



Market Overview by Region



Massachusetts - Western Region

Berkshire, MA - Franklin, MA - Hampden, MA - Hampshire, MA - Worcester, MA

Number of Properties: 70 Number of Units: 9410 Smallest Property by Units: 32
 Average Year Built: 1970 Average Number of Units: 134 Largest Property by Units: 600

Average Rent: \$1,487.00 Adj. Average Rent Per Square Foot: \$1.34 Average Square Foot: 1092 Sq. Ft.

Unit Type	Style Count	Average Rent	Average Sq. F	Adj. Rent Per
0/1/0	16	\$828.31	413	\$1.80
1/1.5/0	1	\$1,055.00	720	\$1.26
1/1/0	50	\$1,031.56	632	\$1.49
1/1/1	3	\$1,026.67	724	\$1.34
2/1.5/0	18	\$1,281.56	1019	\$1.16
2/1/0	53	\$1,228.34	839	\$1.36
2/2.5/1	1	\$1,300.00	1330	\$0.98
2/2/0	11	\$1,435.91	1039	\$1.31
2/2/1	1	\$990.00	1200	\$0.74
3/1.5/0	11	\$1,483.27	1178	\$1.25
3/1/0	3	\$1,766.67	1000	\$1.59
3/2/0	5	\$1,860.00	1168	\$1.54
3/2/1	1	\$1,060.00	1350	\$0.71
3/3/0	1	\$1,350.00	1600	\$0.84
4/1.5/0	1	\$2,800.00	1158	\$2.29
4/2.5/0	2	\$2,500.00	1840	\$1.31
4/2/0	3	\$2,281.67	1362	\$1.79

Average Rent: \$1,487.00 Adj. Average Rent Per Square Foot: \$1.34 Average Square Foot: 1092 Sq. Ft.

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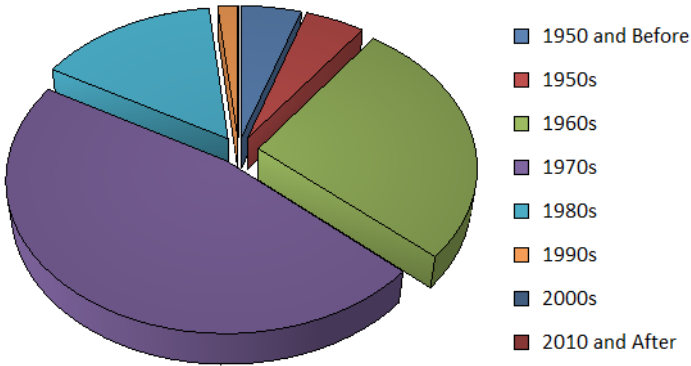
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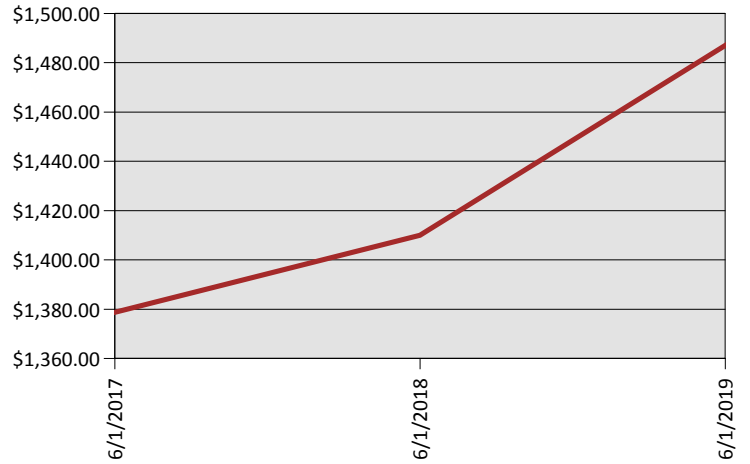
Market Overview by Region



Aging By Decade



Historical Average Rent



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Market Overview by Region



Historical Average Rent By Unit Type

	3/1/2013	6/1/2013	6/1/2014	6/1/2015	6/1/2016	6/1/2017	6/1/2018	6/1/2019	4 Period % Change
0/1/0	N/A	\$723.13	\$676.07	\$701.50	\$728.81	\$748.69	\$787.25	\$828.31	18.08%
1/1.5/0	N/A	\$940.00	\$940.00	\$940.00	\$1,015.00	\$1,085.00	\$1,035.00	\$1,055.00	12.23%
1/1/0	\$847.88	\$878.31	\$841.38	\$863.53	\$919.53	\$940.41	\$973.55	\$1,031.56	19.46%
1/1/1	N/A	\$932.50	\$4,258.33	\$930.00	\$961.67	\$976.67	\$1,000.00	\$1,026.67	10.39%
2/1.5/0	N/A	\$1,083.38	\$1,049.19	\$1,069.82	\$1,089.24	\$1,132.18	\$1,197.39	\$1,281.56	19.79%
2/1/0	\$1,053.00	\$1,061.71	\$1,026.28	\$1,056.80	\$1,093.17	\$1,135.30	\$1,169.11	\$1,228.34	16.23%
2/2.5/1	N/A	N/A	\$1,100.00	\$1,100.00	\$1,150.00	\$1,300.00	\$1,300.00	\$1,300.00	18.18%
2/2/0	\$1,346.33	\$1,257.90	\$1,241.73	\$1,239.45	\$1,298.09	\$1,331.00	\$1,400.91	\$1,435.91	15.85%
2/2/1	N/A	\$790.00	\$790.00	\$960.00	\$990.00	\$990.00	\$990.00	\$990.00	3.13%
3/1.5/0	N/A	\$1,341.00	\$1,294.80	\$1,221.86	\$1,364.13	\$1,370.11	\$1,375.82	\$1,483.27	21.39%
3/1.5/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
3/1/0	N/A	\$1,727.50	\$1,476.33	\$1,490.00	\$1,516.67	\$1,576.33	\$1,678.33	\$1,766.67	18.57%
3/2/0	\$1,650.00	\$1,343.33	\$1,383.57	\$1,410.00	\$1,454.29	\$1,706.00	\$1,766.00	\$1,860.00	31.91%
3/2/1	N/A	\$910.00	\$910.00	\$1,010.00	\$1,060.00	\$1,060.00	\$1,060.00	\$1,060.00	4.95%
3/3/0	N/A	N/A	\$1,100.00	\$1,100.00	\$1,200.00	\$1,350.00	\$1,350.00	\$1,350.00	22.73%
4/1.5/0	N/A	\$2,480.00	\$2,245.00	\$2,265.00	N/A	\$2,500.00	\$2,600.00	\$2,800.00	23.62%
4/2.5/0	N/A	N/A	\$1,750.00	\$1,750.00	\$2,212.50	\$2,237.50	\$2,237.50	\$2,500.00	42.86%
4/2/0	\$2,375.00	\$2,188.00	\$2,259.67	\$1,989.75	\$1,944.67	\$1,996.67	\$2,048.00	\$2,281.67	14.67%
Avg Rent	\$1,454.44	\$1,261.20	\$1,431.90	\$1,241.04	\$1,249.86	\$1,378.58	\$1,409.93	\$1,487.00	19.82%

Rent Prices are Not Adjusted for Rent Concessions

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