties that participate in our phone surveys. Universities with less than four properties in our coverage have been excluded from this list. | Source: Yardi Matrix, data as of November 2021.*

Rent Growth Approaches Pre-Pandemic Levels

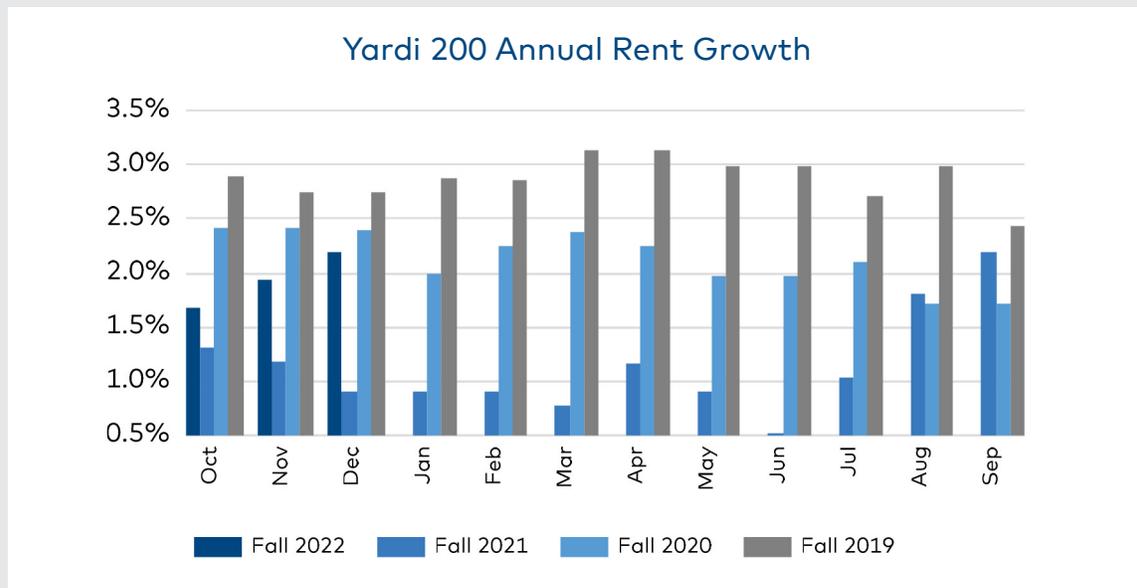
- The average rent per bedroom at Yardi 200 universities for the fall 2022 school year was \$791 as of December. This is the highest average rent for off-campus dedicated student housing we've seen in years and \$2 over the previous month's high-water mark.
- The average rent per bedroom as of December represents a 2.2% increase over the previous year and a 0.3% increase over the previous month. That's up from December 2020's 0.9% annual rent growth and a bit below 2019's annual rent growth of 2.4%. Nonetheless, it's a positive sign for the industry to see rent growth inching toward pre-pandemic levels.

Rent growth among the Yardi 200 is robust amid strong preleasing for the fall 2022 term. Six universities in the Yardi 200 with four or more properties had double-digit annual rent growth as of December, and all six universities are located in large city settings. One—the University of California-Riverside—had annual rent growth above 15%, with average monthly rent per bedroom at \$1,004 as of December.

Only seven universities in the Yardi 200 with four or more properties had negative annual rent growth as of December, and the universities were diverse by location, campus setting and size. The

University of Alabama had the lowest annual rent growth in December at -2.7%, followed by Miami University-Oxford at -2.6% and the University of Pennsylvania at -2.3%.

The most expensive student housing rents are in markets with a high cost of living. Four California universities made the top 10 list of most expensive student housing rents per bedroom in December, including the University of Southern California (\$2,476), the University of California-Santa Barbara (\$1,751), the University of California-Davis (\$1,226) and the University of California-Irvine (\$1,179).



Source: Yardi Matrix

New Supply Underway In the Pacific Northwest

- Student housing deliveries slowed in 2021, with just over 19,000 bedrooms delivered at Yardi 200 universities as of December, down from more than 30,000 annual bedroom deliveries over the last few years. Yardi Matrix forecasts predict 2022 will bring more deliveries at just over 25,000 bedrooms.
- There are currently more than 135,000 bedrooms in various stages of development at Yardi 200 universities, with about 49,000 of those under construction. Most development is still concentrated in the Southern and Southwestern United States—specifically in Florida and Texas. However, a number of new projects were recently started in the Pacific Northwest at the University of Washington (4,245 bedrooms under construction), Washington State University (2,019) and the University of Oregon (1,173).
- The University of Washington in Seattle currently has some 2,000 completed bedrooms, a number that will triple once all of the new construction delivers. While this may be a lot, the university has a high capture opportunity of 77.8%, meaning that a high percentage of students enrolled are not currently housed in dorms or existing off-campus dedicated student housing.

Top 20 Universities With the Most Bedrooms Under Construction

University	Bedrooms Under Construction	Bedrooms Under Construction as a % of Enrollment	Capture Opportunity	Preleasing as of Nov 2021
University of Washington-Seattle Campus	4,245	8.8%	77.8%	5.0%
The University of Texas at Austin	2,950	5.8%	53.3%	27.8%
University of Michigan-Ann Arbor	2,611	5.5%	61.6%	36.8%
University of California-Davis	2,361	6.0%	67.6%	6.3%
Washington State University	2,019	6.5%	62.6%	14.3%
University of South Florida	1,912	3.8%	58.6%	26.6%
University of Florida	1,856	3.5%	42.1%	23.7%
Indiana University-Bloomington	1,436	3.3%	59.0%	31.6%
The University of Alabama	1,274	3.4%	48.2%	19.3%
Clemson University	1,271	4.8%	46.0%	60.2%
University of Arkansas	1,239	4.5%	63.5%	7.6%
University of Oregon	1,173	5.4%	42.3%	9.1%
University of Maryland-College Park	1,132	2.8%	53.9%	41.0%
University at Buffalo	1,122	3.5%	67.5%	12.5%
Florida State University *	1,111	2.5%	20.6%	36.8%
Rochester Institute of Technology *	1,108	6.9%	45.3%	10.6%
Texas State University	1,102	2.9%	28.3%	15.4%
Auburn University	1,073	3.5%	49.7%	30.1%
University of Illinois at Urbana-Champaign	943	1.8%	45.9%	32.9%
University of Georgia	926	2.4%	52.6%	30.5%

*Universities share student housing properties with other nearby universities in the Yardi 200. Note: Prelease rates for universities are based solely on properties that participate in our phone surveys. | Source: Yardi Matrix, data as of December 2021.

Student Housing Transaction Volume Strong in 2021

- Student housing transaction volume started to slow just prior to the pandemic after three consecutive years of over \$3 billion in sales at Yardi 200 universities. Transaction volume picked up again in 2021 as strong leasing amid the pandemic continued to attract investors.
- Sales volume at the Yardi 200 as of December totaled \$2.8 billion, with an average sales price per bed of \$67,000. In 2020, transactions were concentrated in the first and fourth quarters, but 2021 saw steady transaction volume throughout the year.
- Universities in the South and Southwest had the most sales in 2021. One university saw more than \$200 million in transactions last year: Arizona State University-Tempe had \$223 million in total sales with an average sales price per bed of \$189,000.

Top 15 Universities With the Most Sales Volume

University	YTD Sales Price Per Bed (Thousands)	YTD Sales (Millions)
Yardi200	\$67.27	\$2,797.01
Arizona State University-Tempe *	\$189.20	\$222.50
The University of Texas at Austin	\$147.91	\$151.90
Texas Tech University	\$79.23	\$147.13
Clemson University	\$98.99	\$142.94
University of Central Florida	\$78.25	\$138.50
Syracuse University *	\$177.87	\$133.04
University of Nevada-Reno	\$110.13	\$118.83
Georgia Institute of Technology-Main Campus *	\$178.44	\$93.68
Brigham Young University-Provo	\$85.32	\$88.81
Florida Atlantic University	\$133.11	\$80.00
University of Maryland-College Park	\$141.06	\$78.71
Kennesaw State University	\$118.90	\$78.00
University of South Florida-Main Campus	\$95.79	\$77.40
Middle Tennessee State University	\$31.35	\$72.62
Virginia Polytechnic Institute and State University	\$82.29	\$72.00

*Universities share student housing properties with other nearby universities in the Yardi 200.
 / Source: Yardi Matrix, data as of December 2021.

Yardi 200 Total Sales



Source: Yardi Matrix

University Fundamentals, Sorted by Top Rent Growth

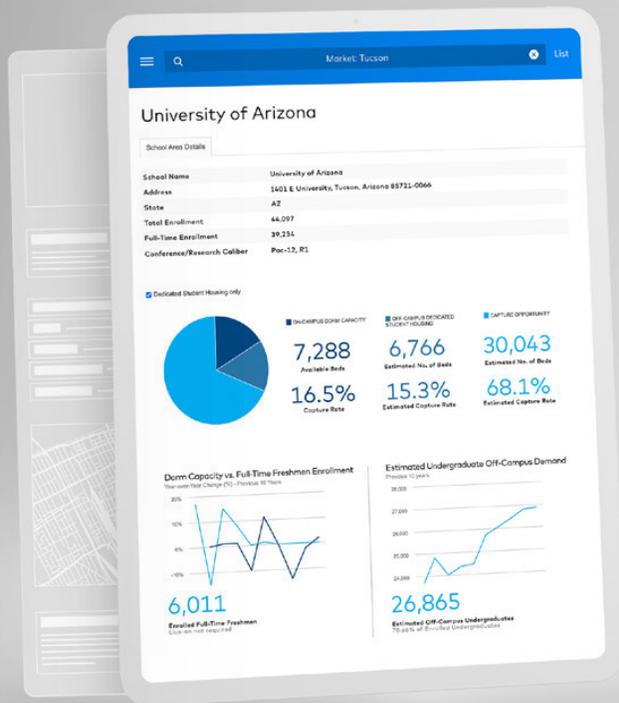
Universities	Fall 2022 Rent Growth YOY Dec 2021	Fall 2022 Prelease Growth YOY Nov 2021	Fall 2022 Current Prelease Nov 2021	Capture Opportunity	Bedrooms Under Construction as a % of Enrollment	YOY Enrollment Growth
University of California-Riverside	15.9%	12.1%	14.9%	61.3%		3.5%
University of Nevada-Las Vegas	14.5%	47.6%	57.6%	81.6%		-0.1%
University of South Florida	13.0%	13.0%	26.6%	58.6%	3.8%	14.4%
Georgia Institute of Technology *	11.3%	4.4%	16.8%	56.6%	2.0%	9.6%
The University of Tennessee-Knoxville	10.3%	29.2%	60.0%	48.6%		3.7%
University of Pittsburgh-Pittsburgh Campus *	10.3%	30.5%	59.7%	64.9%		-1.3%
Georgia Southern University	9.8%	8.5%	33.6%	36.6%		3.4%
Johns Hopkins University *	9.3%	17.7%	28.4%	80.2%		6.7%
Boise State University	9.0%	23.7%	38.1%	78.1%		-8.2%
Middle Tennessee State University	8.9%	27.9%	40.4%	58.2%		1.7%
University of Cincinnati	8.9%	15.4%	28.9%	72.8%		4.0%
The University of Texas at San Antonio	7.9%	9.2%	15.7%	61.2%		6.6%
Baylor University	7.9%	13.3%	33.7%	33.8%		7.0%
University of Kansas	7.7%	-0.2%	9.5%	58.1%		-2.9%
University of Nevada-Reno	7.6%	1.4%	10.2%	68.5%	2.7%	-1.3%
Purdue University	7.6%	43.3%	82.7%	54.9%		2.5%
University of Notre Dame	7.5%	13.8%	33.4%	28.6%		1.0%
Louisiana State University and Agricultural & Mechanical College	7.0%	4.4%	15.9%	44.1%		8.0%
University of California-Davis	6.9%	1.2%	6.3%	67.6%	6.0%	1.1%
Michigan State University	6.7%	4.2%	22.8%	41.7%		-0.2%
University of Delaware	6.4%	8.4%	26.9%	63.6%	1.1%	-0.8%
University of Georgia	6.4%	1.0%	30.5%	52.6%	2.4%	0.6%
Indiana University-Bloomington	6.4%	9.0%	31.6%	59.0%	3.3%	-0.5%
Clemson University	6.4%	8.0%	60.2%	46.0%	4.8%	2.3%
Bowling Green State University	6.3%	1.3%	27.6%	56.7%		2.3%
Florida International University	6.2%	3.0%	11.0%	86.5%	1.4%	0.2%
University of Colorado Boulder	6.1%	5.8%	17.9%	74.9%		-1.2%
Syracuse University *	6.0%	-9.5%	20.6%	45.2%		-6.7%

*Universities share student housing properties with other nearby universities in the Yardi 200. Note: Prelease rates for universities are based solely on properties that participate in our phone surveys. Universities with less than four properties in our coverage have been excluded from this list. | Source: Yardi Matrix.



Yardi[®] Matrix

Power your business with the industry's leading source for originating, pre-underwriting and managing assets for profitable loans and investments.



Yardi Matrix Student is active in markets across the U.S., covering over **1,000 colleges and universities** including the top 200 of every major conference.

Key features

- Search by school, conference or state in quarter-mile increments from campus
- Gain new supply information at the asset, competitive set and market levels
- Leverage data for both purpose-built and shadow market properties
- Access school year leasing and preleasing curve reports
- Produce reports on transaction, rent and portfolio data

See how we can help you achieve your investment goals.
Request a personalized demo at yardimatrix.com/contact-us

(800) 866-1144 | yardimatrix.com/student

© 2020 Yardi Systems, Inc. All Rights Reserved. Yardi, the Yardi logo, and all Yardi product names are trademarks of Yardi Systems, Inc.



Contacts

Jeff Adler

Vice President & General
Manager of Yardi Matrix
Jeff.Adler@Yardi.com
(800) 303-615-3676

Jack Kern

Director of Research
& Publications
Jack.Kern@Yardi.com
(800) 866-1124 x2444

Meeghan Clay

Team Leader,
Matrix Content Development
Meeghan.Clay@Yardi.com
(800) 866-1124 x2083

Ron Brock, Jr.

Industry Principal,
Matrix Products
JR.Brock@Yardi.com
(800) 866-1124 x2404

Doug Ressler

Media Contact
Doug.Ressler@Yardi.com
(800) 866-1124 x2419

DISCLAIMER

Although every effort is made to ensure the accuracy, timeliness and completeness of the information provided in this publication, the information is provided "AS IS" and Yardi Matrix does not guarantee, warrant, represent or undertake that the information provided is correct, accurate, current or complete. Yardi Matrix is not liable for any loss, claim, or demand arising directly or indirectly from any use or reliance upon the information contained herein.

COPYRIGHT NOTICE

This document, publication and/or presentation (collectively, "document") is protected by copyright, trademark and other intellectual property laws. Use of this document is subject to the terms and conditions of Yardi Systems, Inc. dba Yardi Matrix's Terms of Use (<http://www.yardimatrix.com/Terms>) or other agreement including, but not limited to, restrictions on its use, copying, disclosure, distribution and decompilation. No part of this document may be disclosed or reproduced in any form by any means without the prior written authorization of Yardi Systems, Inc. This document may contain proprietary information about software and service processes, algorithms, and data models which is confidential and constitutes trade secrets. This document is intended for utilization solely in connection with Yardi Matrix publications and for no other purpose.

Yardi®, Yardi Systems, Inc., the Yardi Logo, Yardi Matrix, and the names of Yardi products and services are trademarks or registered trademarks of Yardi Systems, Inc. in the United States and may be protected as trademarks in other countries. All other product, service, or company names mentioned in this document are claimed as trademarks and trade names by their respective companies.

© 2022 Yardi Systems, Inc. All Rights Reserved.