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National RV & Boat Storage Report

Fall 2025



RV & Boat Storage Recap

Parking rents improve significantly, up 4.4% year-over-year in September

- Advertised annualized rental rates for the main parking unit sizes increased to \$6.38 per square foot in September 2025, up 4.4% year-over-year on a same-store basis. Rent growth has improved significantly from 1.1% as of our last report in April and was led by the smallest parking units (10x20, 10x25 and 10x30), which are more commonly used for personal vehicles and smaller boats and more likely to be located at traditional self storage properties. Rents for these units were up an impressive 5.6%, while rents for the medium (12x20, 12x25 and 12x30) and large (12x40, 12x45 and 12x50) units that are more suitable for RVs were up 1.5% and 1.1%, respectively.
- Parking rent growth was positive in all of the top 30 markets listed in this report, but the three largest metros posted some of the highest growth: Los Angeles (up 12.8% year-over-year), New York–Connecticut (11.4%) and Chicago (7.7%). In these highly urban areas, RV and boat storage is typically farther out in suburban areas, and growth in these markets was highest for small units. For large RV units, growth was strongest in Grand Rapids (11.6%), followed distantly by New York (5.4%), Jacksonville (5.3%) and St. Louis (5.1%).
- Sun Belt markets with lots of supply delivered over the past few years posted the slowest rent growth, including San Antonio (0%), Houston (0.5%), Jacksonville (1%), the Southwest Florida Coast (1.2%) and Dallas (1.9%), along with Midwest markets Kansas City (0.7%) and Minneapolis (1.1%). In these six markets, trailing 36-month supply as a percent of inventory averaged 19.7%, compared to 13% for the U.S. as a whole.
- Development of new dedicated RV and boat storage properties continues to slow from its cyclical peak of 2022-2024. Acres under construction in September equated to 2.3% of inventory, down from 3.3% in September 2024, while trailing 12-month supply as a percent of inventory was 3.7%, compared to 5.3% one year ago.
- Nationwide, 55 RV and boat storage properties have sold so far in 2025, nearly matching the 57 sales recorded in 2024 but still far below the 85 properties sold in 2023 and a record-high 151 sold in 2022. Estimated sales volume at \$256 million is well ahead of the \$164 million in 2024, while pricing at over \$570,000 per acre has increased slightly this year, but both volume and pricing are still below the record years of 2022 and 2023.

