



Yardi<sup>®</sup> Matrix

# National Student Housing Report

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March 2024



## Street Rates Slow, Despite Historically Fast Preleasing

The 2024-2025 leasing season is starting to look more like last year, although it's still moving at a historically fast pace. Rent growth has slowed as we get into the heart of the leasing season. Yardi Matrix will host a webinar April 18 at 1 PM EST with a detailed dive into these trends and more at a market level.

- Preleasing reached 61.5% in February 2024, 450 basis points ahead of February 2023. The spread in preleasing vs. last year has started to come down as we have verified data from more properties, but is still more than 10% ahead of the average from 2019-2022. This data shows the market is absorbing the more than 46,000 beds coming to market as enrollment growth has created a supply-demand imbalance over the past few years, particularly at the fastest-growing schools.
- Average rent per bed reached \$883 in February, up 5.2% year-over-year. Rents have been consistently growing throughout the 2024-2025 leasing season, although year-over-year growth has slowed from 6.7% in October and 7.3% in February 2023. Still, student housing is outperforming nearly every asset class, as demand has remained solid and supply has stayed in check.
- Yardi Matrix has collected fall 2023 enrollment data from 178 schools, and it shows a rebound in enrollment in 2023 after a slight decline in 2022. Total enrollment was up 0.8% year-over-year, compared to -0.3% in fall 2022. Fifty universities saw growth of over 2% in fall 2023, and 19 schools had growth greater than 4%, including a few of the schools with the best preleasing and rent growth.
- Yardi Matrix's supply forecast projects 46,285 new beds will deliver in 2024, a sharp increase from 35,610 beds delivered in 2023 and near the peak years of 2013 and 2014. Over the next five years, supply will drop below the long-term average of 36,322 beds per year going back to 2010.
- Student housing investment was down notably in 2023, with 78 properties sold, compared to an average of 205 properties sold in 2021 and 2022, and price per bed was also down about 5% to \$75,000. So far in 2024, there have been nine recorded sales, which is about even with the sales pace in the first three months of 2023, indicating 2024 could be another slow year for investment sales.

