



Market Overview by Region



New York - Western Region

Allegany, NY - Cattaraugus, NY - Chautauqua, NY - Erie, NY - Niagara, NY - Wyoming, NY

Number of Properties: 129 Number of Units: 19345 Smallest Property by Units: 24
 Average Year Built: 1971 Average Number of Units: 150 Largest Property by Units: 928

Average Rent: \$1,202.30 Adj. Average Rent Per Square Foot: \$1.05 Average Square Foot: 1057 Sq. Ft.

Unit Type	Style Count	Average Rent	Average Sq. F	Adj. Rent Per
0/1/0	23	\$669.57	392	\$1.50
1/1.5/0	1	\$700.00	900	\$0.67
1/1/0	113	\$839.11	683	\$1.07
1/1/1	4	\$970.00	718	\$1.19
2/1.5/0	33	\$1,132.73	1054	\$0.97
2/1.5/1	1	\$1,600.00	1050	\$1.38
2/1/0	116	\$908.61	861	\$0.93
2/2.5/0	1	\$1,750.00	1350	\$1.22
2/2.5/1	1	\$1,050.00	1025	\$0.93
2/2/0	31	\$1,370.71	1138	\$1.11
2/2/1	2	\$1,559.50	1247	\$1.13
3/1.5/0	9	\$1,278.67	1266	\$0.95
3/1.5/1	1	\$1,105.00	1200	\$0.84
3/1/0	7	\$860.57	869	\$0.95
3/2.5/0	6	\$1,637.83	1452	\$1.06
3/2/0	16	\$1,505.19	1297	\$1.08
3/3/0	1	\$1,780.00	1600	\$1.05
4/1.5/0	1	\$924.00	924	\$0.89

Average Rent: \$1,202.30 Adj. Average Rent Per Square Foot: \$1.05 Average Square Foot: 1057 Sq. Ft.

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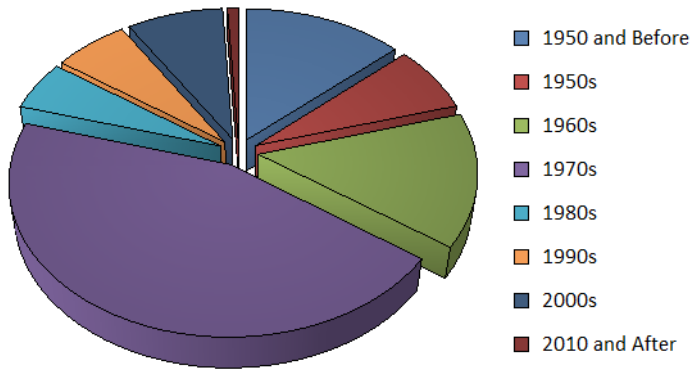
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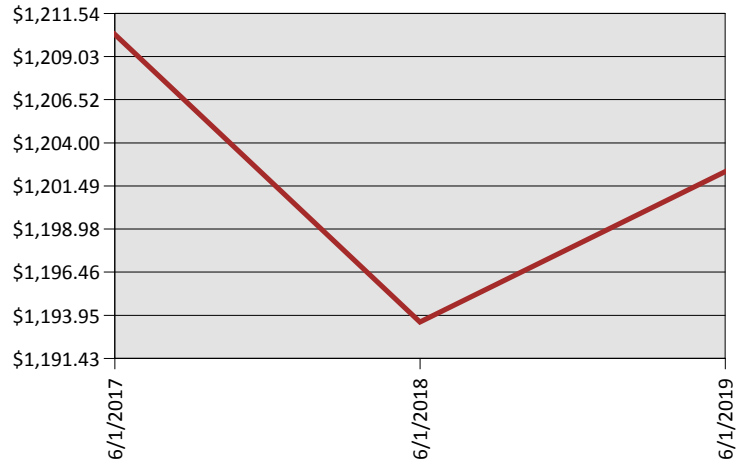
Market Overview by Region



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	\$531.67	\$569.59	\$583.91	\$607.32	\$627.77	\$659.64	\$669.57	14.67%
1/1.5/0	N/A	\$550.00	\$550.00	\$550.00	\$570.00	\$590.00	\$600.00	\$700.00	27.27%
1/1/0	\$758.00	\$705.81	\$727.04	\$751.04	\$774.94	\$796.61	\$819.49	\$839.11	11.73%
1/1/1	N/A	\$745.00	\$875.00	\$955.00	\$975.00	\$958.33	\$1,033.33	\$970.00	1.57%
2/1.5/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
2/1.5/0	N/A	\$867.04	\$1,007.00	\$974.83	\$999.31	\$1,036.14	\$1,085.10	\$1,132.73	16.20%
2/1.5/1	N/A	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,500.00	\$1,600.00	-5.88%
2/1/0	\$911.52	\$804.40	\$791.60	\$804.44	\$829.20	\$853.30	\$872.50	\$908.61	12.95%
2/1/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
2/2.5/0	N/A	N/A	\$1,450.00	\$1,745.00	\$1,750.00	\$2,000.00	\$2,000.00	\$1,750.00	0.29%
2/2.5/1	N/A	\$965.00	\$1,005.00	\$1,005.00	\$1,075.00	\$1,050.00	\$1,050.00	\$1,050.00	4.48%
2/2/0	\$1,354.67	\$1,188.39	\$1,209.93	\$1,265.45	\$1,288.23	\$1,294.00	\$1,352.53	\$1,370.71	8.32%
2/2/1	N/A	\$1,399.00	\$1,438.00	\$1,481.00	\$1,499.50	\$1,479.50	\$1,511.50	\$1,559.50	5.30%
2/2/2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
3/1.5/0	N/A	\$1,055.00	\$1,089.00	\$1,145.86	\$1,163.57	\$1,224.43	\$1,215.38	\$1,278.67	11.59%
3/1.5/1	N/A	\$970.00	\$1,005.00	\$1,030.00	\$1,105.00	\$1,105.00	\$1,105.00	\$1,105.00	7.28%
3/1/0	\$690.00	\$802.71	\$896.13	\$859.88	\$884.25	\$896.13	\$831.43	\$860.57	0.08%
3/2.5/0	N/A	\$1,316.25	\$1,541.00	\$1,558.00	\$1,538.40	\$1,556.00	\$1,596.17	\$1,637.83	5.12%
3/2/0	\$1,517.00	\$1,347.15	\$1,424.60	\$1,461.73	\$2,424.87	\$1,494.53	\$1,547.69	\$1,505.19	2.97%
3/3/0	N/A	N/A	N/A	\$1,825.00	\$1,825.00	\$2,200.00	\$1,780.00	\$1,780.00	-2.47%
4/1.5/0	N/A	N/A	\$924.00	\$924.00	\$924.00	\$924.00	\$924.00	\$924.00	0.00%
4/2.5/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
4/2/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
4/21.50	N/A	\$924.00	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
Avg Rent	\$1,046.24	\$991.96	\$1,070.76	\$1,145.56	\$1,218.53	\$1,210.32	\$1,193.54	\$1,202.30	4.95%

Rent Prices are Not Adjusted for Rent Concessions

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