



College House

Interface Student Housing

April 2024



College House

BY THE NUMBERS

Access unmatched data depth in the student housing industry.



1.15M
PURPOSE-BUILT
BEDS

Detailed information
including leasing,
occupancy and rates



270+
MARKETS

College House collects
data from nearly every
major university in the
U.S.



3.2K
PURPOSE-BUILT
PROPERTIES

College House tracks ~3.2K
purpose-built properties
and 30k+ student
competitive properties

All property performance information is updated on a 7-10 days basis*



Leasing Performance: Pre-Lease

As of April 22, 2024

WEST

TOTAL BEDS: 150.5K

PRE-LEASE: **62.7%**

2023 Pre-Lease: **65.0%**

NORTHEAST

TOTAL BEDS: 105.4K

PRE-LEASE: **68.6%**

2023 Pre-Lease: **72.6%**

MIDWEST

TOTAL BEDS: 209.6K

PRE-LEASE: **72.4%**

2023 Pre-Lease: **73.0%**

SOUTHWEST

TOTAL BEDS: 230.5K

PRE-LEASE: **73.4%**

2023 Pre-Lease: **76.9%**

SOUTHEAST

TOTAL BEDS: 455.0K

PRE-LEASE: **74.2%**

2023 Pre-Lease: **77.6%**

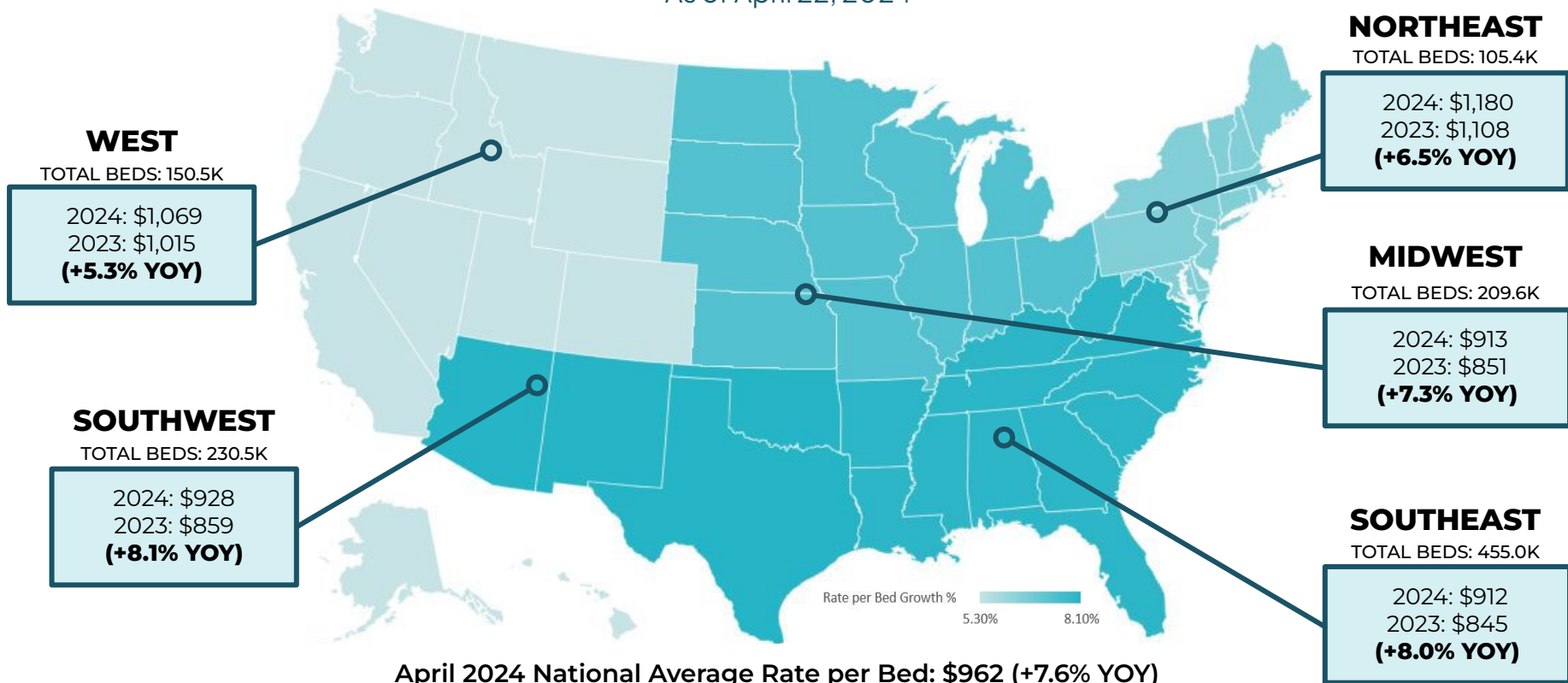


April 2024 National Pre-Lease: 71.7% (-2.9% YOY)



Average Rate Per Bed

As of April 22, 2024

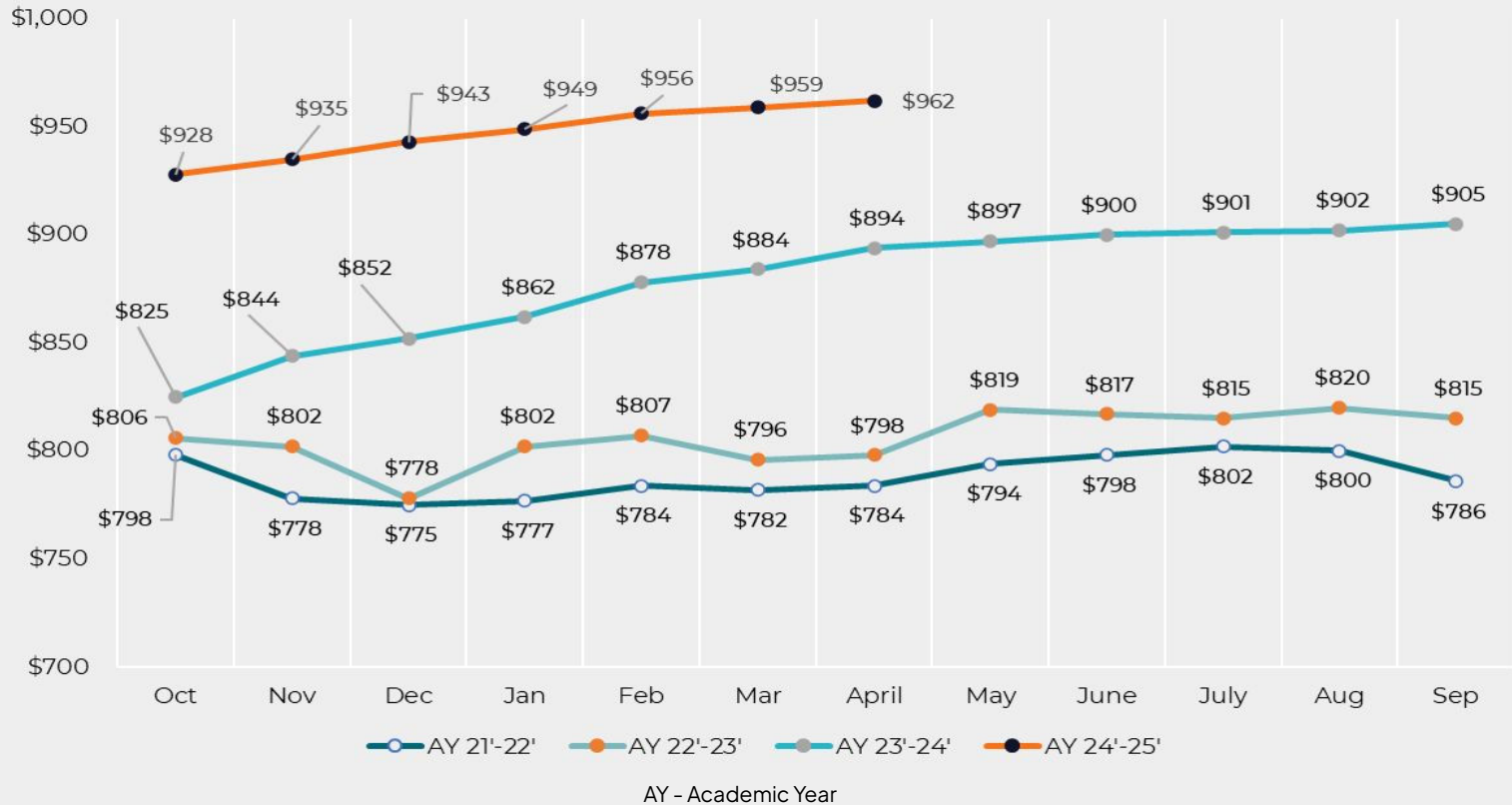


April 2024 National Average Rate per Bed: \$962 (+7.6% YOY)



3 Year MoM Trend Graph

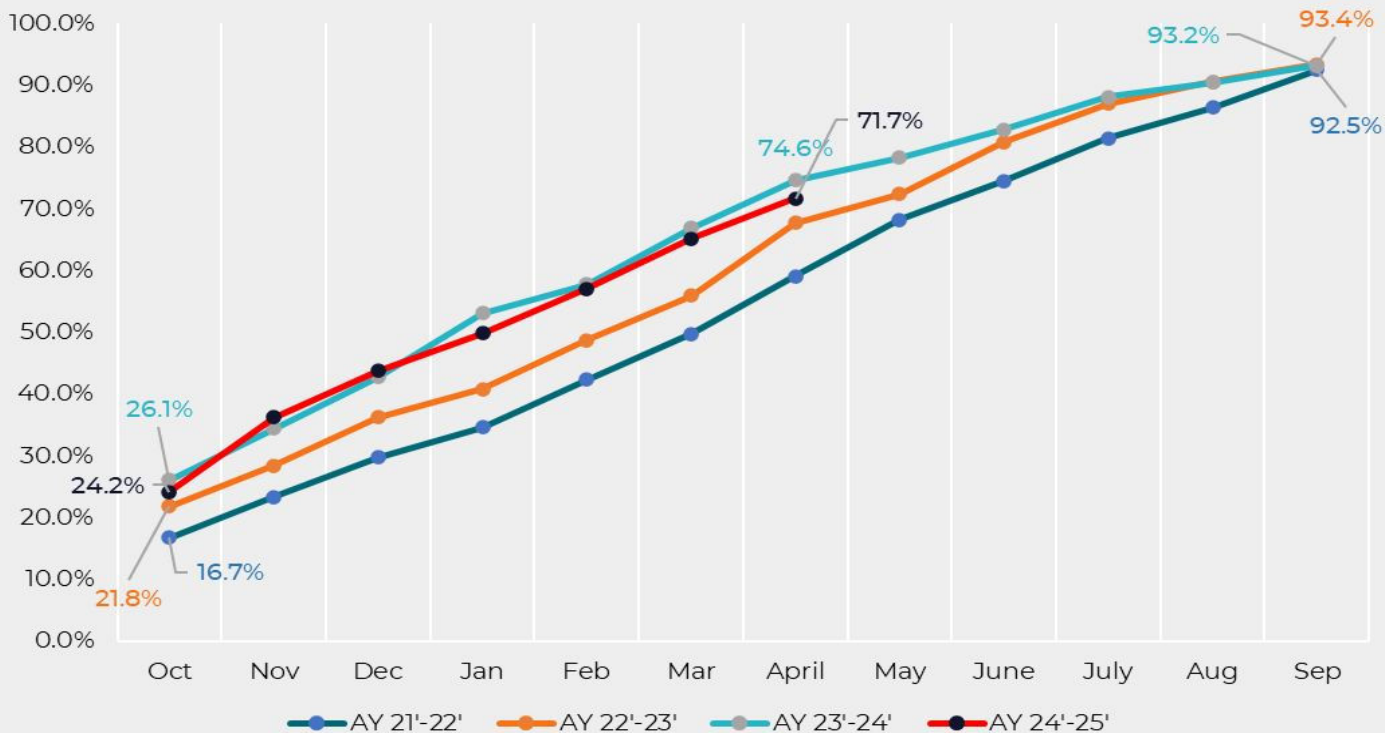
National Average Rate Per Bed





3 Year MoM Trend Graph

National Average Pre-Lease



AY - Academic Year



College House

National Floor-Plan Trends



Floor Plan YoY Trends

FLOOR PLAN PRE-LEASE% 23' -24' vs. 24' -25'



YoY FLOOR PLAN AVG. RATE PER BED





Floor Plan YoY Pre-Lease

Type	# of Beds Tracked	23'-24' Pre-Lease %	24'-25' Pre-Lease %	Growth %
STUDIO	22.4K	75.1%	64.9%	-10.2%
1	46.7K	78.3%	72.5%	-5.8%
2	195.6K	75.7%	71.4%	-4.3%
3	161.4K	72.1%	70.0%	-2.1%
4	452.4K	74.1%	72.0%	-2.1%
5	48.5K	79.5%	77.0%	-2.5%
6	6.2K	74.2%	74.4%	0.2%

Pre-leasing for student housing is **slightly behind YoY** on average, with **Studios and 1-bedroom units showing the most significant decrease in YOY velocity.**



Floor Plan YoY Rate Per Bed

TYPE	# of Beds Tracked	PY Avg Rate Per Bed	CY Avg Rate Per Bed	Growth %
STUDIO	22.4K	\$1,403	\$1,500	6.9%
1	46.7K	\$1,390	\$1,477	6.3%
2	195.6K	\$983	\$1,043	6.1%
3	161.4K	\$777	\$841	8.2%
4	452.4K	\$823	\$882	7.2%
5	48.5K	\$929	\$999	7.6%
6	6.2K	\$1,018	\$1,071	5.2%

Three Bedroom units show the highest increase in average rate per bed, at a **+8.2% YOY increase**



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