



# Market Overview by Region



## New York - East-Central Region

Fulton, NY - Herkimer, NY - Montgomery, NY - Oneida, NY - Otsego, NY - Schoharie, NY

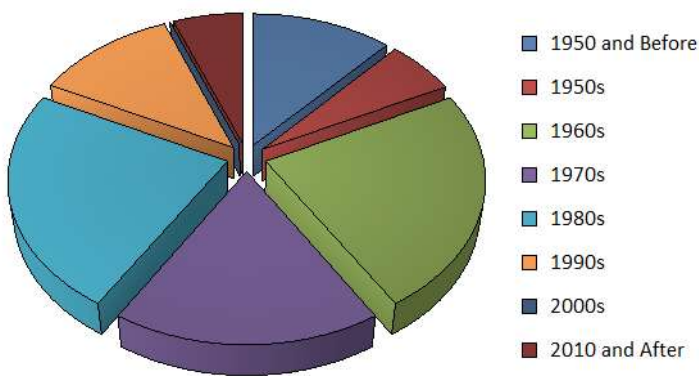
Number of Properties: 23      Number of Units: 2530      Smallest Property by Units: 28  
 Average Year Built: 1974      Average Number of Units: 110      Largest Property by Units: 251

Average Rent: \$1,141.12    Adj. Average Rent Per Square Foot: \$1.00    Average Square Foot: 1092 Sq. Ft.

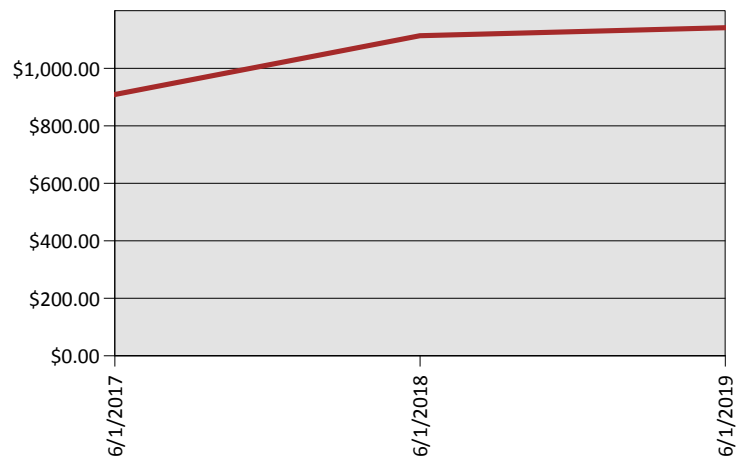
Unit Type	BedRoom(s)/Bath(s)/Den(s)	Style Count	Average Rent	Average Sq. F	Adj. Rent Per
0/1/0	4	\$623.75	415	\$1.30	
1/1/0	21	\$791.90	690	\$1.04	
2/1.5/0	6	\$1,106.67	1038	\$1.04	
2/1/0	17	\$850.00	821	\$0.93	
2/2.5/0	2	\$1,457.50	1433	\$1.00	
2/2/0	6	\$1,306.67	1095	\$1.12	
3/1.5/0	4	\$1,015.75	1211	\$0.78	
3/1.5/1	1	\$1,150.00	1138	\$0.88	
3/2.5/0	1	\$2,100.00	1879	\$1.12	
4/1.5/0	1	\$1,009.00	1200	\$0.80	

Average Rent: \$1,141.12    Adj. Average Rent Per Square Foot: \$1.00    Average Square Foot: 1092 Sq. Ft.

**Aging By Decade**



**Historical Average Rent**



Created: 05/15/19



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## 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	\$437.50	\$460.00	\$460.00	\$476.25	\$498.75	\$587.50	\$623.75	35.60%
1/1/0	N/A	\$621.94	\$631.00	\$645.25	\$663.20	\$690.30	\$750.24	\$791.90	22.73%
2/1.5/0	N/A	\$815.00	\$967.14	\$994.29	\$1,061.43	\$1,094.29	\$1,104.29	\$1,106.67	11.30%
2/1/0	\$1,103.33	\$738.42	\$700.00	\$723.24	\$739.71	\$770.29	\$830.59	\$850.00	17.53%
2/2.5/0	N/A	N/A	\$925.00	\$925.00	\$940.00	\$940.00	\$1,387.50	\$1,457.50	57.57%
2/2/0	\$1,026.67	\$936.00	\$1,052.00	\$1,091.00	\$1,138.00	\$1,165.00	\$1,269.17	\$1,306.67	19.77%
3/1.5/0	N/A	\$872.00	\$887.00	\$887.00	\$930.00	\$952.67	\$979.33	\$1,015.75	14.52%
3/1.5/1	N/A	\$915.00	\$915.00	\$1,095.00	\$1,095.00	\$1,150.00	\$1,150.00	\$1,150.00	5.02%
3/1/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
3/2.5/0	N/A	N/A	N/A	N/A	N/A	N/A	\$2,060.00	\$2,100.00	0.00%
4/1.5/0	N/A	\$745.00	\$745.00	\$745.00	\$800.00	\$919.00	\$1,009.00	\$1,009.00	35.44%
4/1/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
Avg Rent	\$1,065.00	\$760.11	\$809.13	\$840.64	\$871.51	\$908.92	\$1,112.76	\$1,141.12	35.74%

**Rent Prices are Not Adjusted for Rent Concessions**

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