



Yardi[®] Matrix

National Student Housing Report

Q2 2022



Student Housing Continues Strong Performance

- The student housing industry continued its stellar performance into the first quarter of 2022. Pre-leasing and rent growth were incredibly strong, even compared to pre-pandemic performance. Dedicated student housing deliveries did not slow much despite material and labor shortages, and capital continued to flood the sector. While it's hard to imagine anything reducing the industry's momentum, though, potential headwinds are present.
- According to the National Student Clearinghouse Research Center, overall undergraduate enrollment fell 3.1% in fall 2021 from the year prior, with a loss of more than one million students over the past two years. High school-to-college enrollment saw a significant decline, as did enrollment among men. We have already seen a consolidation in the industry, and if enrollment continues to decline, we expect more.
- With that said, consolidation in the higher education system may be a positive force for the most competitive private and public flagship universities, where most institutional student housing is located. For this reason, we still have a positive outlook for the dedicated off-campus student housing industry despite national enrollment declines.
- Yardi 200 universities were 63.7% preleased for the upcoming fall term as of March. This is 13.5% above last year's preleased percentage and 9.9% above pre-pandemic March 2019. The average rent per bedroom at Yardi 200 universities was \$777 as of March, up 2.9% over the previous year and 0.5% over the previous month. According to Yardi Matrix forecasts, both rent growth and occupancy are expected to stabilize over the next few years.

