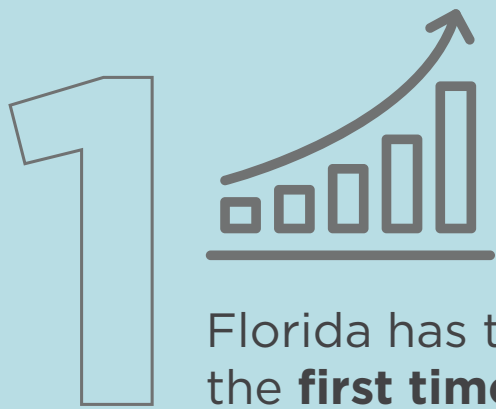


# FLORIDA MACRO & MICRO FAST FACTS

A Quick Dive into the State's  
Economic & Student Housing Health

## MACRO FAST FACTS



### FASTEST GROWING POPULATION

Florida has the nation's fastest growing population for the **first time in over 60 years.**



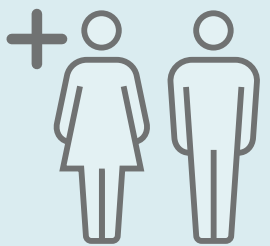
### 2ND HIGHEST IN JOB GROWTH

Florida has seen **4.8% YoY** job growth between 2021 and 2022, the 2nd highest in the nation, behind Texas and above the national avg. of 2.7%.



### 850,000+ PROJ. NEW JOBS

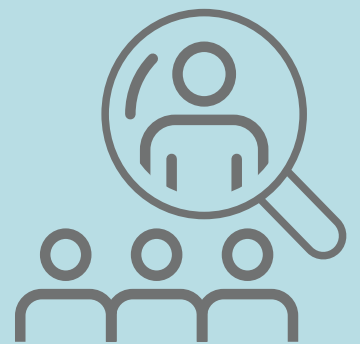
The state is projected to add over 850,000 new jobs by 2030, an **8.6% increase from 2022.**



## 4TH LOWEST UNEMPLOYMENT



Despite being the state with the fastest growing population, Florida's December 2022 unemployment rate of 2.5% is the **4th lowest in the nation and below the national avg. of 3.5%.**



## GREAT WEALTH MIGRATION



In 2020, Florida gained **more high-earning households than any other state, almost four times more than Texas,** which ranked 2nd.



# 1 HIGHEST ENROLLMENT IN THE U.S.

Florida had the **highest enrollment growth in five years** (2018-2022) **across all U.S. universities** tracked by *Axiometrics*.



# 2 2ND IN STUDENT RENT GROWTH

The state ranks **2nd nationwide in YoY effective rent growth** & 5th in rent growth since 2018. This exceeds the U.S. avg. by 72%!



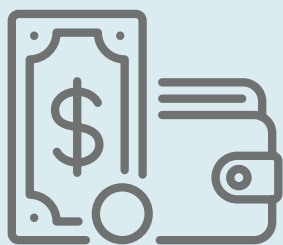
# 3 HIGH SCHOOL GRADUATES ON THE RISE

Florida is projected to see a **17.4% increase in high school graduates over the next decade**, ranking 3rd across the nation, behind North Dakota and the District of Columbia.



# 4 CREDIT HOURS ON A BUDGET

Florida offers the **most affordable in-state tuition** at \$148 per credit hour which is **\$159 per credit hour less than the national avg.**



# 5 MILLIONS IN BRIGHT FUTURES

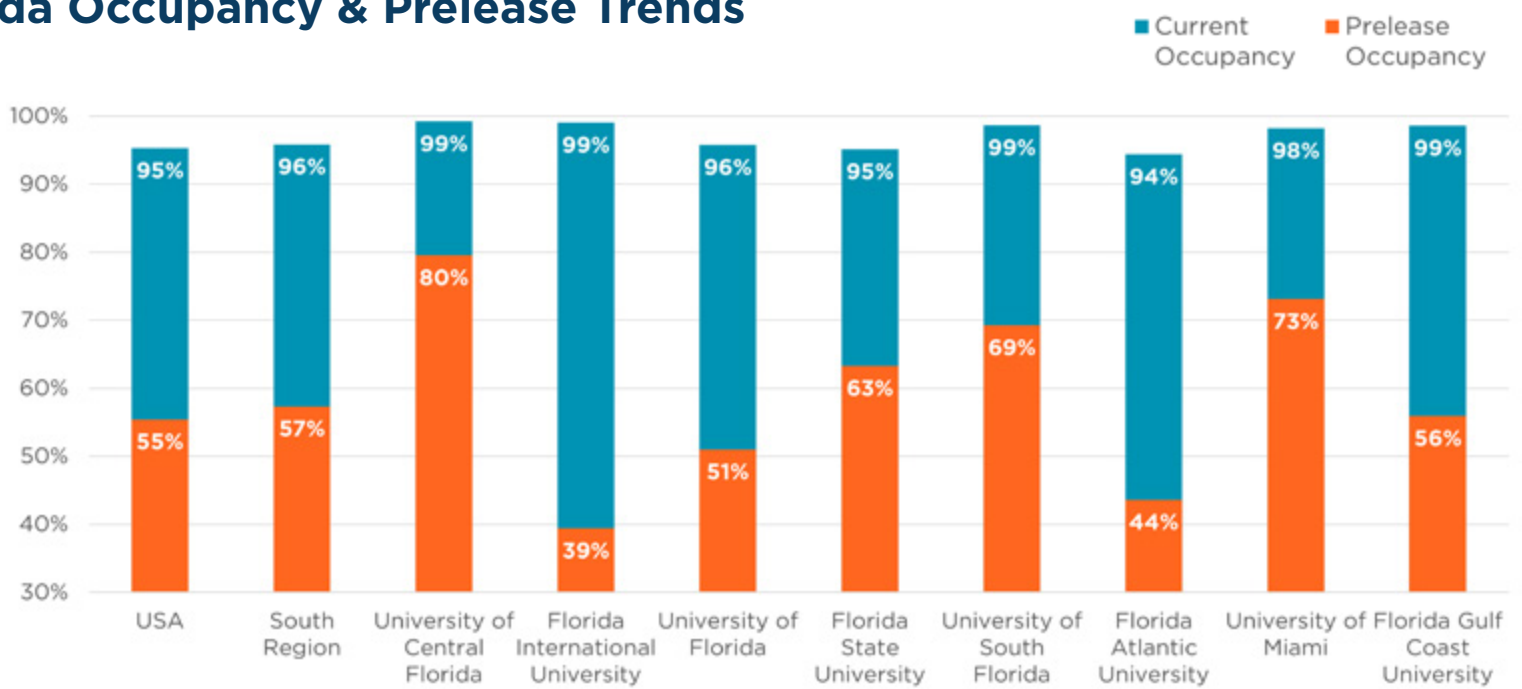
The Florida Bright Futures Program **awarded over \$600 million** in merit-based scholarships to Floridians who attended in-state universities in academic year 2021/2022.



## Florida Enrollment & Rental Rates

University / Region	Total Enrollment	1 YR Enrollment Growth	5 YR Enrollment Growth	Average Market \$/Bed	1 YR Growth Average \$/Bed	5 YR Growth Average \$/Bed
University of Central Florida	71,040	1.6%	4.4%	\$839	8.4%	13.6%
Florida International University	57,100	0.7%	11.0%	\$1,037	9.8%	10.4%
University of Florida	56,437	1.2%	8.1%	\$664	3.3%	19.7%
Florida State University	45,768	1.4%	11.6%	\$623	1.4%	14.6%
University of South Florida	43,631	1.3%	0.5%	\$763	10.6%	19.5%
Florida Atlantic University	29,922	1.8%	18.7%	\$1,363	18.4%	23.9%
University of Miami	19,266	0.9%	N/A	\$1,484	12.7%	N/A
Florida Gulf Coast University	16,124	1.2%	7.0%	\$829	6.3%	9.8%
<b>TOTAL/AVG - ALL FLORIDA</b>	<b>339,288</b>	<b>1.3%</b>	<b>7.7%</b>	<b>\$848</b>	<b>7.2%</b>	<b>14.7%</b>
USA				\$842	6.4%	14.8%
South Region				\$732	6.4%	14.6%

## Florida Occupancy & Prelease Trends



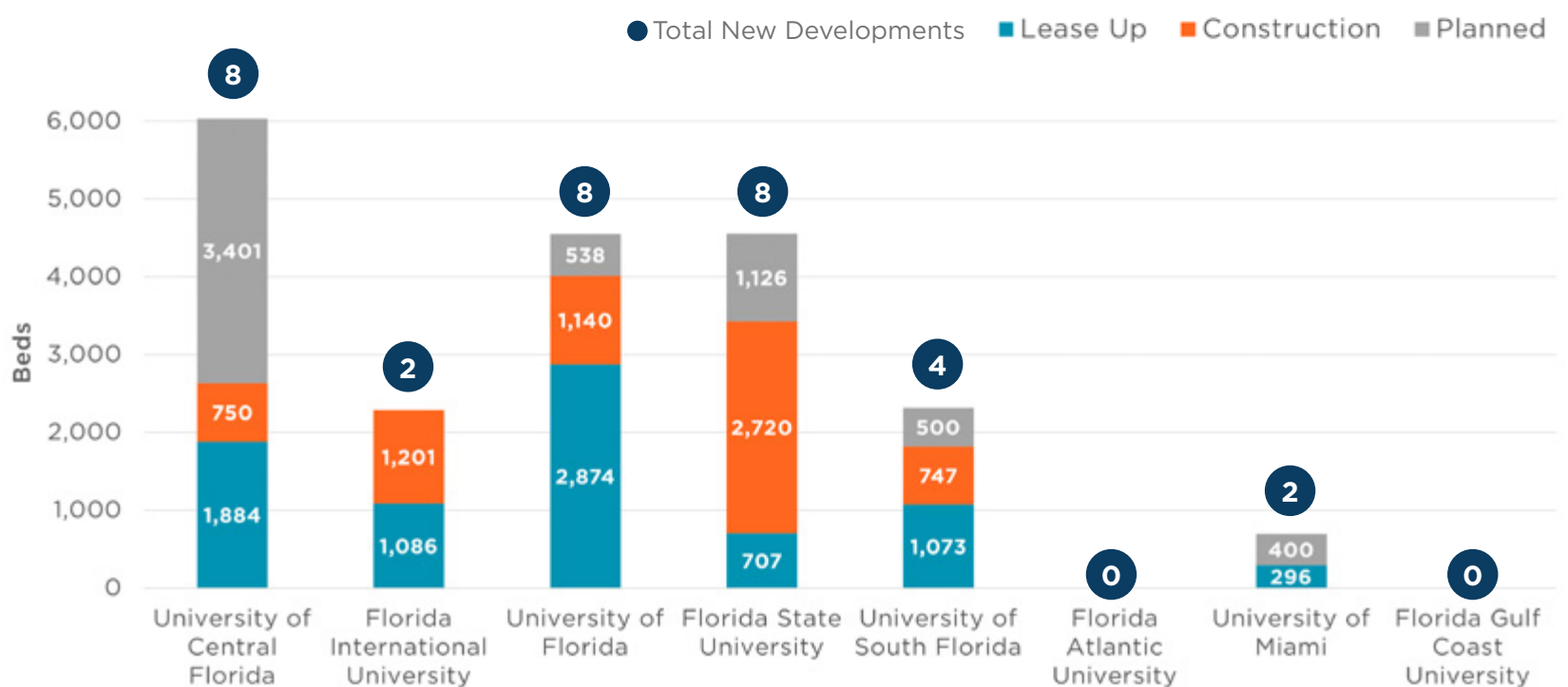
### OCCUPANCY COMPARISON

1 YR	+2.8%	+2.5%	+0.1%	+1.5%	+1.9%	+3.9%	+4.5%	+0.5%	+5.6%	+1.5%
5 YR	+3.9%	+4.4%	+1.4%	+1.1%	-0.7%	+9.0%	+0.2%	+11.2%	N/A	+3.1%

### PRELEASE COMPARISON

1 YR	+13.6%	+7.7%	+22.8%	+3.2%	+2.7%	+3.6%	+9.3%	+3.3%	+2.9%	+10.7%
5 YR	+7.3%	+10.0%	+15.2%	+10.8%	+1.5%	+17.6%	+27.2%	+21.1%	N/A	+11.0%

## Development Pipeline



Cushman & Wakefield Research & Student Housing Capital Markets

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