



# Market Overview by Region



## New York - Southern Tier Region

Broome, NY - Chemung, NY - Chenango, NY - Delaware, NY - Schuyler, NY - Steuben, NY - Tioga, NY - Yates, NY

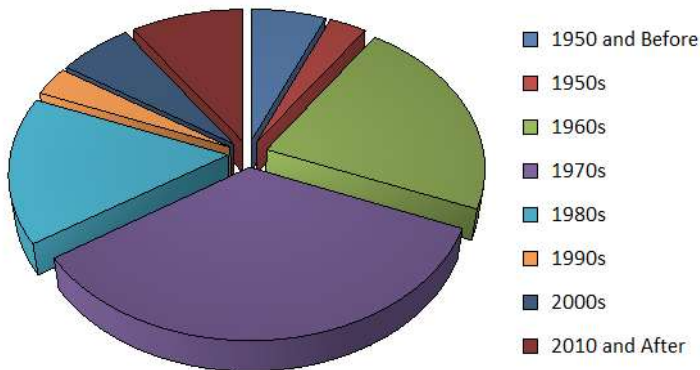
Number of Properties: 38      Number of Units: 4402      Smallest Property by Units: 24  
 Average Year Built: 1977      Average Number of Units: 116      Largest Property by Units: 414

Average Rent: \$1,162.05    Adj. Average Rent Per Square Foot: \$1.04    Average Square Foot: 1080 Sq. Ft.

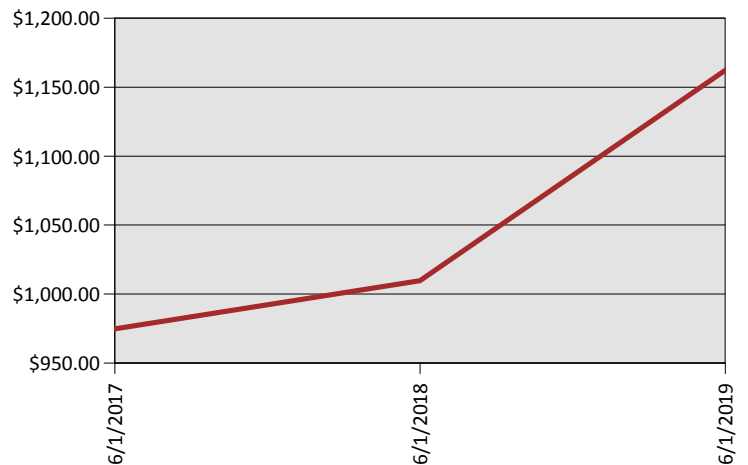
Unit Type	Style Count	Average Rent	Average Sq. F	Adj. Rent Per
0/1/0	6	\$648.33	414	\$1.47
1/1/0	35	\$848.29	693	\$1.07
2/1.5/0	10	\$997.40	1044	\$0.89
2/1/0	28	\$913.82	897	\$0.91
2/2/0	11	\$1,271.18	1093	\$1.10
2/2/1	2	\$2,285.00	1449	\$1.58
3/1.5/0	4	\$957.25	1125	\$0.75
3/1/0	4	\$893.25	946	\$0.90
3/2/0	4	\$1,465.00	1224	\$1.16
4/1.5/0	1	\$1,070.00	1230	\$0.79
4/2/0	1	\$1,433.00	1770	\$0.78

Average Rent: \$1,162.05    Adj. Average Rent Per Square Foot: \$1.04    Average Square Foot: 1080 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	\$565.00	\$585.83	\$598.33	\$600.00	\$639.17	\$647.50	\$648.33	8.36%
1/1/0	\$697.67	\$726.05	\$738.40	\$753.55	\$764.61	\$795.79	\$793.48	\$848.29	12.57%
2/1.5/0	N/A	\$923.50	\$898.00	\$925.00	\$941.50	\$966.40	\$962.80	\$997.40	7.83%
2/1.5/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
2/1/0	\$819.47	\$785.62	\$769.67	\$790.82	\$799.54	\$812.93	\$864.00	\$913.82	15.55%
2/2/0	\$693.33	\$1,041.50	\$1,027.33	\$1,057.78	\$1,075.22	\$1,086.11	\$1,109.78	\$1,271.18	20.17%
2/2/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$2,285.00	0.00%
3/1.5/0	N/A	N/A	\$846.67	\$878.33	\$886.67	\$940.00	\$940.00	\$957.25	8.98%
3/1/0	\$826.25	\$874.25	\$791.50	\$807.75	\$810.00	\$821.25	\$887.00	\$893.25	10.58%
3/1/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
3/2/0	N/A	\$1,299.00	\$1,304.40	\$1,366.00	\$1,366.80	\$1,367.40	\$1,389.40	\$1,465.00	7.25%
4/1.5/0	N/A	N/A	\$950.00	\$975.00	\$975.00	\$1,025.00	\$1,070.00	\$1,070.00	9.74%
4/1/0	\$935.00	\$950.00	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
4/2/0	N/A	\$1,375.00	\$1,495.00	\$1,570.00	\$1,399.00	\$1,292.00	\$1,433.00	\$1,433.00	-8.73%
Avg Rent	\$794.34	\$948.88	\$940.68	\$972.26	\$961.83	\$974.60	\$1,009.70	\$1,162.05	19.52%

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

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