

# April 2020 Student Housing Market Trends

92.7%

April 6<sup>th</sup> Collections  
relative to March 6<sup>th</sup>



**BERKADIA**<sup>®</sup>  
STUDENT HOUSING

84.9%

April 6<sup>th</sup> Collections  
relative to GPR

60.7%

Portfolio  
Preleasing



70.5%

Physical  
Occupancy



716,562  
Beds Surveyed

Student housing earned its reputation as a strong defensive play during the Great Recession and today it continues to prove its resiliency during challenging economic times. The National Multifamily Housing Council released the results of their [April Rent Payment Tracker](#) for Conventional Multifamily which reflects data from 13.4 million conventional units across the country. The tracker found that as of April 5th, 69% of conventional renters had paid their rent compared to 81% on March 5th and 82% compared to the same time last year.

As detailed above in the results of Berkadia's Student Housing Collections Survey, student housing is outperforming conventional multifamily by a wide margin having collected 84.9% of its April rents by the 6th and 92.7% compared to collections on March 6th. To provide perspective to our sample size of over 715,000 beds included in our survey, the top 25 owners of student housing own a combined 603,058 beds.

We want to thank all the groups that participated in our survey. This information is critical for our sector and it allows us to provide actionable information to the investment community that highlights the inherent advantages of the student housing industry. We look forward to providing you an update again in May.

## Berkadia Student Housing Group

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