



Yardi Matrix

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.

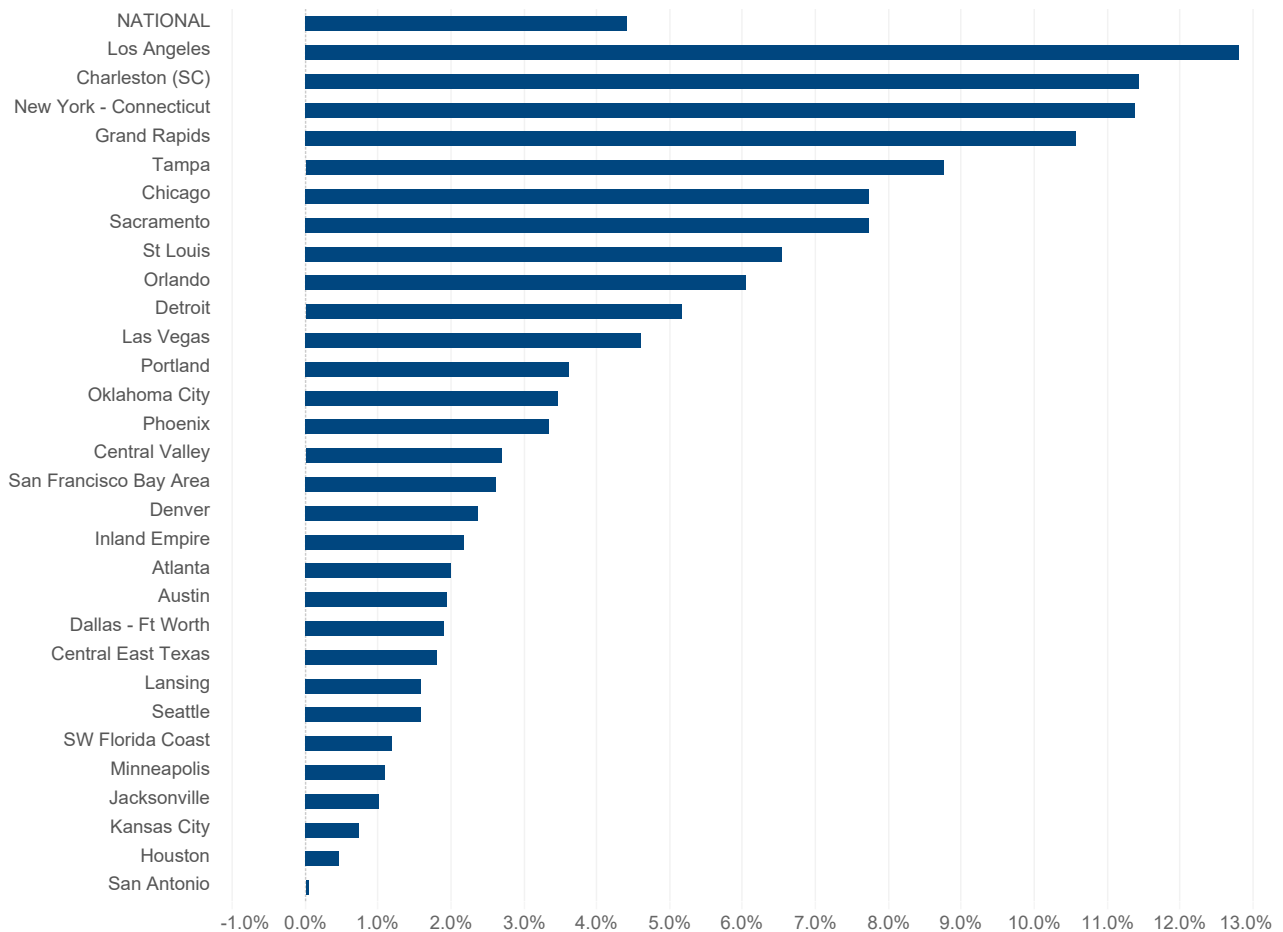


Advertised Rent Growth Update

All top markets posted rent growth for parking units, some up double digits

- Following a period of decelerating rent growth due to elevated development activity, advertised rent for parking has entered a new period of strong growth. National rent growth of 4.4% marks the strongest year-over-year change since Yardi Matrix began tracking parking rents. Rent growth for the smallest units at 5.6% was also a new high, while rent growth for medium and large units was still more than 2% over their previous high-water marks in 2021 and 2022.
- Most of the markets with the strongest parking rent growth have avoided new dedicated RV and boat storage supply this cycle—including Los Angeles, Charleston, New York–Connecticut, Grand Rapids and Detroit, which have not had any new deliveries in three years, while Tampa, St. Louis and Orlando have not had any properties deliver in the past 12 months. Chicago stands out since it has had five new properties deliver in the past three years yet still managed to post above-average growth.

September 2025 Year-Over-Year Rent Change for Main Unit Sizes



Drawn from our national database of 1,937 RV and boat storage facilities and over 20,449 traditional self storage properties with parking spaces for rent. Street-rate growth = annualized average street rate per square foot for parking units at traditional and RV & boat storage properties for 10x20, 10x25, 10x30, 12x20, 12x25, 12x30, 12x40, 12x45 and 12x50 units. YoY is a same-store calculation and is a different mix of properties than rent numbers. Source: Yardi Matrix. Data as of October 9, 2025

Current Advertised Rates

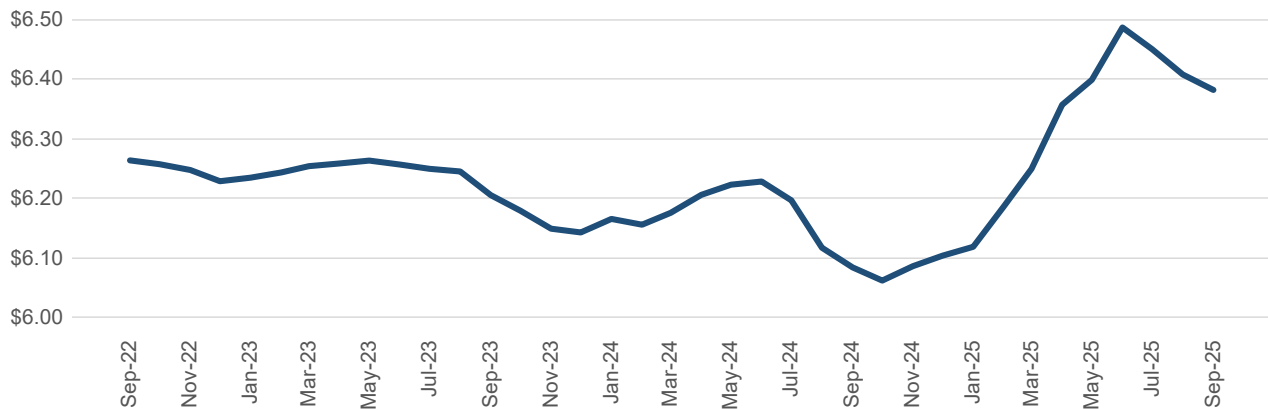
Parking rents hit cyclical high in summer

- Advertised annualized rents for parking bottomed at \$6.06 per square foot in October 2024 and grew month-over-month for eight straight months to an all-time high of \$6.49 in June 2025. This growth can mostly be attributed to small units, whose rents surged 16.6% during this period, compared to 6.7% growth for medium units and 2.4% growth for large units.
- Despite having some of the highest rent levels per square foot, larger metro areas like Los Angeles and New York have seen higher growth rates recently due to a noticeable lack of development and high barriers to new supply. Much of the development activity in recent years has focused on high-growth Sun Belt markets, which has put pressure on rent growth in Texas and Florida in particular. Parts of the Midwest where RVs and boating are popular—such as Kansas City and Minneapolis—have also attracted new supply that has led to weaker rent growth.

Metro	Sep-24 Rate PSF	Sep-25 Rate PSF	YoY Change
NATIONAL	\$6.11	\$6.38	4.4%
Los Angeles	\$13.29	\$14.99	12.8%
Charleston (SC)	\$5.75	\$6.40	11.4%
New York - Connecticut	\$10.92	\$12.16	11.4%
Grand Rapids	\$5.22	\$5.77	10.6%
Tampa	\$6.40	\$6.96	8.8%
Chicago	\$6.68	\$7.20	7.7%
Sacramento	\$6.63	\$7.14	7.7%
St Louis	\$4.30	\$4.58	6.5%
Orlando	\$6.52	\$6.92	6.1%
Detroit	\$4.95	\$5.20	5.2%
Las Vegas	\$6.36	\$6.65	4.6%
Portland	\$7.57	\$7.85	3.6%
Oklahoma City	\$4.31	\$4.46	3.5%
Phoenix	\$5.91	\$6.11	3.3%
Central Valley	\$3.98	\$4.09	2.7%
San Francisco Bay Area	\$12.12	\$12.44	2.6%
Denver	\$6.38	\$6.53	2.4%
Inland Empire	\$6.78	\$6.93	2.2%
Seattle	\$8.54	\$8.72	2.2%
Atlanta	\$6.01	\$6.13	2.0%
Austin	\$5.76	\$5.87	1.9%
Dallas- Ft Worth	\$5.58	\$5.69	1.9%
Central East Texas	\$4.07	\$4.14	1.8%
Lansing	\$3.31	\$3.36	1.6%
SW Florida Coast	\$6.95	\$7.03	1.2%
Minneapolis	\$6.88	\$6.96	1.1%
Jacksonville	\$6.20	\$6.26	1.0%
Kansas City	\$4.92	\$4.95	0.7%
Houston	\$5.57	\$5.60	0.5%
San Antonio	\$5.75	\$5.75	0.0%

*Annualized average street rate per square foot for parking units at traditional and RV & boat storage properties for 10x20, 10x25, 10x30, 12x20, 12x25, 12x30, 12x40, 12x45 and 12x50 units. YoY is a same-store calculation and is a different mix of properties than rent numbers.
Source: Yardi Matrix. Data as of October 9, 2025

National Average Annualized Street Rates (per sq. ft. for main unit types)



*Annualized average street rate per sq. ft. for parking units at traditional and RV & boat storage properties for the following unit sizes: 10x20, 10x25, 10x30, 12x20, 12x25, 12x30, 12x40, 12x45, 12x50

*Rents are indexed to the current month using month-over-month same-store growth

*Drawn from our national database of 2,060 RV and boat storage facilities and 21,913 traditional self storage properties with RV parking spaces for rent

Source: Yardi Matrix. Data as of October 9, 2025

Recently Delivered Supply

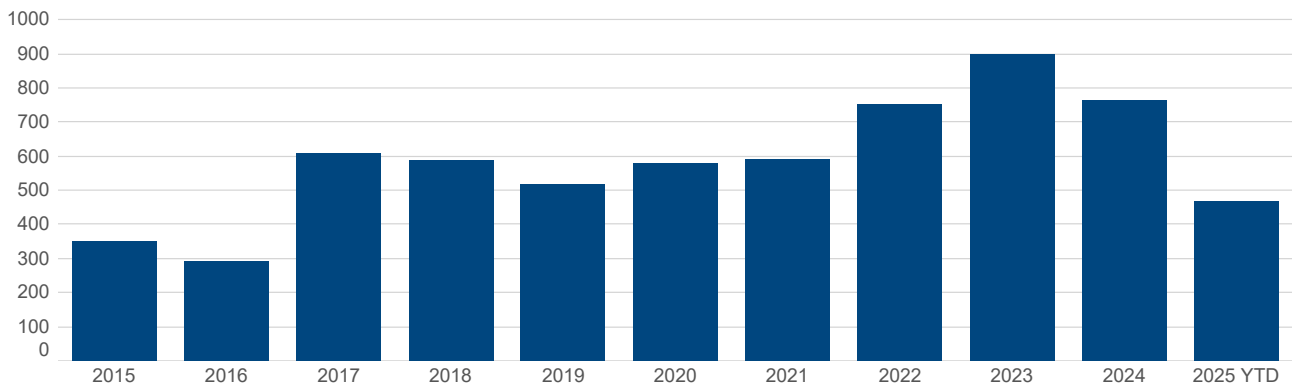
Development activity has slowed

- Following record levels of new development from 2022-2024, new supply of dedicated RV and boat storage is returning to more normal levels, as rent growth has slowed and development costs have increased. In the past year, 52 properties were delivered, bringing trailing 12-month supply to 3.8% of inventory in September, down from 5.3% a year ago and a peak of 5.8% in May 2024.
- Most of the supply delivered in the past year was concentrated in a few markets, as 13 of the top 30 markets have not had any new facilities built in 12 months. Chicago has seen the greatest percentage increase in supply over this period, although this was due to one 32-plus acre property in Peru, Ill., nearly 100 miles southwest of the city. Looking further back, San Antonio has seen six properties built in the last three years, all of them in the north suburbs, increasing total supply by nearly 50%. Dallas has had by far the most new properties built in the last three years, at 20, followed by Houston (13) and Phoenix (11).

Metro	Total No. of Properties	Total Acres	Acres Delivered Last 36 Months as % of Inventory	Acres Delivered Last 12 Months as % of Inventory
NATIONAL	2,060	17,432.97	15.0%	3.8%
San Antonio	34	361.99	47.9%	10.8%
Chicago	24	169.21	45.0%	30.6%
Central Valley	37	322.05	35.0%	19.0%
Minneapolis	15	192.49	29.9%	0.0%
Dallas-Ft Worth	130	1,488.91	28.3%	2.6%
Jacksonville	31	210.82	26.1%	13.2%
Denver	68	991.75	23.1%	11.7%
SW Florida Coast	45	354.22	19.2%	8.5%
Kansas City	19	220.91	17.3%	2.8%
Portland	32	176.56	16.1%	3.0%
St Louis	29	206.52	13.6%	0.0%
Phoenix	71	730.84	12.0%	0.0%
Las Vegas	24	179.42	11.1%	11.1%
Houston	178	1,252.52	10.1%	3.1%
Central East Texas	18	197.81	9.5%	1.1%
Tampa	34	185.22	9.4%	0.0%
Orlando	33	328.48	8.4%	2.6%
Atlanta	34	380.94	7.4%	3.0%
Seattle	39	231.98	7.1%	3.3%
Oklahoma City	23	259.63	5.7%	0.0%
Sacramento	38	359.35	4.3%	0.0%
San Francisco Area	64	650.68	4.2%	2.0%
Inland Empire	52	390.66	3.5%	3.2%
Los Angeles	42	312.80	2.3%	0.0%
Austin	28	288.56	1.5%	0.0%
Charleston (SC)	20	213.32	0.0%	0.0%
Detroit	16	158.31	0.0%	0.0%
Lansing	11	153.36	0.0%	0.0%
Grand Rapids	13	145.85	0.0%	0.0%
New York-CT	13	73.17	0.0%	0.0%

*Drawn from our national database of 2,264 RV and boat stores, including 204 projects in the new supply pipeline as well as 2,060 completed stores
Source: Yardi Matrix. Data as of October 9, 2025

National Total Acres Delivered



*Drawn from our national database of 2,264 RV and boat stores, including 204 projects in the new supply pipeline as well as 2,060 completed stores
Source: Yardi Matrix. Data as of October 9, 2025

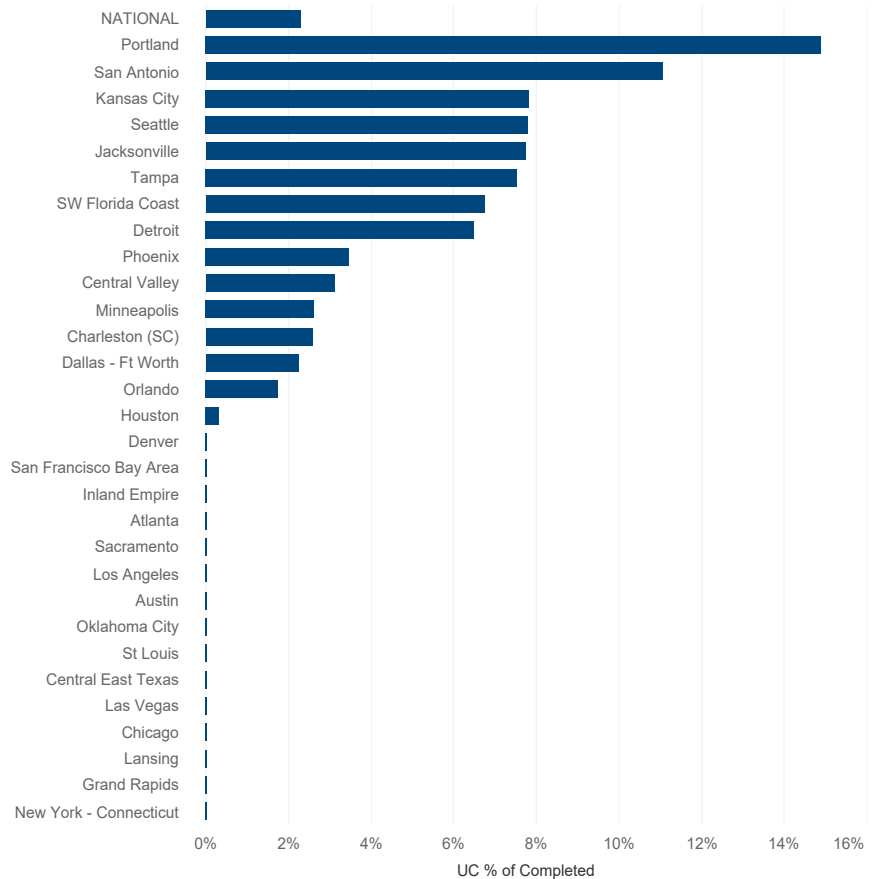
Under-Construction Supply

Construction of RV and boat storage facilities slowing since 2023

- Nationally, Yardi Matrix is tracking 51 dedicated RV and boat storage properties under construction on 437 acres, which is equivalent to 2.3% of the existing supply. While construction activity has persisted, with several projects breaking ground in recent months, supply as a percent of inventory has fallen from 3.3% in September 2024 and a high of 4% in October 2023.
- Portland currently has the most supply under construction as a percent of inventory, with two projects expected to add 31.4 acres of parking inventory, equal to 14.9% of existing supply. Despite seeing the highest increase in inventory over the past three years and the lowest rent growth as of September, San Antonio also has two projects being built, which could put more pressure on rent growth. In terms of number of facilities, two smaller Florida markets, the Southwest Florida Coast (six stores under construction) and Jacksonville (five stores), could face challenges from new stores in lease-up. On the other hand, half of the top 30 markets currently have no new RV and boat storage supply being built.

Total Acres Under Construction as Percent of Existing Inventory

Metro	Existing Inventory	Jun-25	Sep-25	Change
NATIONAL	17,432.97	2.3%	2.3%	–
Portland	176.56	18.3%	14.9%	↓
San Antonio	361.99	9.5%	11.1%	↑
Kansas City	220.91	6.1%	7.8%	↑
Jacksonville	210.82	11.8%	7.7%	↓
Tampa	185.22	7.5%	7.5%	–
SW Florida Coast	354.22	8.6%	6.7%	↓
Detroit	158.31	6.5%	6.5%	–
Seattle	231.98	5.1%	5.1%	–
Phoenix	730.84	1.5%	3.5%	↑
Central Valley	322.05	7.6%	3.1%	↓
Minneapolis	192.49	2.6%	2.6%	–
Charleston (SC)	213.32	0.0%	2.6%	↑
Dallas-Ft Worth	1,488.91	2.2%	2.2%	–
Orlando	328.48	1.7%	1.7%	–
Houston	1,252.52	1.7%	0.3%	↓
Denver	991.75	0.0%	0.0%	–
San Francisco	650.68	0.0%	0.0%	–
Inland Empire	390.66	0.0%	0.0%	–
Atlanta	380.94	0.0%	0.0%	–
Sacramento	359.35	0.0%	0.0%	–
Los Angeles	312.80	0.0%	0.0%	–
Austin	288.56	0.0%	0.0%	–
Oklahoma City	259.63	0.0%	0.0%	–
St Louis	206.52	0.0%	0.0%	–
Central East Texas	197.81	0.0%	0.0%	–
Las Vegas	179.42	0.0%	0.0%	–
Chicago	169.21	0.0%	0.0%	–
Lansing	153.36	0.0%	0.0%	–
Grand Rapids	145.85	0.0%	0.0%	–
New York-CT	73.17	0.0%	0.0%	–



*Drawn from our national database of 2,264 RV and boat stores, including 204 projects in the new supply pipeline as well as 2,060 completed stores
Source: Yardi Matrix. Data as of October 9, 2025

Current Annualized Rental Rates

September 2025 Parking Rate Performance							
Market	Rate PSF - Main Unit Types	Rate PSF Small Units (10x20 10x25 10x30)	YoY Same-Store Rate Small Units (10x20 10x25 10x30)	Rent PSF Medium Units (12x20 12x25 12x30)	YoY Same-Store Rent Medium Units (12x20 12x25 12x30)	Rent PSF Large Units (12x40 12x45 12x50)	YoY Same-Store Rent Large Units (12x40 12x45 12x50)
NATIONAL	\$6.38	\$7.73	5.6%	\$4.92	1.5%	\$3.80	1.1%
Los Angeles	\$14.99	\$16.30	14.4%	\$11.12	4.4%	\$7.79	2.0%
San Francisco Area	\$12.44	\$14.41	3.3%	\$8.11	-1.5%	\$6.43	-0.1%
New York-CT	\$12.16	\$13.19	11.6%	\$7.97	7.6%	\$4.41	5.4%
Seattle	\$8.72	\$10.26	3.1%	\$7.57	0.9%	\$4.95	1.5%
Portland	\$7.85	\$9.18	5.1%	\$7.08	1.2%	\$5.12	3.2%
Chicago	\$7.20	\$8.52	9.5%	\$5.31	3.0%	\$3.33	-1.4%
Sacramento	\$7.14	\$8.74	8.6%	\$5.90	6.4%	\$4.42	-0.6%
SW Florida Coast	\$7.03	\$7.97	3.8%	\$6.08	-3.2%	\$5.68	-2.5%
Tampa	\$6.96	\$8.39	10.9%	\$5.19	1.7%	\$4.40	5.1%
Minneapolis	\$6.96	\$8.02	0.2%	\$5.43	5.1%	\$4.39	0.0%
Inland Empire	\$6.93	\$7.74	3.9%	\$6.53	0.1%	\$5.29	-0.7%
Orlando	\$6.92	\$7.91	7.6%	\$6.19	3.1%	\$4.38	4.7%
Las Vegas	\$6.65	\$7.92	5.9%	\$5.57	1.8%	\$4.39	1.5%
Denver	\$6.53	\$8.86	2.6%	\$5.29	2.6%	\$3.94	3.3%
Charleston (SC)	\$6.40	\$7.54	13.0%	\$4.62	1.7%	\$3.40	4.4%
Jacksonville	\$6.26	\$6.98	0.5%	\$5.77	-1.5%	\$4.71	5.3%
Atlanta	\$6.13	\$6.92	2.9%	\$4.63	-1.3%	\$3.78	-2.1%
Phoenix	\$6.11	\$7.19	5.3%	\$5.19	1.4%	\$4.36	-1.8%
Austin	\$5.87	\$6.71	3.3%	\$5.56	-0.8%	\$3.79	0.3%
Grand Rapids	\$5.77	\$4.87	7.7%	\$7.72	11.6%	\$3.99	11.6%
San Antonio	\$5.75	\$7.07	1.6%	\$4.98	-2.3%	\$3.70	-0.4%
Dallas-Ft Worth	\$5.69	\$7.12	2.3%	\$4.90	1.1%	\$3.43	1.6%
Houston	\$5.60	\$6.60	0.2%	\$4.76	1.3%	\$3.93	0.4%
Detroit	\$5.20	\$6.03	6.0%	\$3.93	2.4%	\$2.95	3.8%
Kansas City	\$4.95	\$5.72	0.3%	\$4.73	1.2%	\$3.64	2.0%
St Louis	\$4.58	\$5.86	6.9%	\$3.20	7.2%	\$2.64	5.1%
Oklahoma City	\$4.46	\$4.81	3.8%	\$3.77	1.5%	\$3.62	4.0%
Central East Texas	\$4.14	\$4.60	1.9%	\$4.10	3.2%	\$2.99	-0.5%
Central Valley	\$4.09	\$5.95	5.9%	\$3.33	0.0%	\$3.03	0.1%
Lansing	\$3.36	\$4.10	2.7%	\$3.15	-1.2%	\$1.99	4.4%

*Annualized average street rate per square foot for traditional and RV & boat storage properties for the following parking unit sizes: 10x20, 20x10, 10x25, 25x10, 10x30, 30x10, 12x20, 20x12, 12x25, 25x12, 12x30, 30x12, 12x40, 40x12, 12x45, 45x12, 12x50, 50x12 NCC units

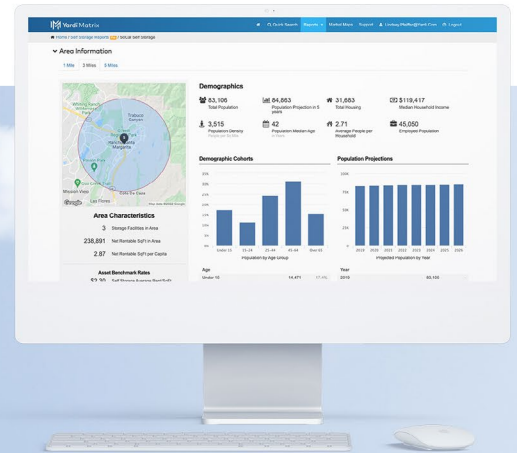
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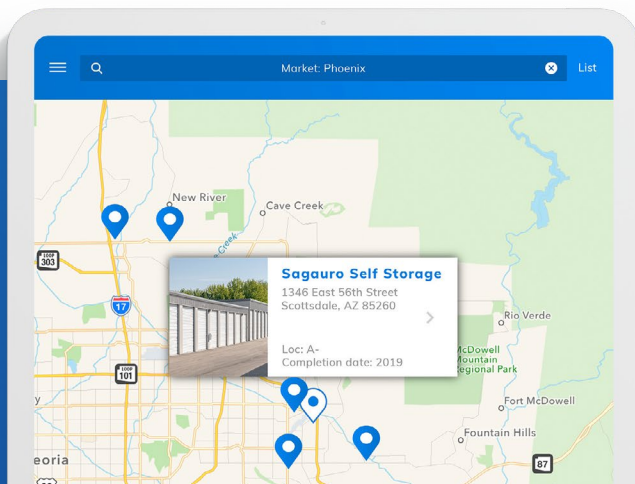
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