

Yardi® Matrix

# NATIONAL SELF STORAGE REPORT

JANUARY 2019

## MONTHLY SUPPLY AND RENT RECAP

### New supply pipeline remains elevated in fast-growing markets

- Demand for self storage space is highest in top metros for relocations—such as Portland, Nashville and Seattle, where solid population gains and robust employment growth pave the way for new development. Development activity continues to be strong in Boston and New York City—two historically low-supplied markets with large population concentrations.
- On a national level, street rates declined slightly in December, reflecting seasonality, but rate growth remained positive in the Southwest and Northeast.
- Nationwide, Yardi Matrix tracks nearly 2,000 self storage properties in the pipeline—741 under construction, 928 planned and 317 prospective projects—along with 430 abandoned stores. 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 increased since November.
- Yardi Matrix maintains operational profiles for an additional 24,659 completed properties in the U.S., bringing the total data set to 26,645 stores.

### Las Vegas, New York City lead the way in rent growth

- Nationwide, street-rate rents declined by 1.7% year-over-year in December 2018 for 10x10 non-climate-controlled (NON CC) units and by 1.5% for 10x10 climate-controlled (CC) units.
- Rents continue to soar in Las Vegas, increasing by 5.2% year-over-year in December 2018 for 10x10 NON CC units. The metro's relatively affordable cost of living compared to major California markets—combined with Nevada's lack of income tax—continues to attract residents.
- Demand is on the rise in New York City, where rents increased by 3.6% year-over-year in December—three times the previous month's growth rate of 1.2%.