



Market Overview by Region



New York - Central Region

Cayuga, NY - Cortland, NY - Madison, NY - Onondaga, NY - Oswego, NY - Tompkins, NY

Number of Properties: 138 Number of Units: 21811 Smallest Property by Units: 27
 Average Year Built: 1974 Average Number of Units: 158 Largest Property by Units: 761

Average Rent: \$1,301.87 Adj. Average Rent Per Square Foot: \$1.14 Average Square Foot: 1090 Sq. Ft.

Unit Type	Style Count	Average Rent	Average Sq. F	Adj. Rent Per
0/1/0	34	\$684.68	428	\$1.40
1/1.5/0	1	\$740.00	900	\$0.71
1/1.5/1	1	\$854.00	774	\$0.97
1/1/0	141	\$879.06	662	\$1.19
1/1/1	9	\$844.89	769	\$1.05
2/1.5/0	33	\$1,019.70	1054	\$0.89
2/1.5/1	4	\$1,047.00	1095	\$0.90
2/1/0	116	\$924.74	855	\$0.99
2/1/1	3	\$947.67	862	\$1.03
2/2.5/0	1	\$1,580.00	1152	\$1.33
2/2.5/1	1	\$1,480.00	1150	\$1.29
2/2/0	24	\$1,141.38	1062	\$0.97
2/2/1	4	\$1,048.50	1140	\$0.89
3/1.5/0	15	\$1,216.60	1213	\$0.93
3/1.5/1	1	\$1,220.00	1000	\$1.12
3/1/0	14	\$1,048.29	991	\$1.02
3/2.5/0	4	\$1,499.75	1483	\$1.02
3/2.5/1	1	\$1,550.00	2100	\$0.69
3/2/0	22	\$1,330.00	1349	\$0.93
3/3/0	1	\$1,945.00	1350	\$1.40
4/1.5/0	1	\$2,880.00	1000	\$2.73
4/4.5/0	1	\$2,760.00	1600	\$1.73

Average Rent: \$1,301.87 Adj. Average Rent Per Square Foot: \$1.14 Average Square Foot: 1090 Sq. Ft.

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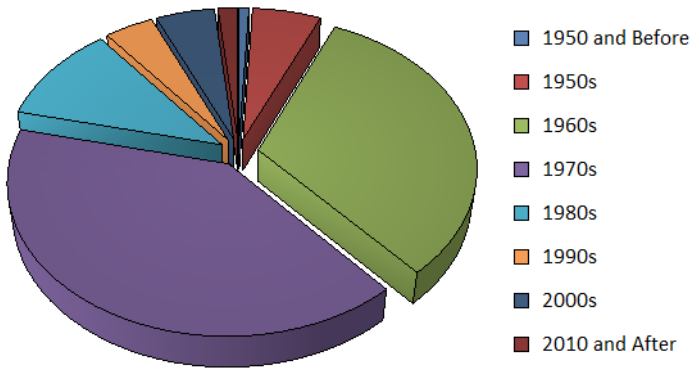
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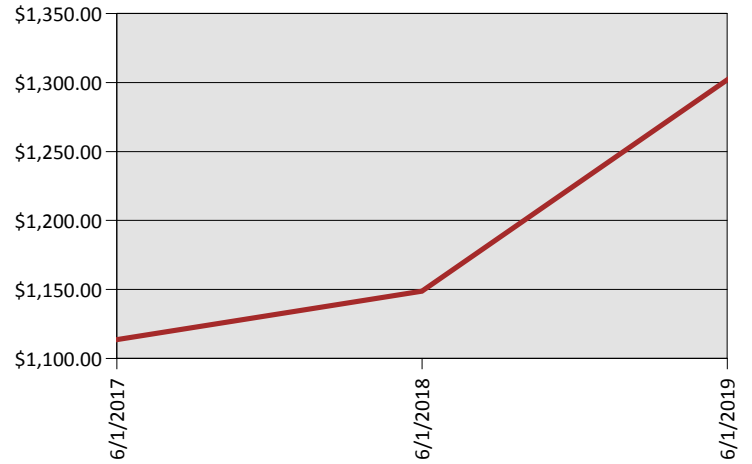
Market Overview by Region



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	\$581.64	\$621.67	\$638.72	\$656.00	\$667.91	\$685.34	\$684.68	7.20%
1/1.5/0	N/A	\$670.00	\$690.00	\$705.00	\$705.00	\$725.00	\$740.00	\$740.00	4.96%
1/1.5/1	N/A	\$796.00	\$801.00	\$811.00	\$836.00	\$846.00	\$846.00	\$854.00	5.30%
1/1/0	\$897.96	\$737.61	\$711.09	\$727.72	\$756.76	\$786.13	\$808.71	\$879.06	20.80%
1/1/1	N/A	\$686.50	\$691.75	\$735.22	\$730.50	\$751.75	\$803.33	\$844.89	14.92%
1/2/0	N/A	\$600.00	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
2/1.5/0	N/A	\$814.03	\$864.00	\$880.19	\$915.38	\$941.91	\$971.00	\$1,019.70	15.85%
2/1.5/1	N/A	\$833.33	\$832.50	\$850.00	\$865.00	\$872.50	\$1,003.75	\$1,047.00	23.18%
2/1/0	\$1,070.29	\$801.54	\$806.38	\$823.52	\$846.45	\$877.26	\$903.02	\$924.74	12.29%
2/1/1	N/A	\$720.00	\$781.67	\$826.67	\$838.33	\$881.67	\$921.67	\$947.67	14.64%
2/2.5/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,580.00	0.00%
2/2.5/1	N/A	\$1,400.00	\$1,400.00	\$1,440.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,480.00	2.78%
2/2/0	\$951.25	\$909.30	\$929.59	\$923.41	\$956.09	\$1,000.77	\$1,025.91	\$1,141.38	23.60%
2/2/1	N/A	\$1,013.00	\$954.33	\$922.00	\$990.25	\$1,005.25	\$1,050.00	\$1,048.50	13.72%
3/1.5/0	N/A	\$976.50	\$983.50	\$1,009.62	\$1,058.00	\$1,104.92	\$1,148.60	\$1,216.60	20.50%
3/1.5/1	N/A	\$880.00	\$1,040.00	\$1,050.00	\$1,085.00	\$1,120.00	\$1,120.00	\$1,220.00	16.19%
3/1/0	\$915.00	\$848.87	\$856.54	\$905.79	\$933.14	\$976.64	\$995.57	\$1,048.29	15.73%
3/2.5/0	N/A	\$1,111.67	\$1,257.50	\$1,286.25	\$1,301.25	\$1,303.75	\$1,332.25	\$1,499.75	16.60%
3/2.5/1	N/A	\$1,395.00	\$1,395.00	\$1,425.00	\$1,450.00	\$1,550.00	\$1,500.00	\$1,550.00	8.77%
3/2/0	\$1,485.00	\$1,134.23	\$1,138.32	\$1,212.91	\$1,238.00	\$1,269.18	\$1,284.05	\$1,330.00	9.65%
3/3/0	N/A	\$1,650.00	\$1,560.00	\$1,560.00	\$1,560.00	\$1,560.00	\$1,801.00	\$1,945.00	24.68%
4/1.5/0	N/A	N/A	\$2,310.00	\$2,668.00	\$2,563.00	\$2,581.00	\$2,581.00	\$2,880.00	7.95%
4/4.5/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$2,760.00	0.00%
Avg Rent	\$1,063.90	\$927.96	\$1,031.24	\$1,070.05	\$1,086.71	\$1,113.58	\$1,148.56	\$1,301.87	21.66%

Rent Prices are Not Adjusted for Rent Concessions

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