

Search Analytics

INVENTORY UNITS

31,673 +4.0%

Prior Period 30,466

UNDER CONSTRUCTION UNITS

1,926 -10.2%

Prior Period 2,145

12 MO ABSORPTION UNITS

279 -68.0%

Prior Period 871

VACANCY RATE

8.5% +2.7%

Prior Period 5.8%

MARKET RENT/UNIT

\$1,592 -0.5%

Prior Period \$1,600

MARKET SALE PRICE/UNIT

\$195K -1.2%

Prior Period \$197K

MARKET CAP RATE

5.9% +0.1%

Prior Period 5.8%

Key Metrics

Availability	
Vacant Units	2,673 ↑
Asking Rent/SF	\$1.65 ↓
Concession Rate	1.1% ↑
Studio Asking Rent	\$1,211 ↑
1 Bedroom Asking Rent/Unit	\$1,410 ↓
2 Bedroom Asking Rent/Unit	\$1,647 ↓
3 Bedroom Asking Rent/Unit	\$1,937 ↑

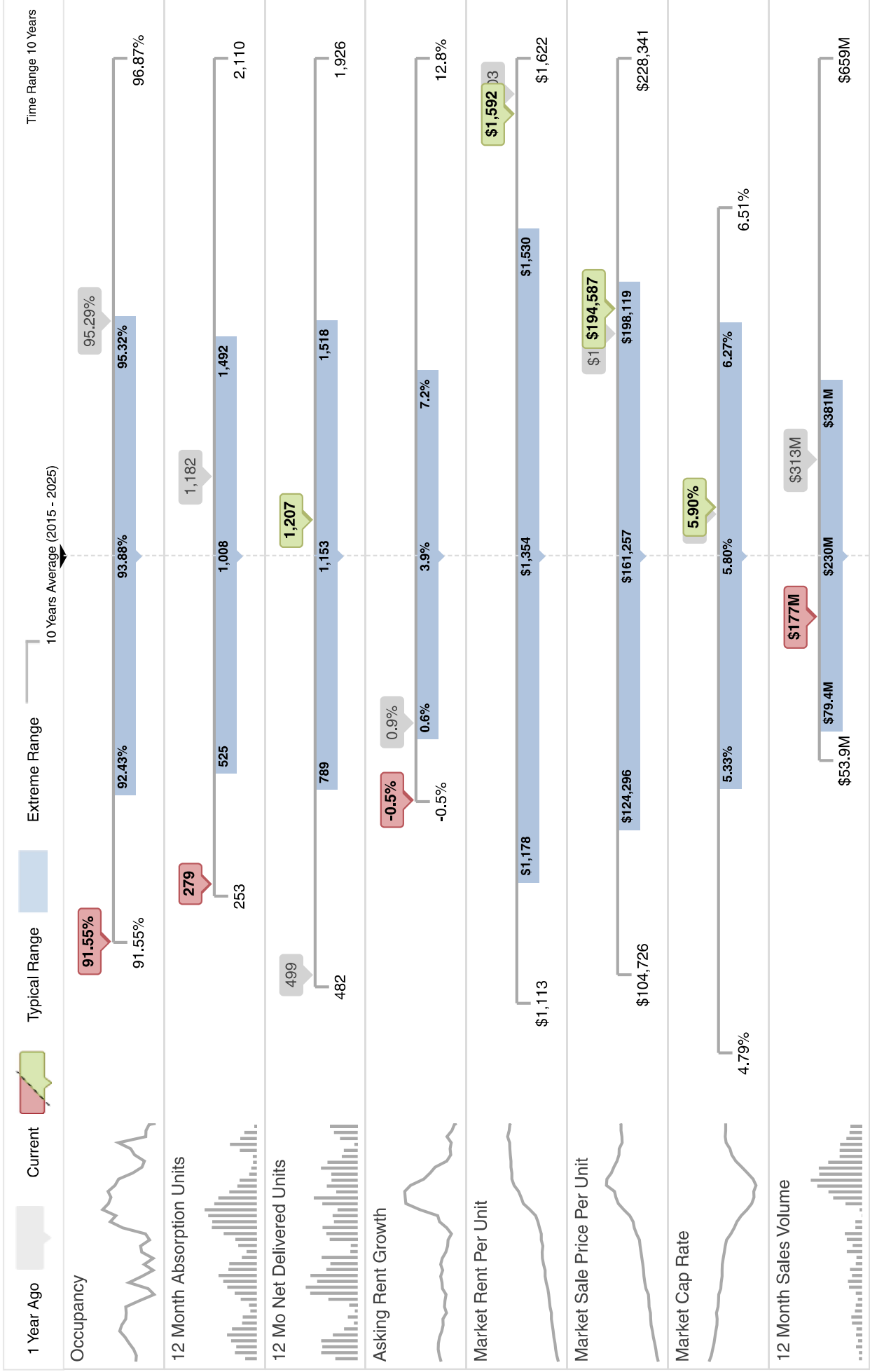
Inventory	
Existing Buildings	625 ↑
Average Units Per Bldg	51 ↑
12 Mo Demolished Units	0 ↔
12 Mo Occupancy % at Delivery	13.3% ↑
12 Mo Construction Starts Units	982 ↑
12 Mo Delivered Units	1,207 ↑
12 Mo Avg Delivered Units	151 ↓

Sales Past Year	
Asking Price Per Unit	\$118,505 ↑
Sale to Asking Price Differential	-7.8% ↑
Sales Volume	\$183M ↓
Properties Sold	37 ↑
Months to Sale	5.0 ↓
For Sale Listings	12 ↔
Total For Sale Units	50 ↓

Demand	
12 Mo Absorp % of Inventory	0.9% ↓
Median Household Income	61.8K
Population Growth 5 Yrs 20-29	-10.2%
Population Growth 5 Yrs 30-39	-3.7%
Population Growth 5 Yrs 40-54	9.2%
Population Growth 5 Yrs 55+	6.0%
Population Growth 5 Yrs	3.9%

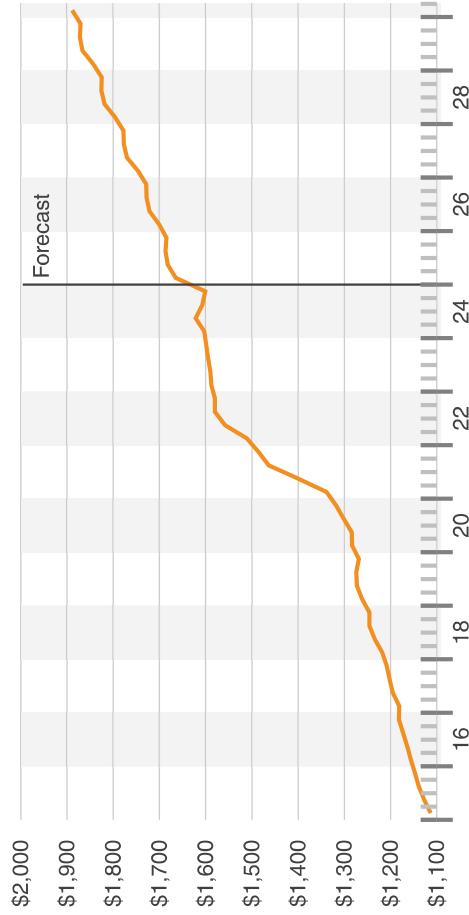
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Key Performance Indicators

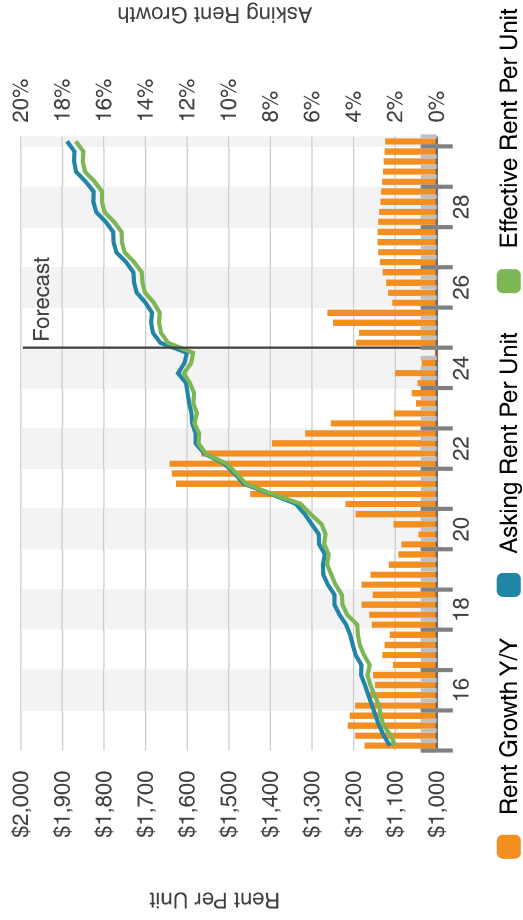


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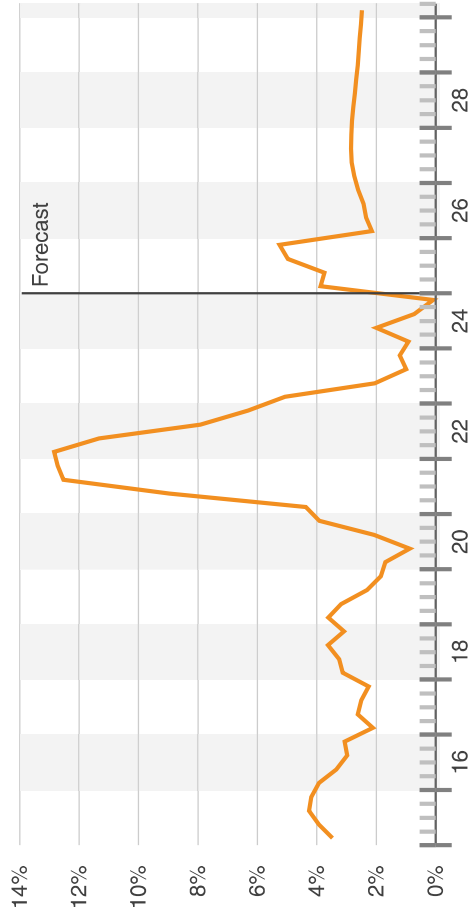
Market Asking Rent Per Unit



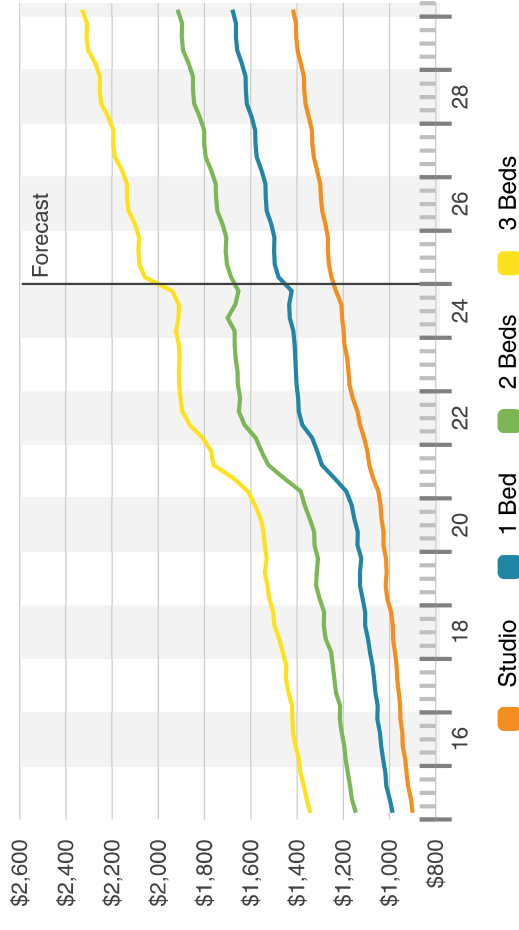
Market Rent Per Unit & Rent Growth



Market Rent Growth (YOY)

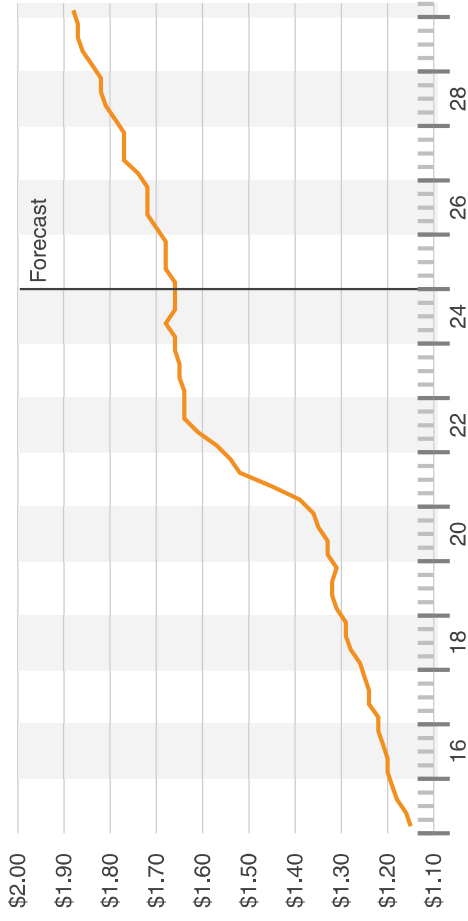


Market Asking Rent Per Unit By Bedroom

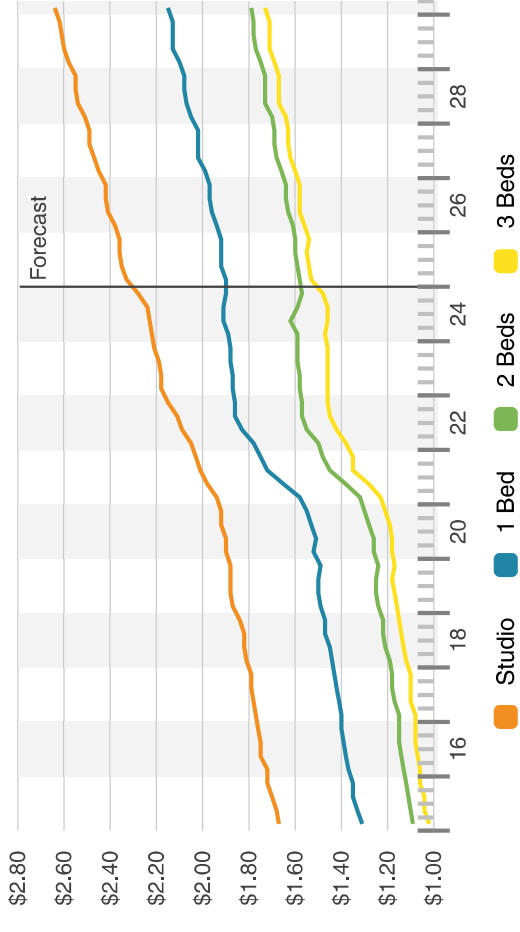


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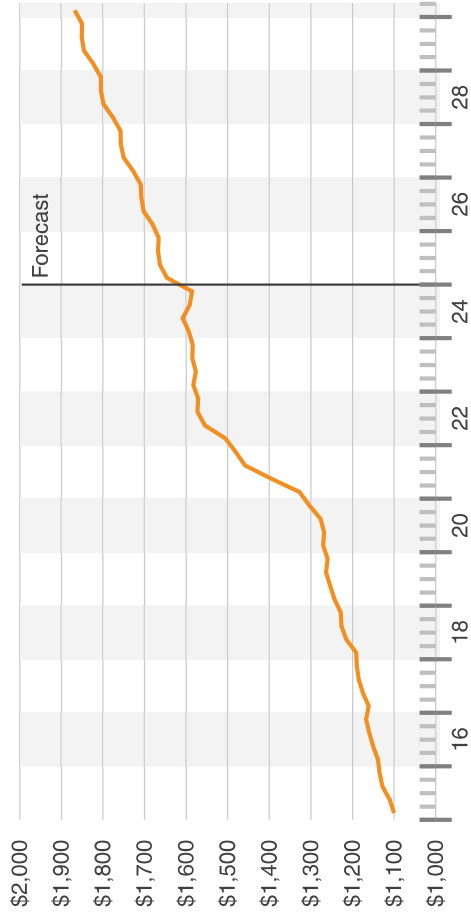
Market Asking Rent Per SF



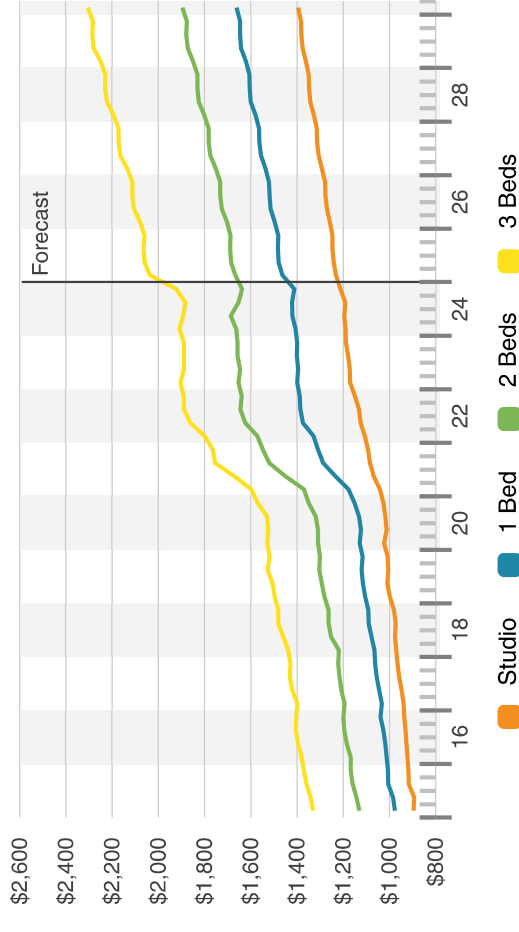
Market Asking Rent Per SF By Bedroom



Market Effective Rent Per Unit

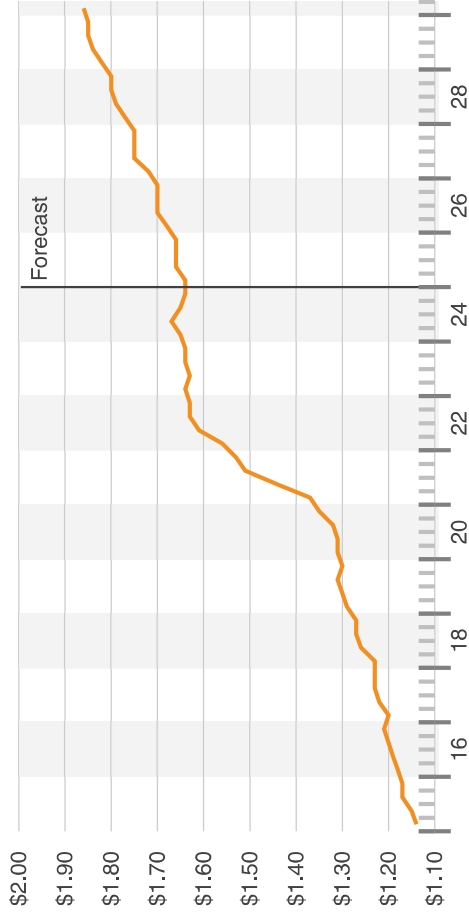


Market Effective Rent Per Unit By Bedroom

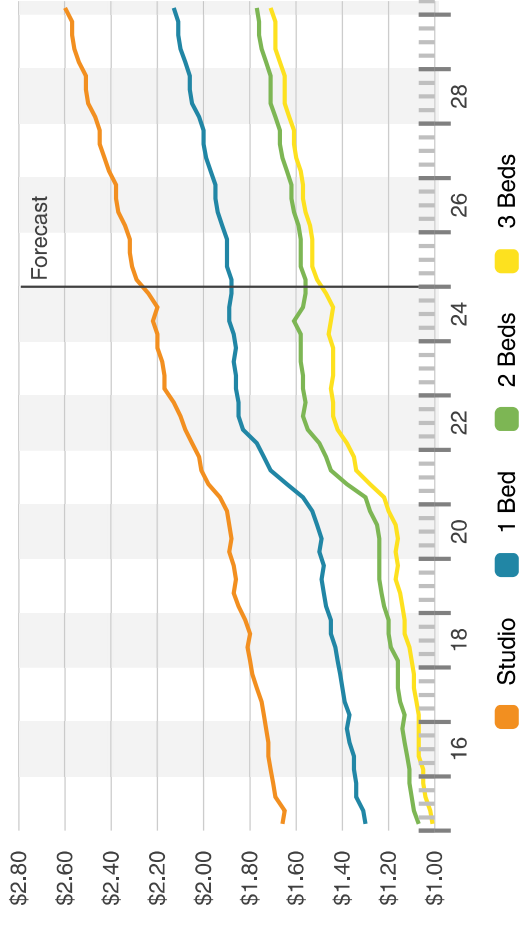


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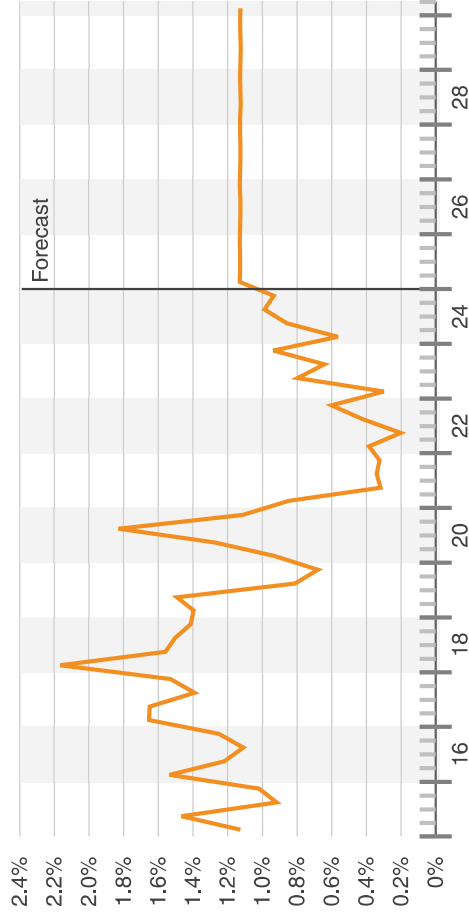
Market Effective Rent Per SF



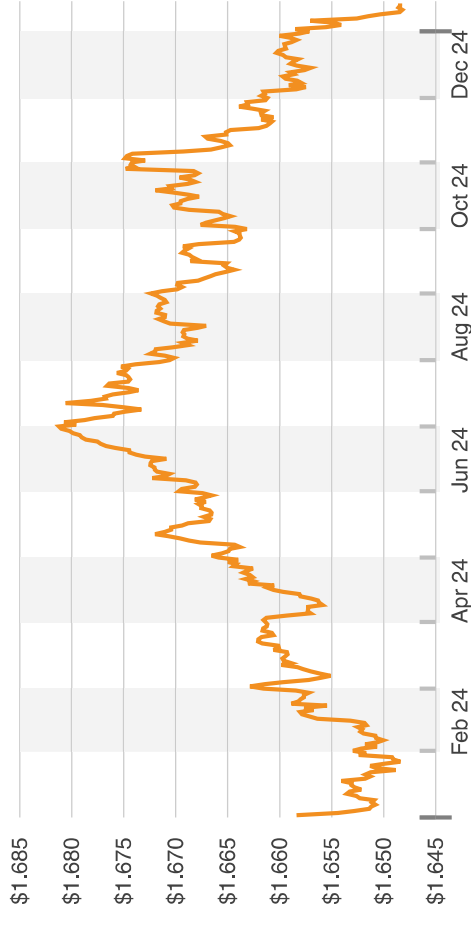
Market Effective Rent Per SF By Bedroom



Concession Rate

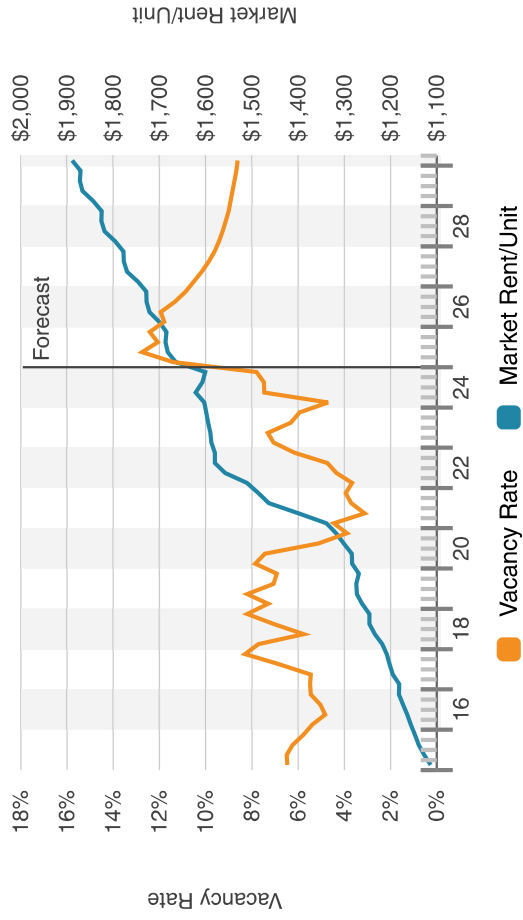


Daily Asking Rent Per SF

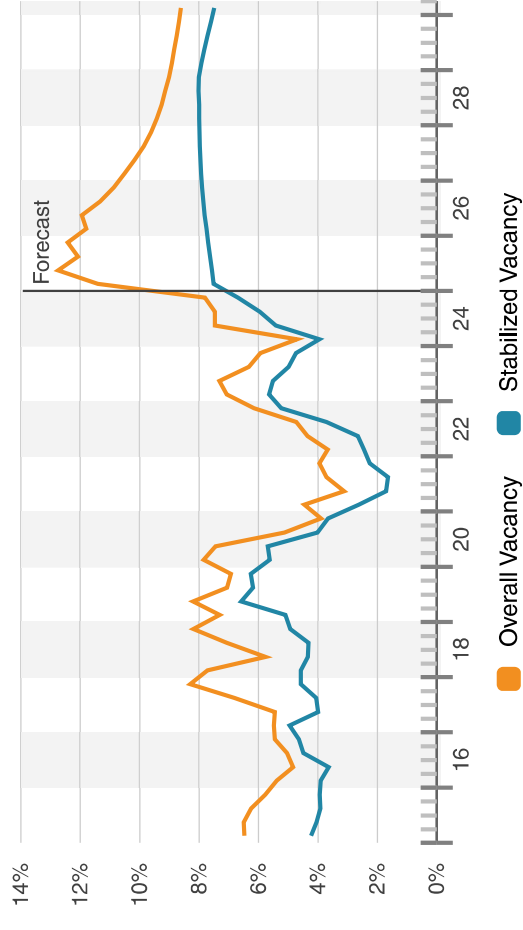


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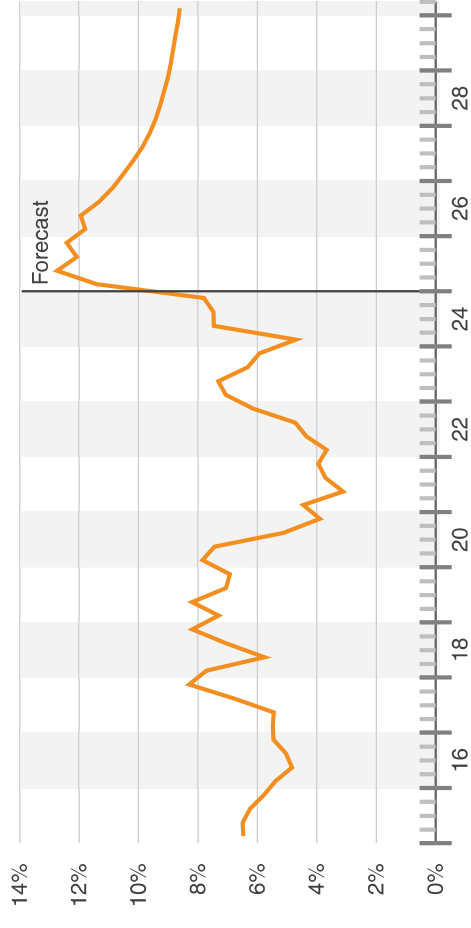
Vacancy & Market Asking Rent Per Unit



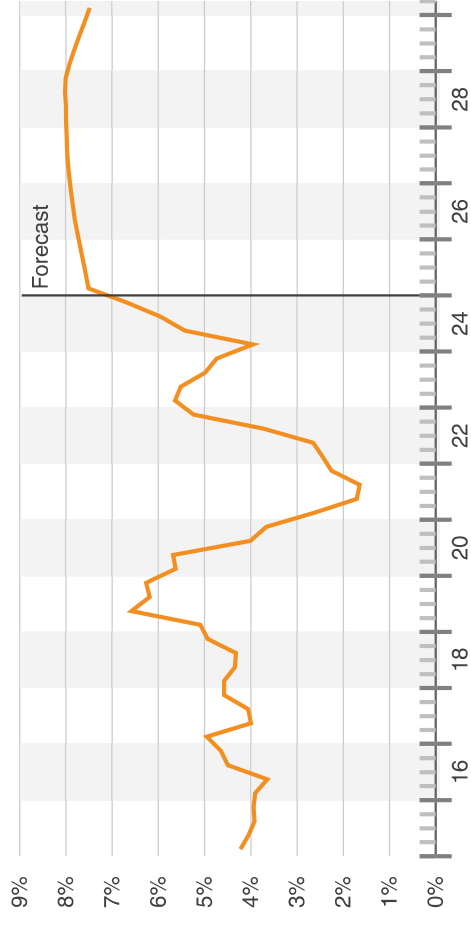
Overall & Stabilized Vacancy



Vacancy Rate

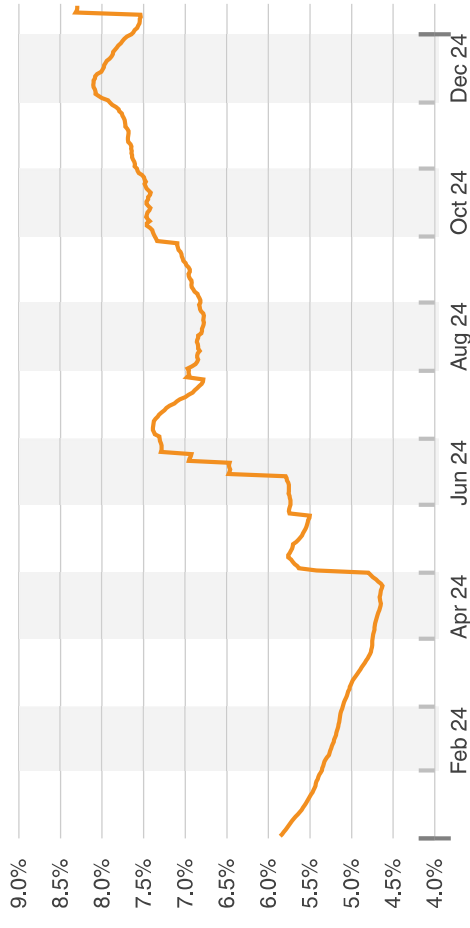


Stabilized Vacancy Rate

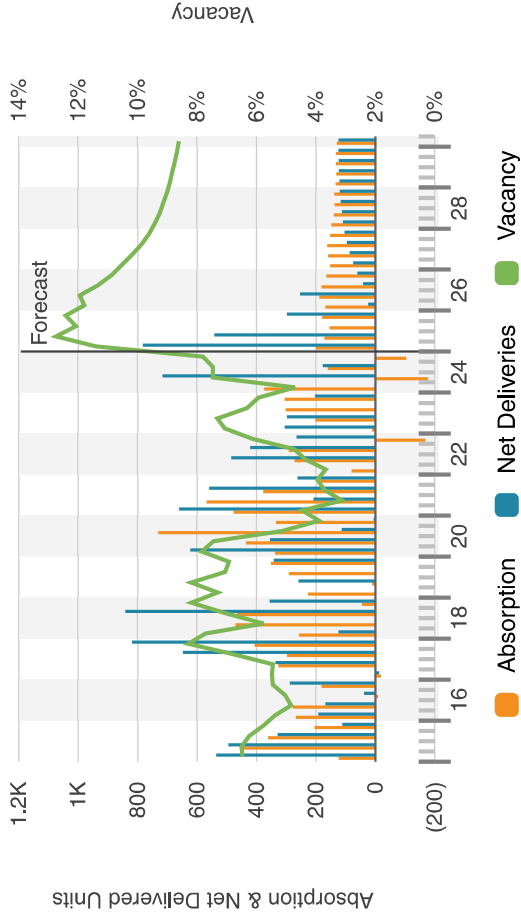


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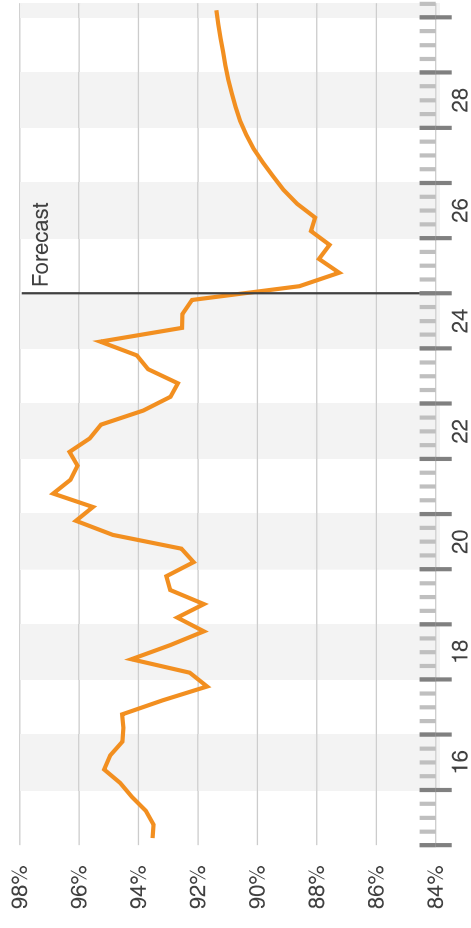
Daily Vacancy Rate



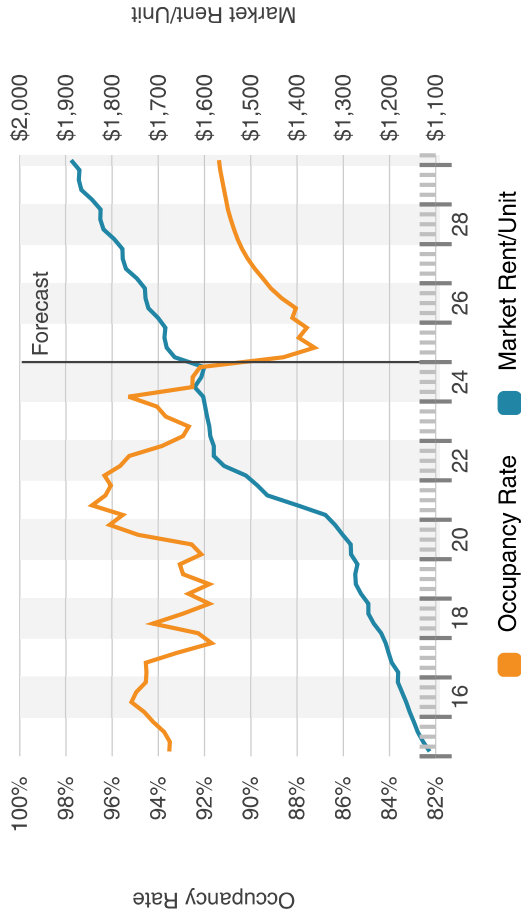
Absorption, Net Deliveries & Vacancy



Occupancy Rate

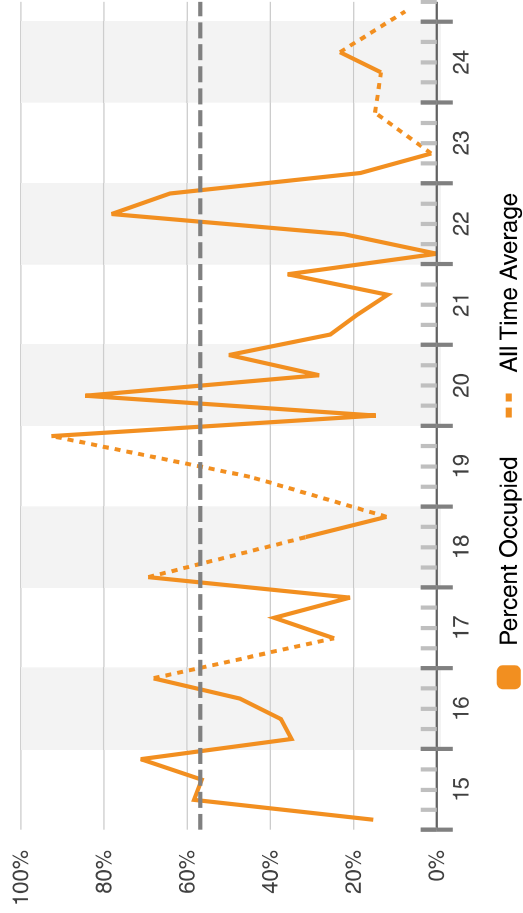


Occupancy & Market Rent Per Unit

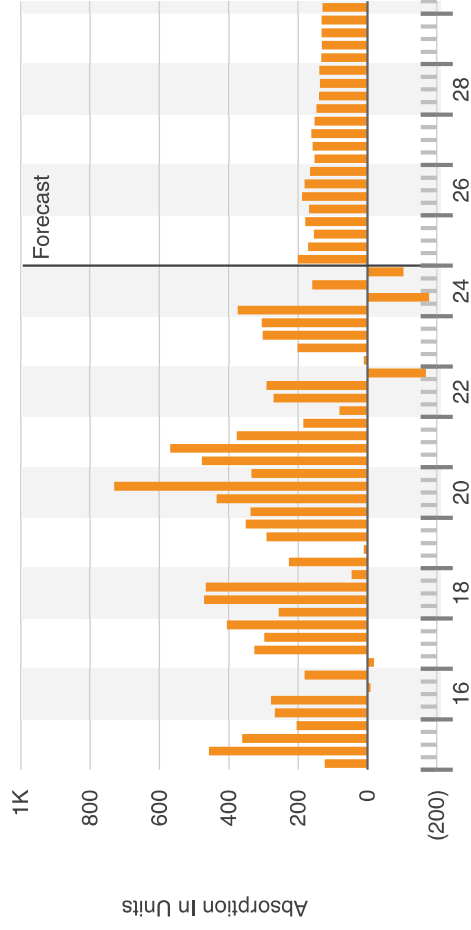


Search Analytics

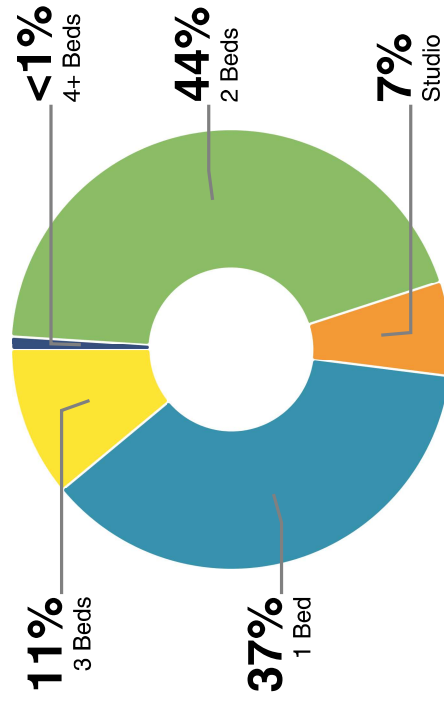
Occupancy At Delivery



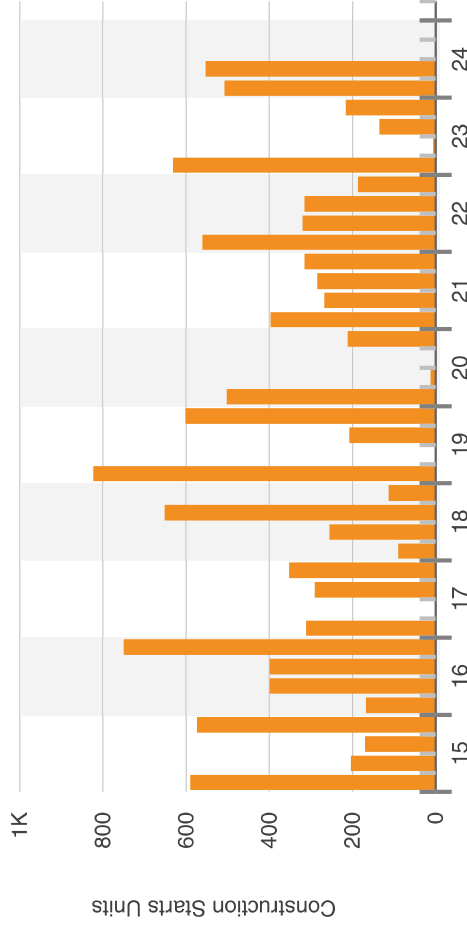
Absorption Units



Total Units By Bedroom

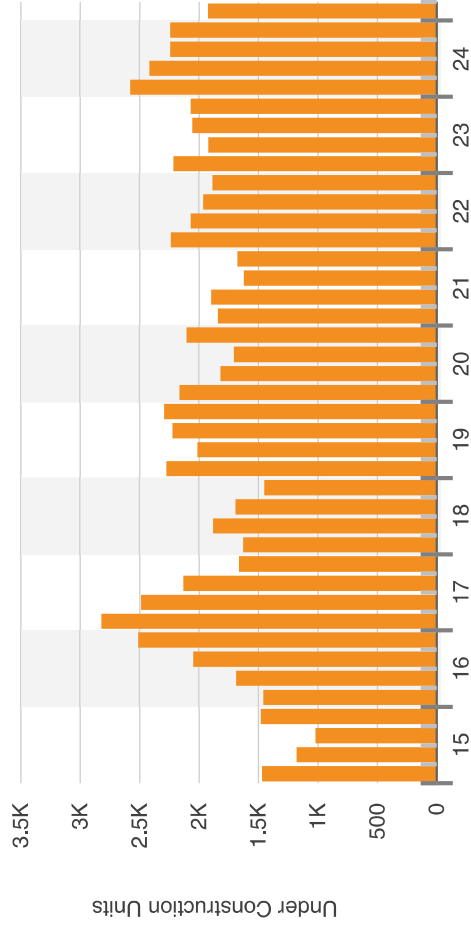


Construction Starts

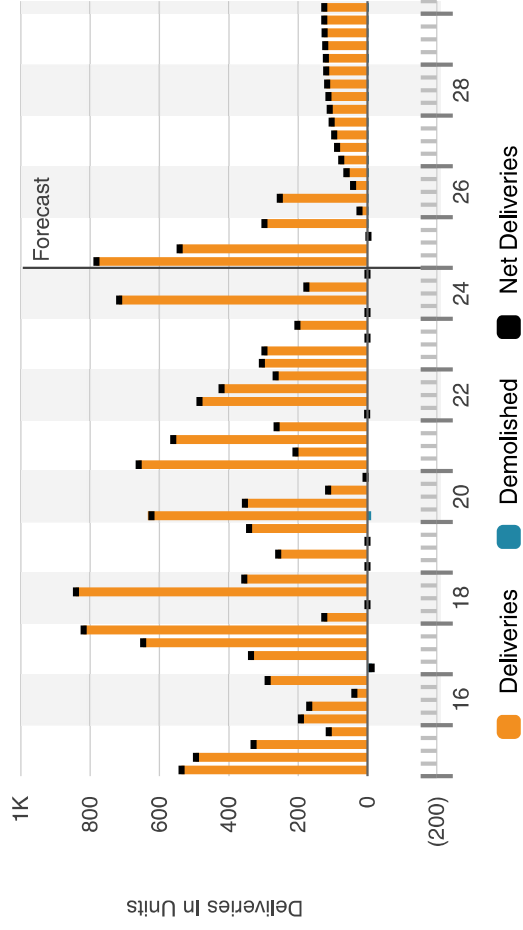


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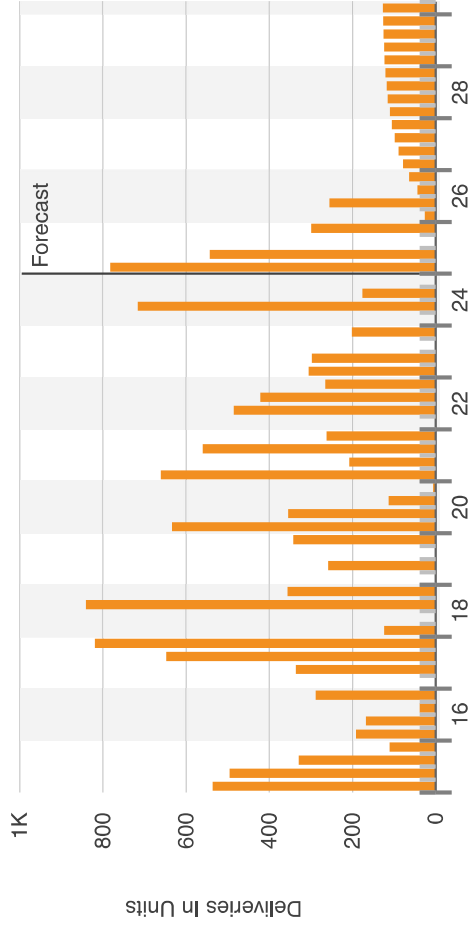
Under Construction



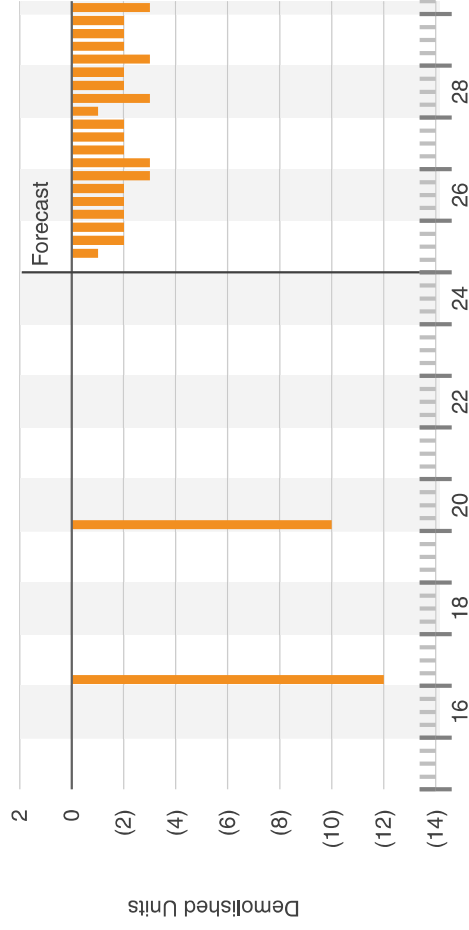
Deliveries & Demolitions



Deliveries

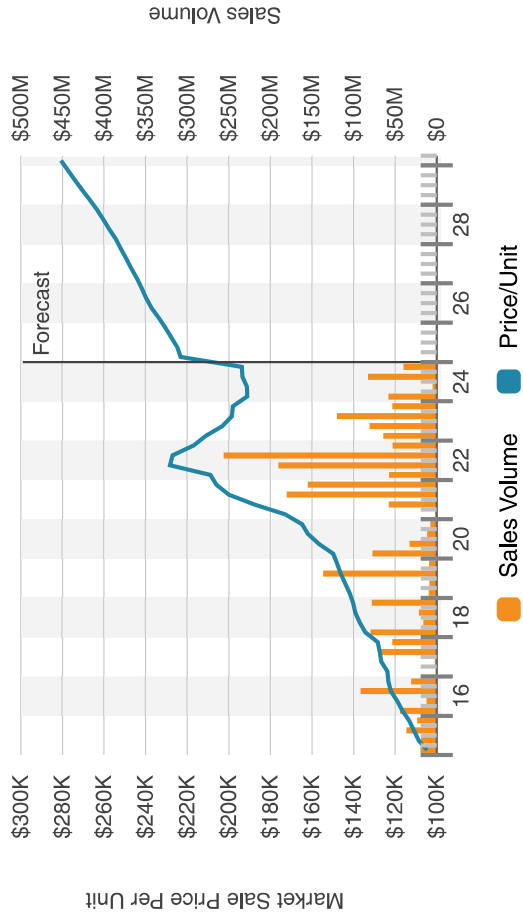


Demolitions

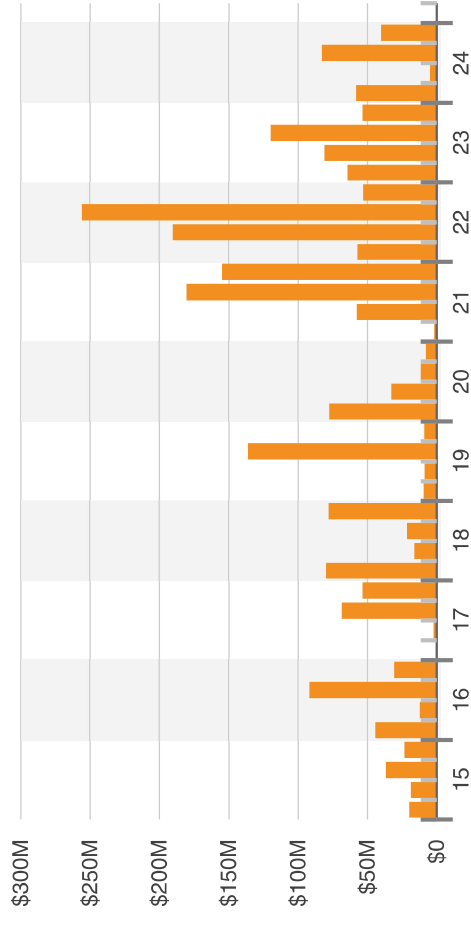


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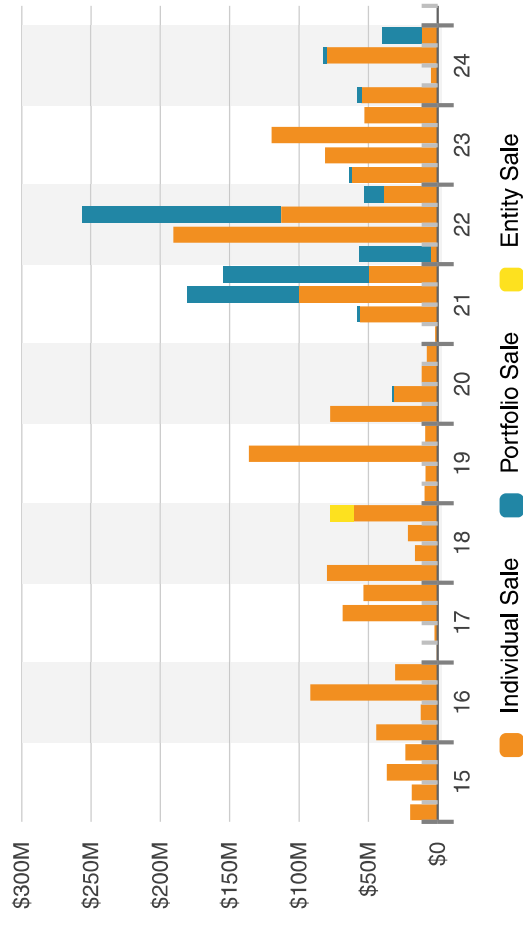
Sales Volume & Market Sale Price Per Unit



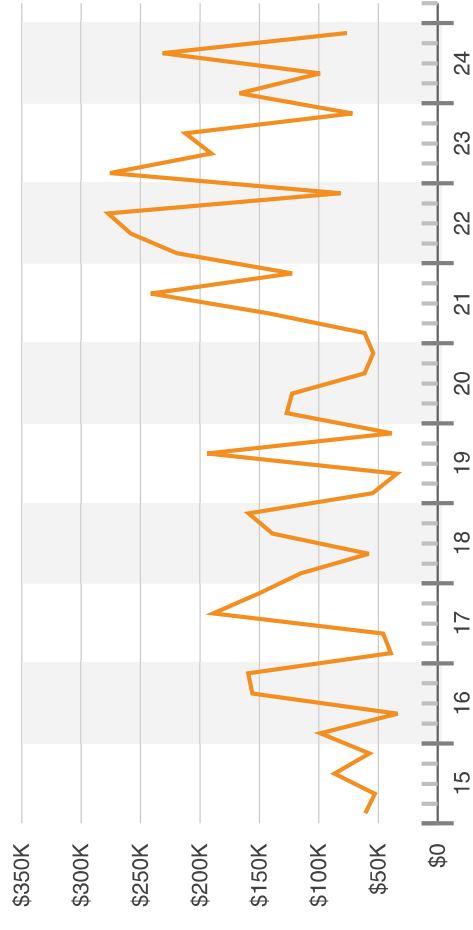
Sales Volume



Sales Volume By Transaction Type

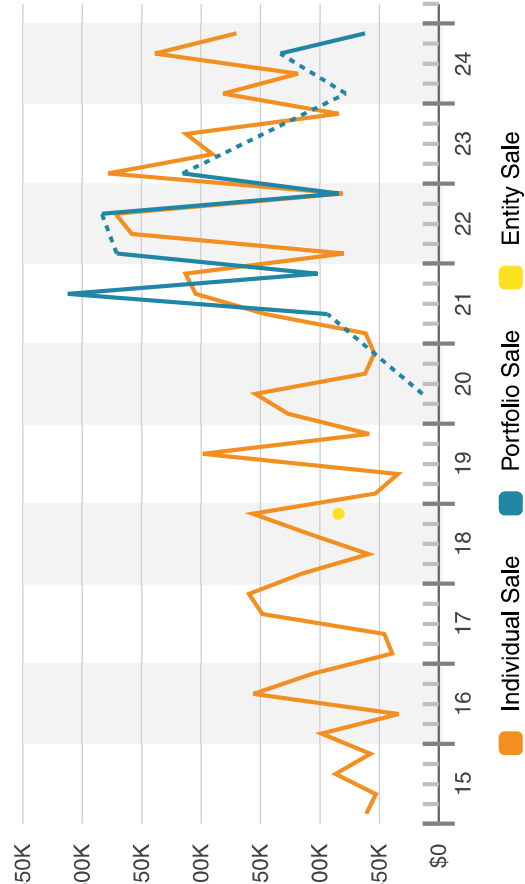


Sale Price Per Unit

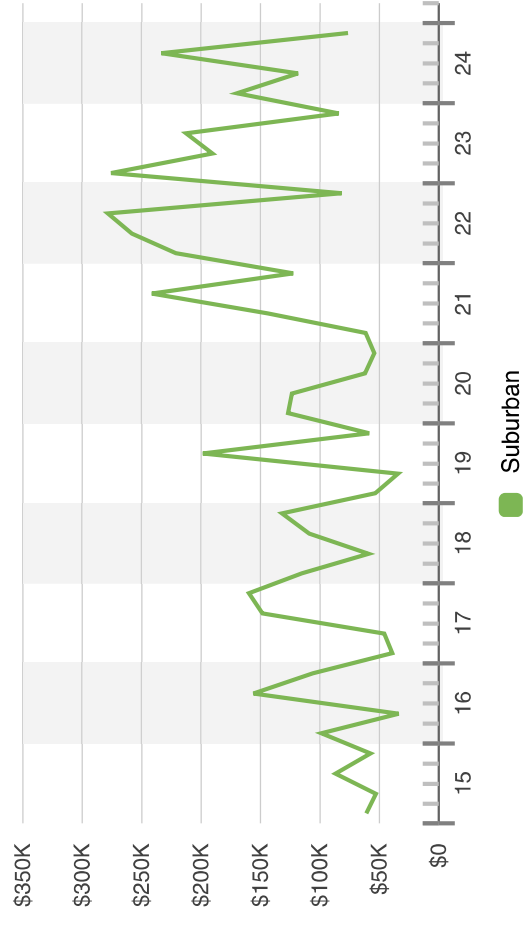


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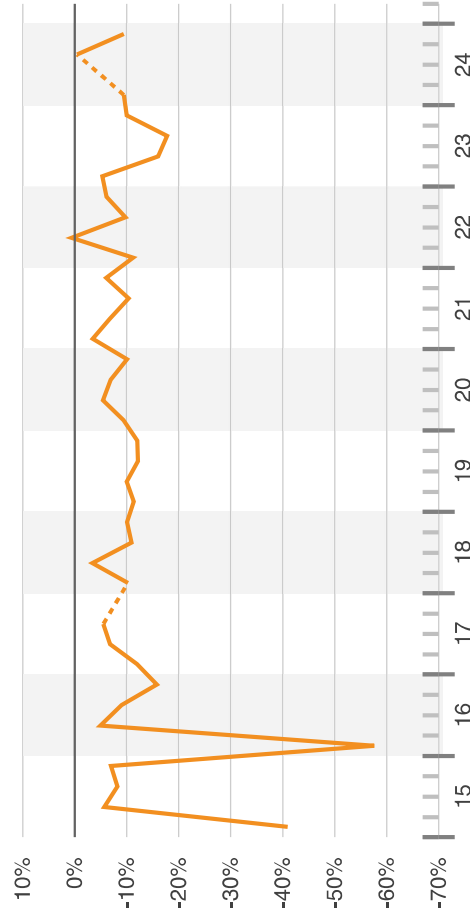
Sale Price Per Unit By Transaction Type



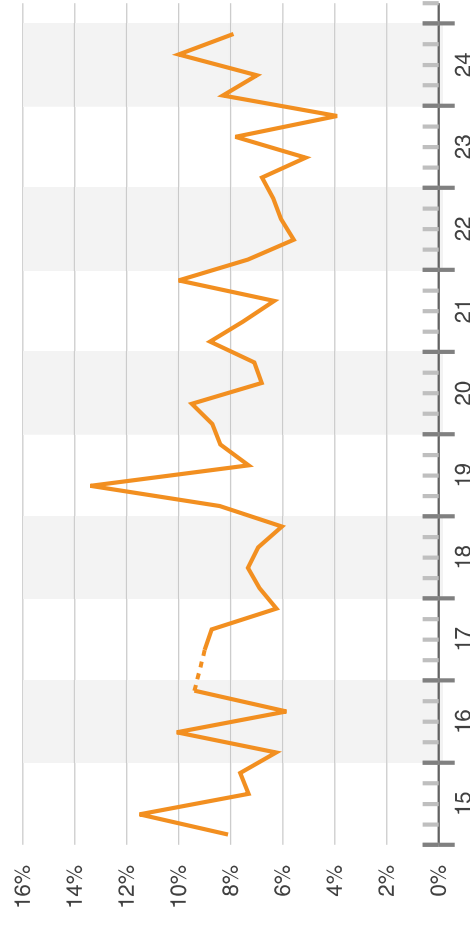
Sale Price Per Unit By Location Type



Sale To Asking Price Differential

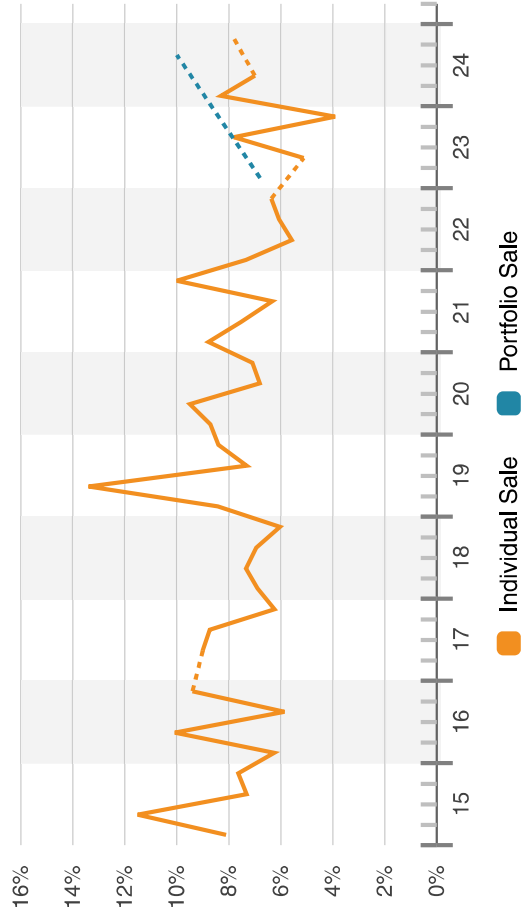


Cap Rate

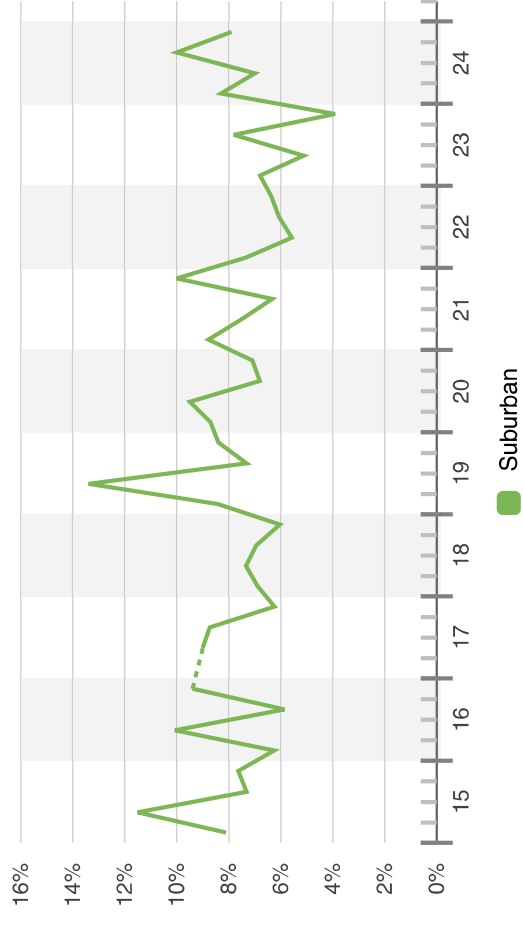


Search Analytics

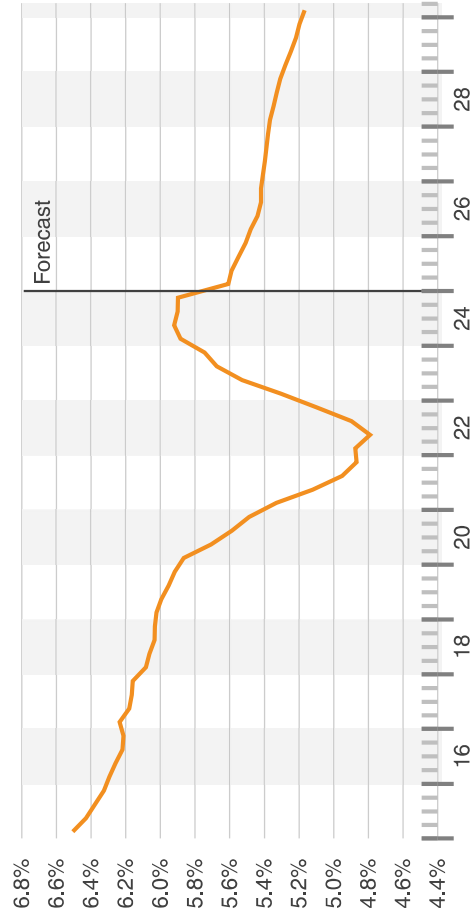
Cap Rate By Transaction Type



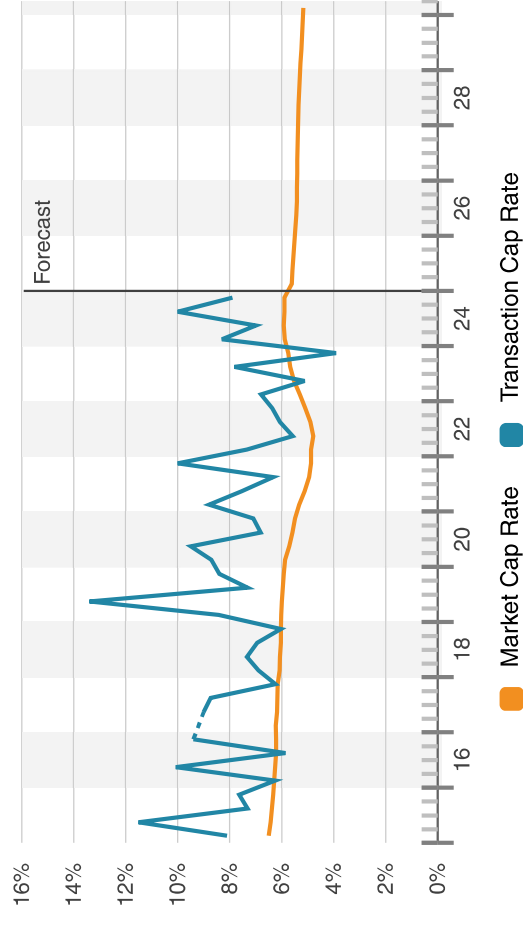
Cap Rate By Location Type



Market Cap Rate

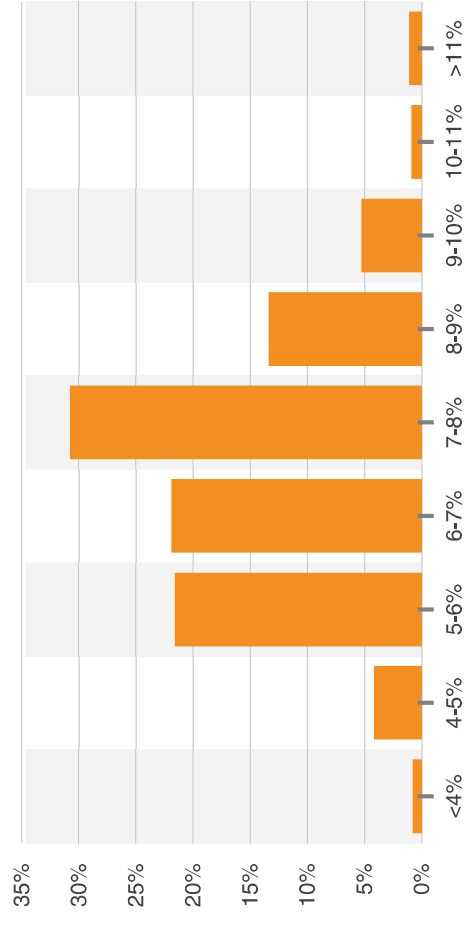


Market Cap Rate & Transaction Cap Rate

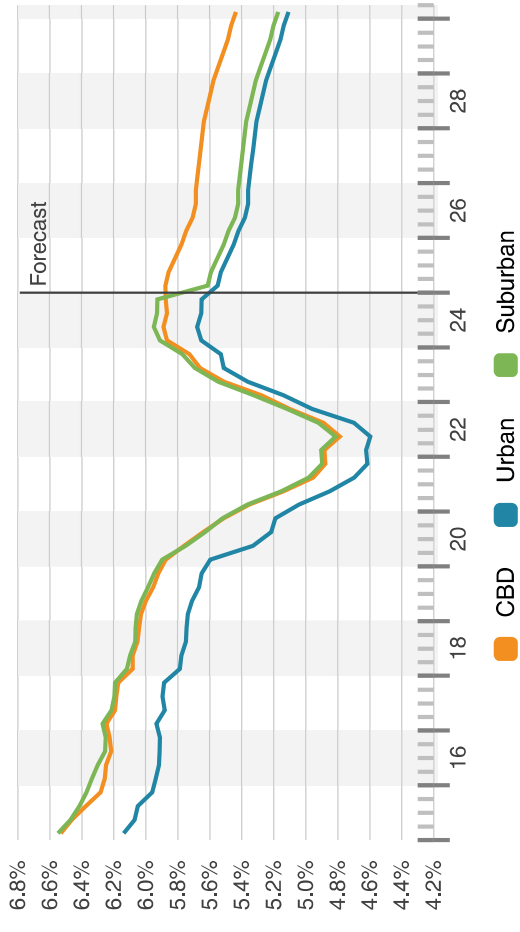


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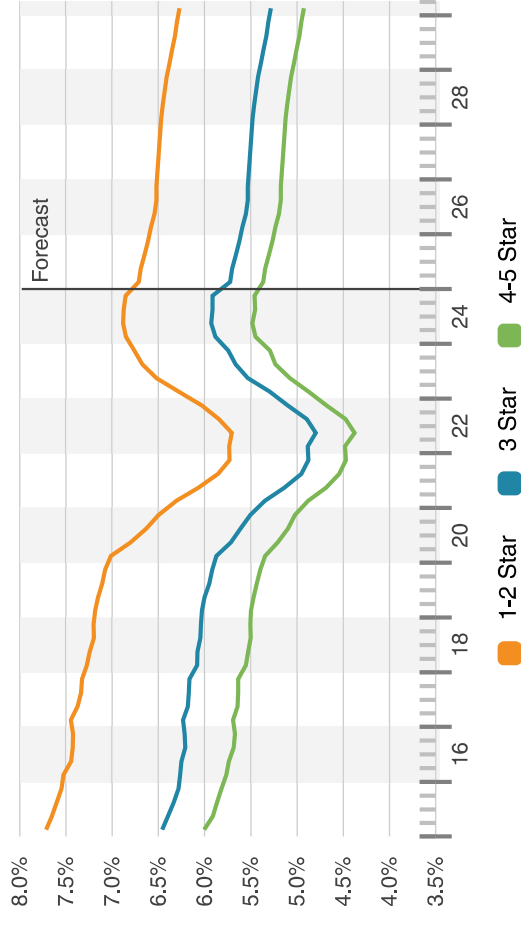
Market Cap Rate Distribution



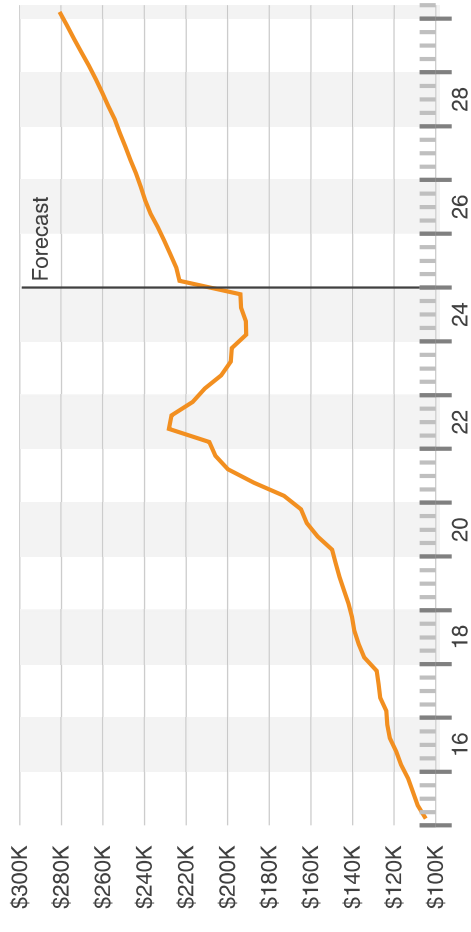
Market Cap Rate By Location Type



Market Cap Rate By Star Rating

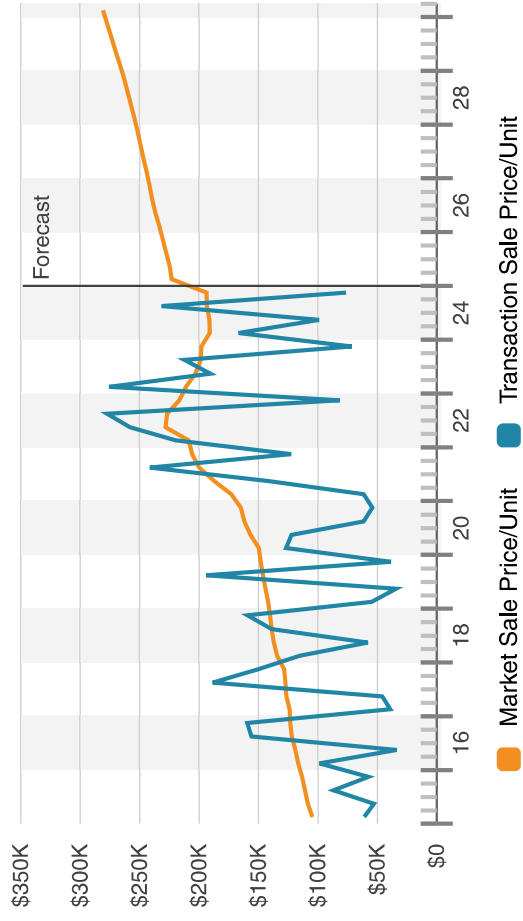


Market Sale Price Per Unit

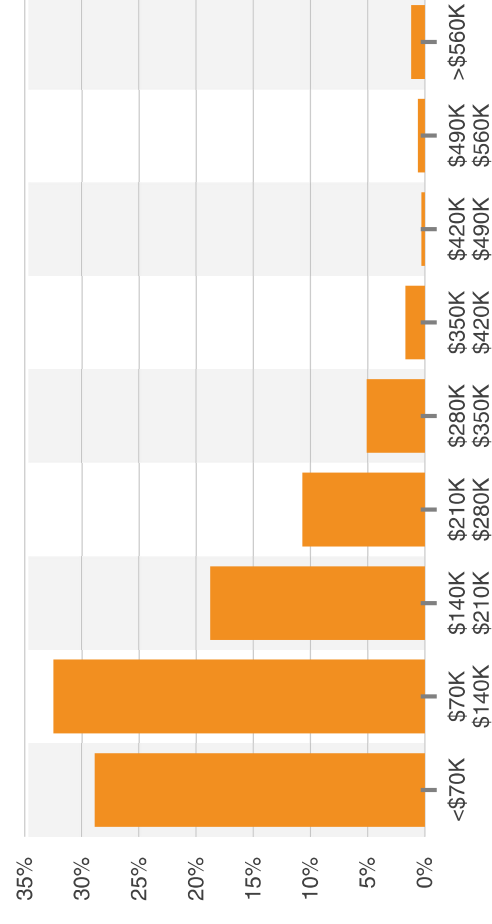


Search Analytics

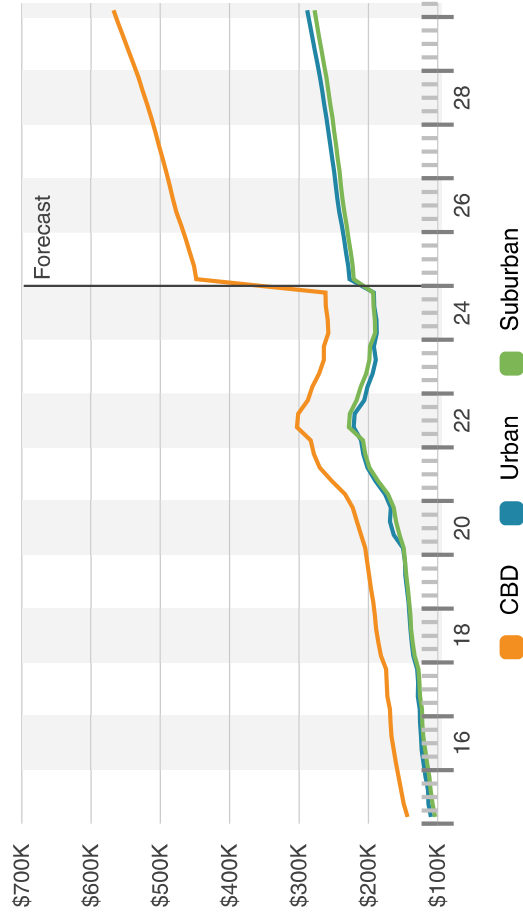
Market Sale Price & Transaction Sale Price Per Unit



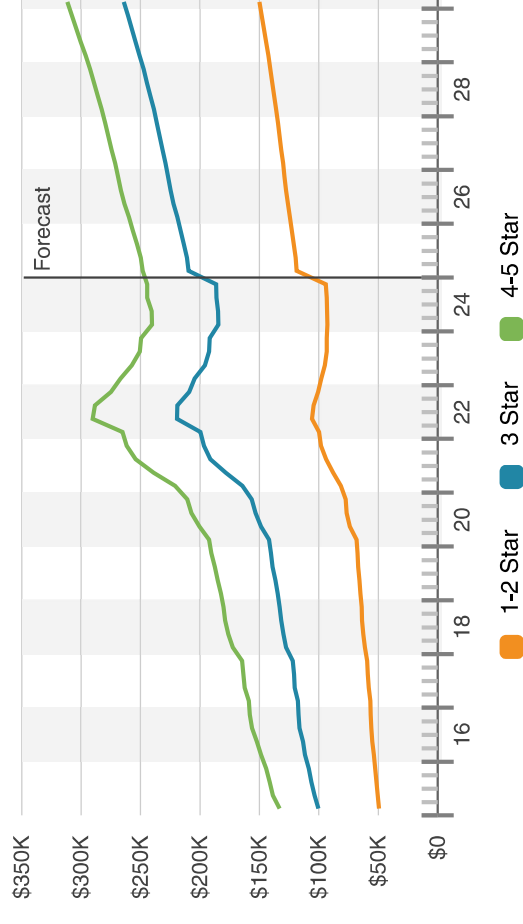
Market Sale Price Per Unit Distribution



Market Sale Price Per Unit By Location Type

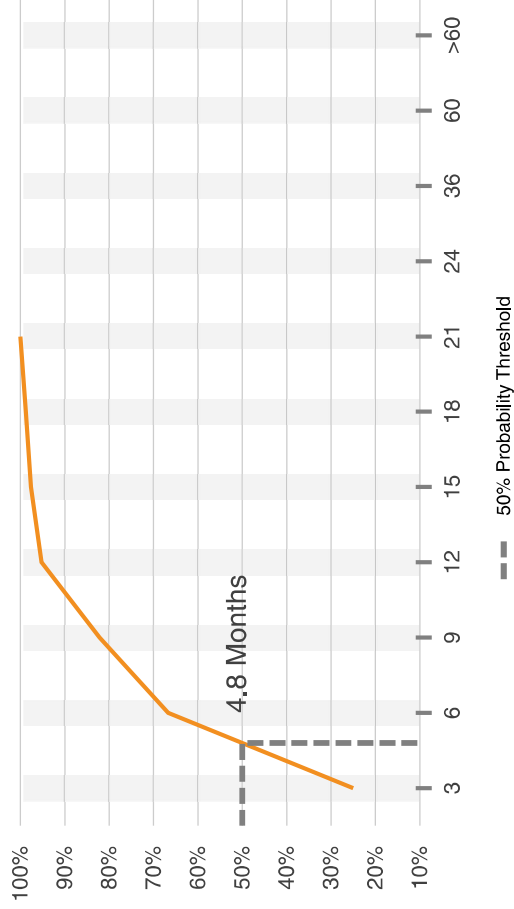


Market Sale Price Per Unit By Star Rating

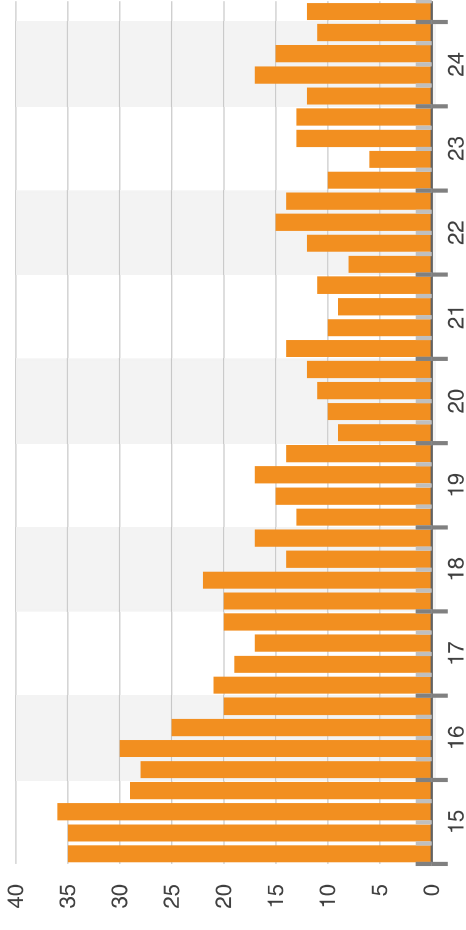


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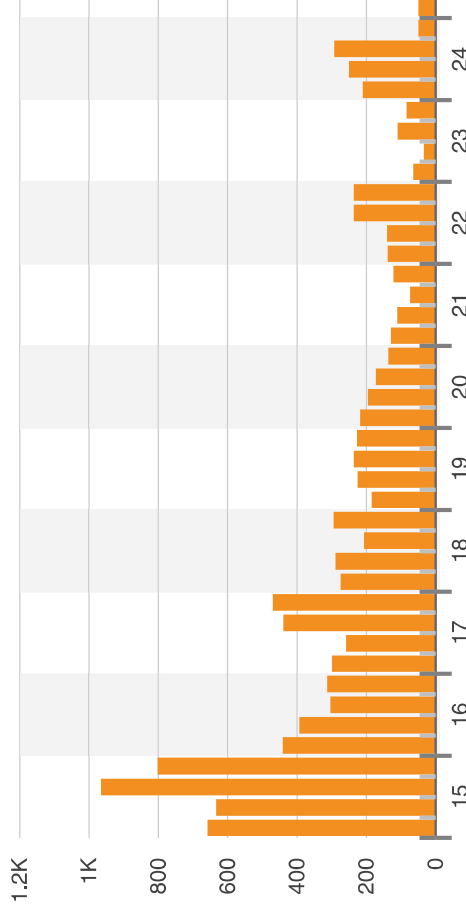
Probability Of Selling In Months



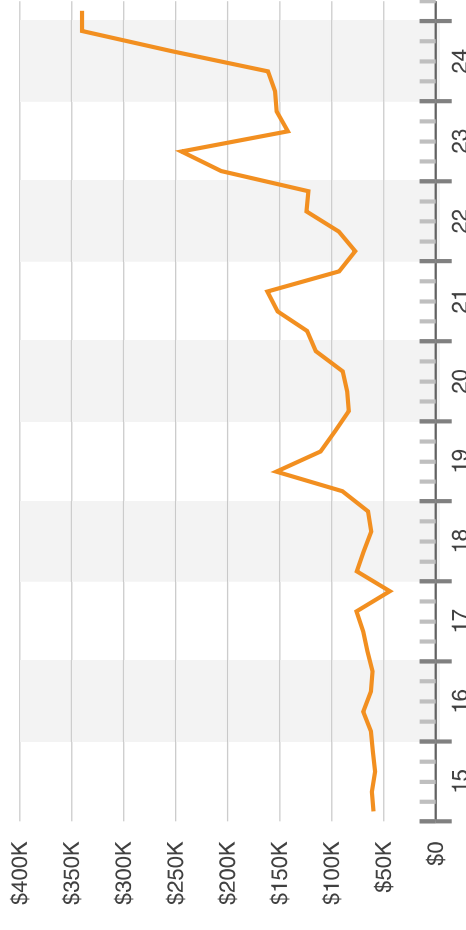
For Sale Total Listings



For Sale Total Units

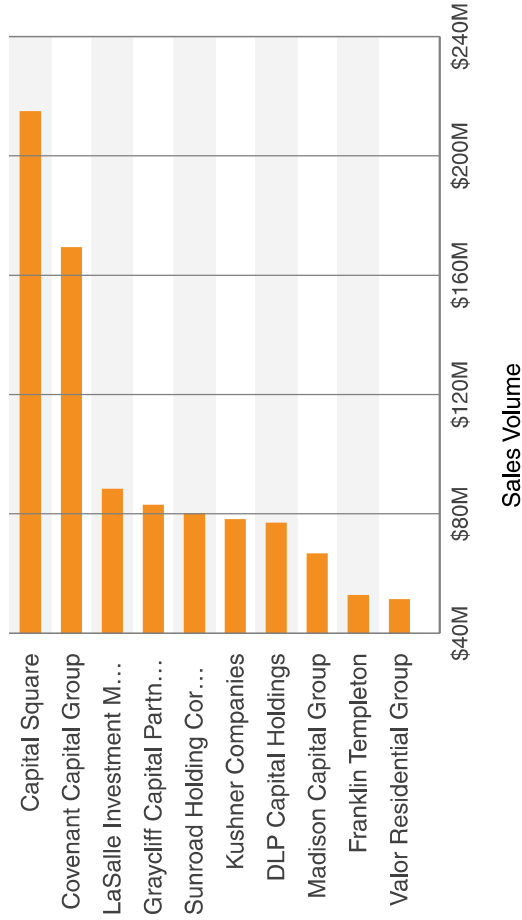


For Sale Asking Price Per Unit

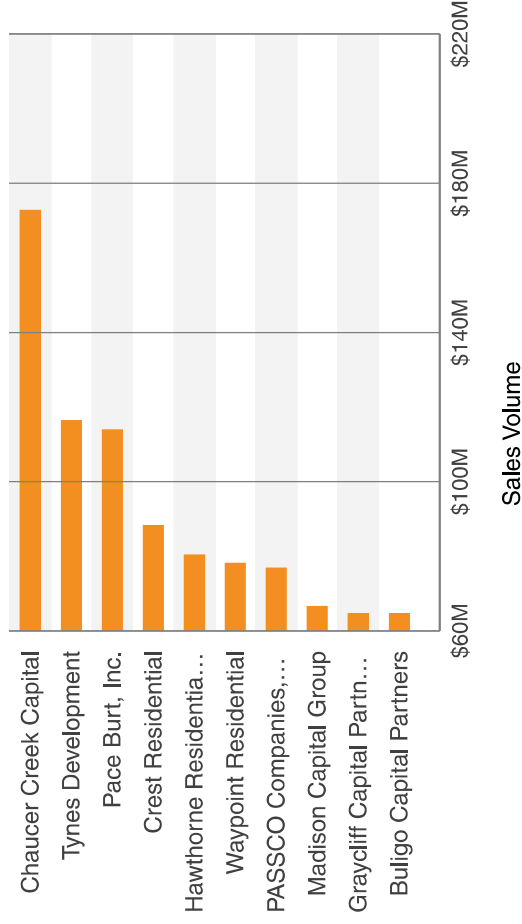


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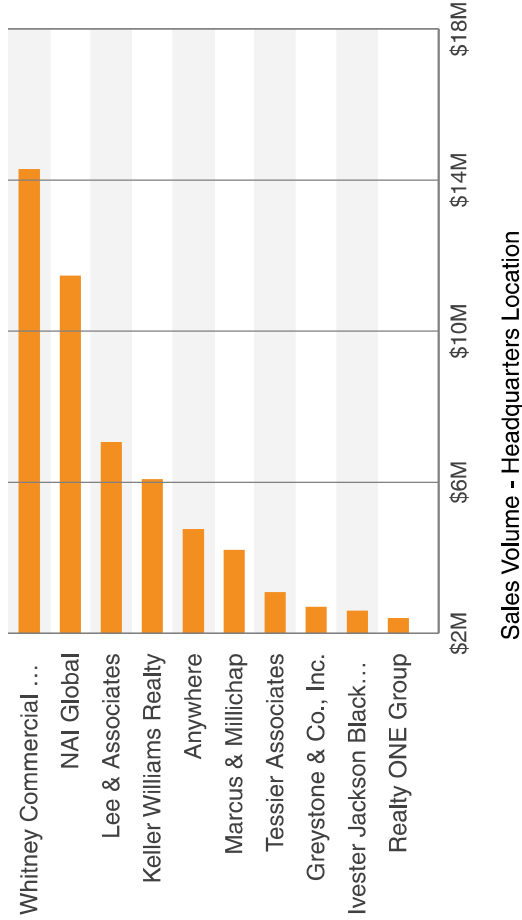
Top Buyers



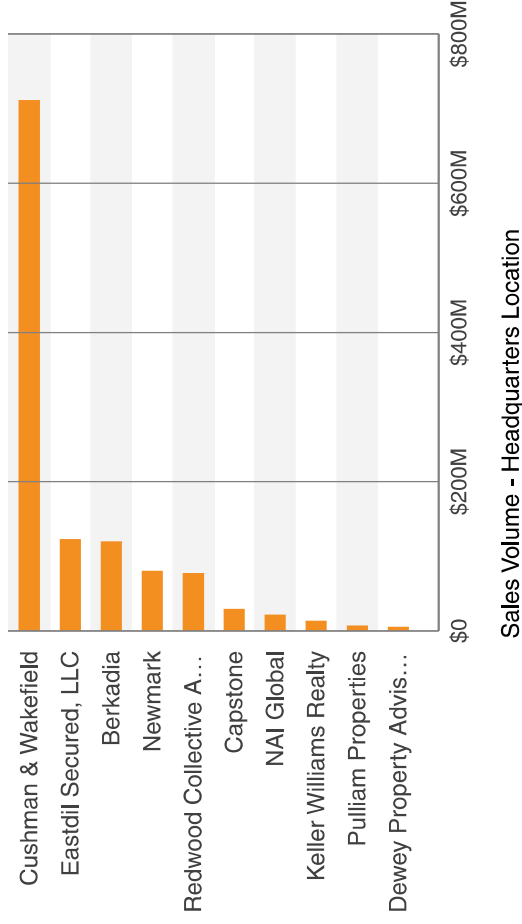
Top Sellers



Top Buyer Brokers

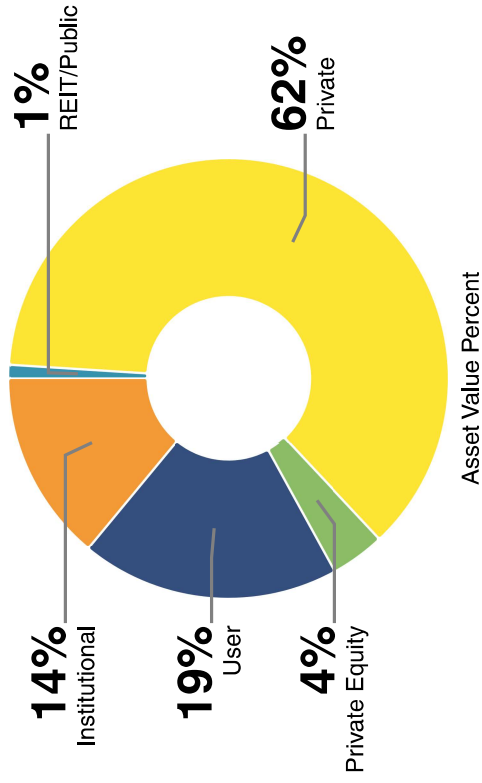


Top Seller Brokers

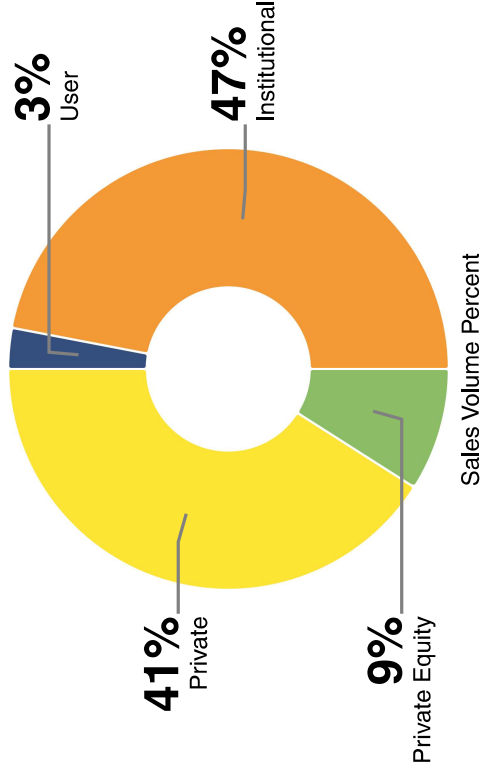


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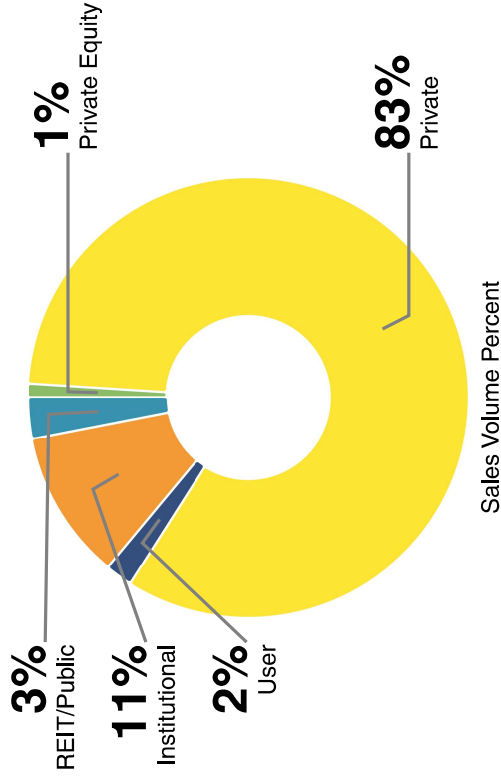
Asset Value By Owner Type



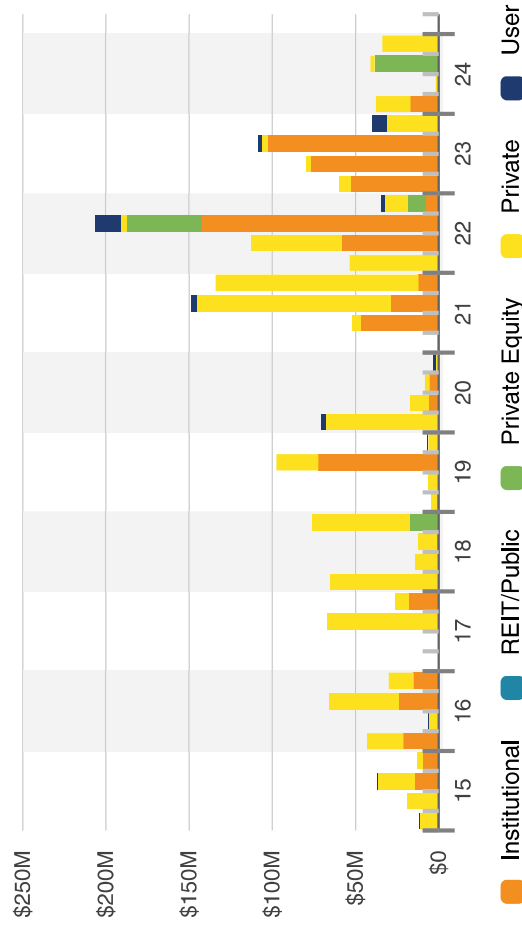
Sales By Buyer Type



Sales By Seller Type

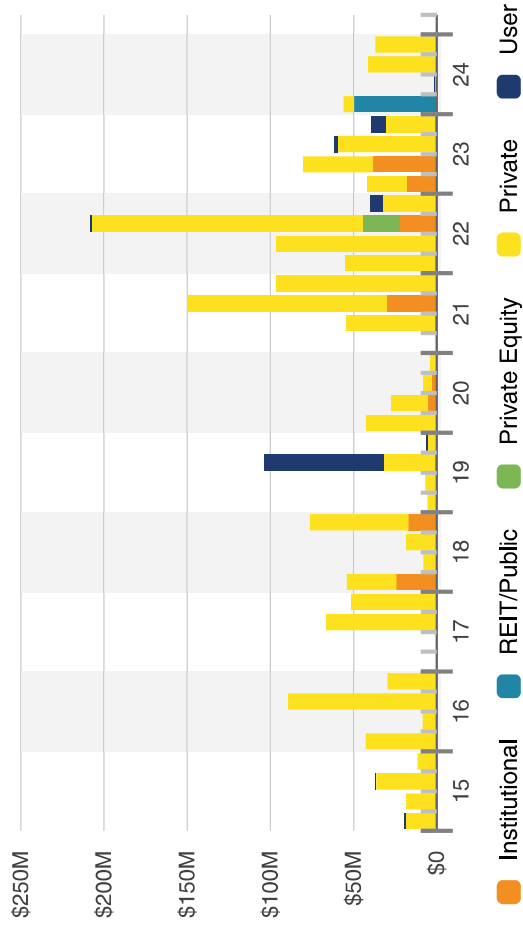


Sales Volume By Buyer Type

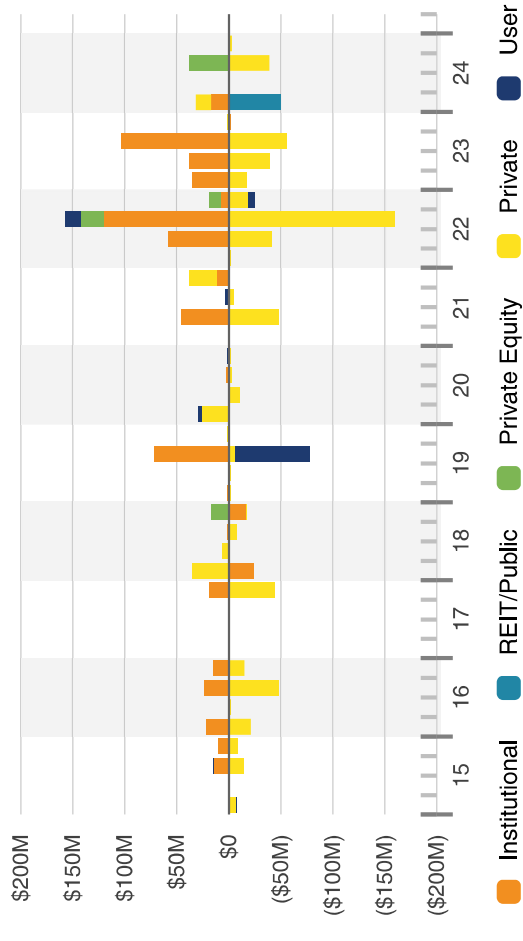


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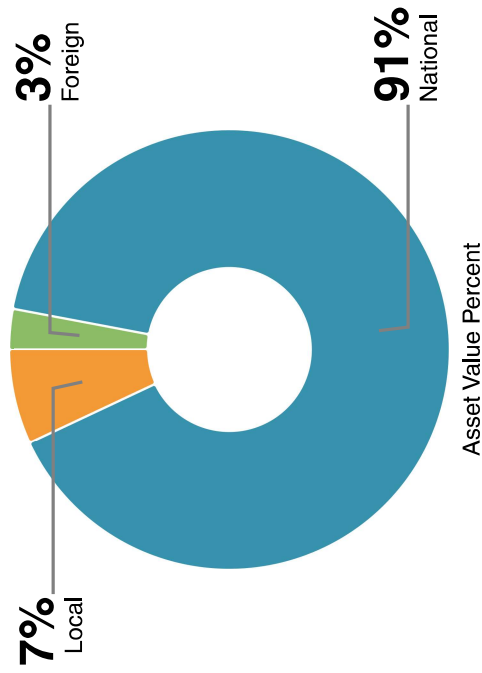
Sales Volume By Seller Type



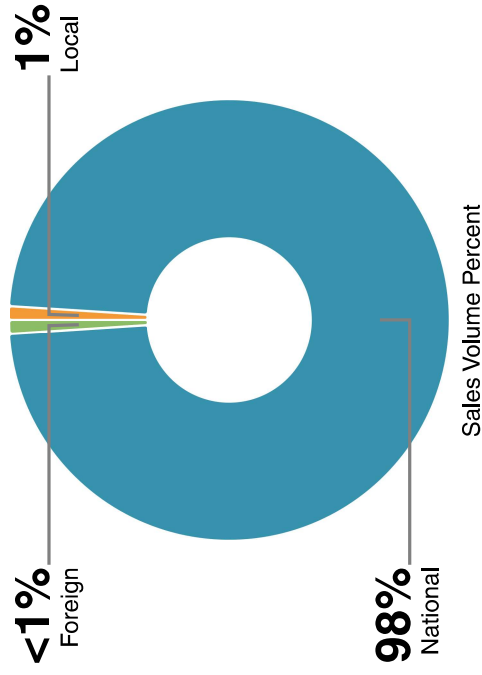
Net Buying & Selling By Owner Type



Asset Value By Owner Origin

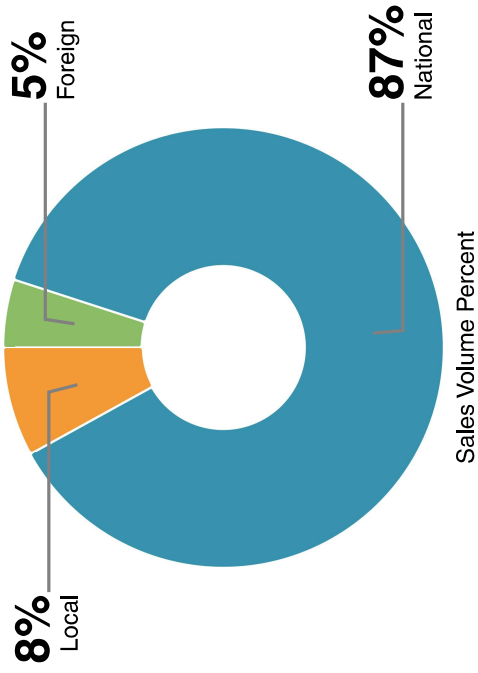


Sales Volume By Buyer Origin

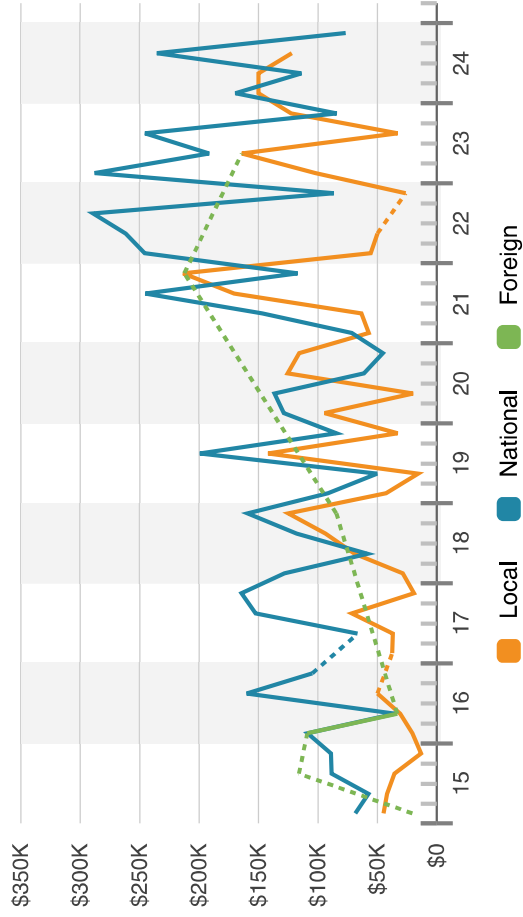


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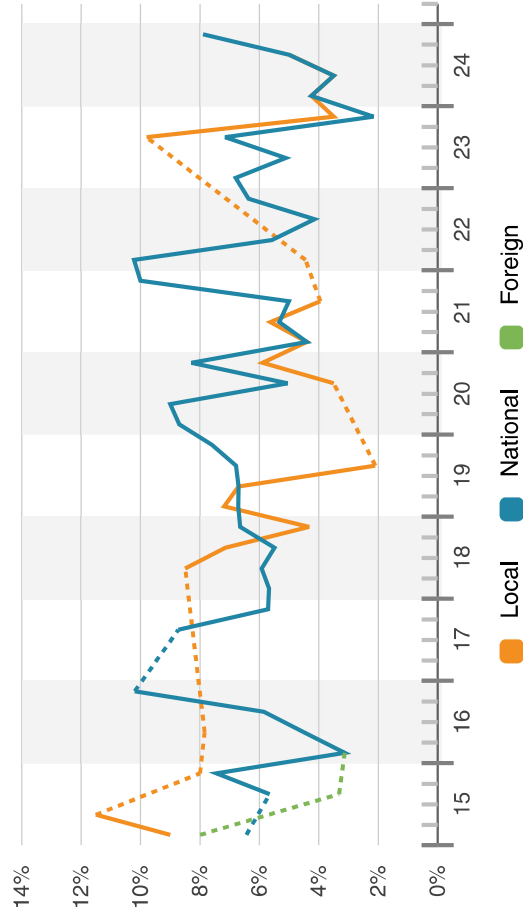
Sales Volume By Seller Origin



Average Price Per Unit By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 704 Properties / 9 Spaces
- Exclude: Residential Condos
- Exclude: Co-Ops
- Market: Asheville - NC