

Introduction

- This report examines various key data points to understand how Maui County's housing market and economy has changed since the last report in September 2024. This report supplements data provided in the Maui Analysis Placemat and seeks to provide an update on the analysis of impacts from post-fire temporary housing programs.
- The report contains five main sections:
 - Key Takeaways
 - Status of FEMA Direct Housing Programs
 - Maui Rental Housing Market Status
 - Residential Construction Progress
 - Economic Indicators

Key Takeaways

- **Status of FEMA Direct Housing Programs**
 - At the end of November 2024, the Kilohana Group site was blessed and opened¹.
 - FEMA is diversifying its housing recovery program footprint on Maui, with 24 families now residing at Kilohana, 7 private primary homeowner locations approved for their own ATTHUs, and 16 microsites found feasible with a total capacity of 65 ATTHUs. As of December 4, 2024, 1,287 households are eligible for direct housing.
- **Maui Rental Housing Market Status**
 - Since the last update, the median market rent across Maui County has decreased 1.53%.
 - However, West Maui median rent remains 59% to 96% above Fair Market Rents (FMR) for the county, with the most significant prices above FMR being seen in three-bedroom rental units.
 - Inventory of available units listed on public websites increased 6.1% since the last report.
 - Occupancy rates of short-term vacation rentals across Maui County are 14.7 percentage points below October 2022, at 49%.
 - Occupancy rates in West Maui are 7.9% greater than they were in October of 2023, which was just two months after the fires.
- **Residential Construction Progress**
 - As of December 2, the United States Army Corps of Engineers has fully completed debris removal for residential properties.
 - Maui County has received 221 residential building permit submissions in Lahaina and issued 112 building permits.
- **Economic Indicators**
 - As of October 2024, Maui County's Gross Domestic Product (GDP) is 90% of its pre-fire baseline.
 - Visitor arrivals to Maui Island were up 34% in October 2024 compared to last year but are nearly 22% below October 2022 (pre-fire).

- Air travel expenditures have increased 16.7% since October of 2023, but are 11% below the air total expenditures for October of 2022.
- The average length of stay of a tourist on Maui is only 2% less than pre-fire lengths of stay for October, with October 2024 boasting an average length of stay of 7.81 days.

Status of FEMA Direct Housing Programs

- As of December 4, 2024, 1,287 households are eligible for direct housing across all FEMA programs.
- Starting March 1, 2025, FEMA will collect rental payments from Maui wildfire survivors receiving direct housing assistanceⁱⁱ. Rent rates will be determined based on the survivors' ability to pay.

Kilohana Group Housing Site

- Since the last update, the Kilohana group housing site has been blessed and opened. The first residents moved into the site on November 22, 2024**Error! Bookmark not defined..**
- Over 100 households are awaiting placement at the Kilohana group housing site, including those that will be switching from the Direct Lease program to the group site.
- As of December 4, 2024, 169 ATTHUs have been procured, with 167 designated for the Kilohana group site. All ATTHUs have been matched to survivors.
 - 126 units have been shipped, 97 are in the process of being installed, 27 have been installed, and 24 have been licensed in.
- The total cost of ATTHU units, shipments, and installation for Kilohana is estimated to be \$140 million, and site preparation costs were approximately \$116 million.
- Maintenance costs will vary annually depending on ATTHU warranties, repairs and potential removals, but is expected to be approximately the following:
 - Year 1: Up to \$21 million
 - Year 2: Up to \$63 million
 - Year 3: Up to \$149 million
 - Year 4: Up to \$45 million

Direct Lease

- As of December 4, 2024, FEMA has licensed in a total of 1,236 households into a Direct Lease unit. 1,175 units are actively being leased for survivors. 61 households have moved out to another housing solution.
- 364 direct lease program participants have indicated an interest in returning to Lahaina, and 100 are slated to return via placement at the Kilohana group site.
- 103 direct lease recipients are projected for removal from the program for various reasons.

ATTHU Placement on Private Sites

Primary Homeowners

- FEMA continues to identify primary homeowners interested in FEMA placing an ATTHU on their property while they rebuild.
- 7 sites have been approved and their ATTHUs have been procured. No ATTHUs have been installed at this time.

- 5 additional private sites are scheduled for evaluation.

Secondary Homeowners

- In addition to the existing group site, direct lease, and private primary homeowner ATTHU options, Maui County and FEMA are gauging interest among secondary homeowners for the establishment of ‘micro-sites’ on their property.
 - 149 Homeowners have indicated an interest in establishing a ‘micro-site’ on their property.
 - 16 sites have been identified as feasible with a total ATTHU capacity of 65.
 - 47 sites were deemed ineligible.
 - 17 sites are pending evaluation.
 - Eligible sites must be within the burn perimeter, must be owned by a secondary homeowner, and must have the necessary space to hold at least two ATTHUs.

Maui Rental Housing Market Status

Short-Term Rental Marketⁱⁱⁱ

- In October 2024, Maui County reported a Short-Term Rental (STR) occupancy rate of 49%, which is only 1.8 percentage points below the occupancy rate for 2023 but is 14.7 percentage points below the occupancy rate for October 2022.
- The Lahaina area recorded a 7.9% increase in STR occupancy for October 2024 compared to October 2023. However, when comparing October 2024 to October 2022, West Maui’s occupancy is 15.20% lower. Figure 1 shows these comparisons.

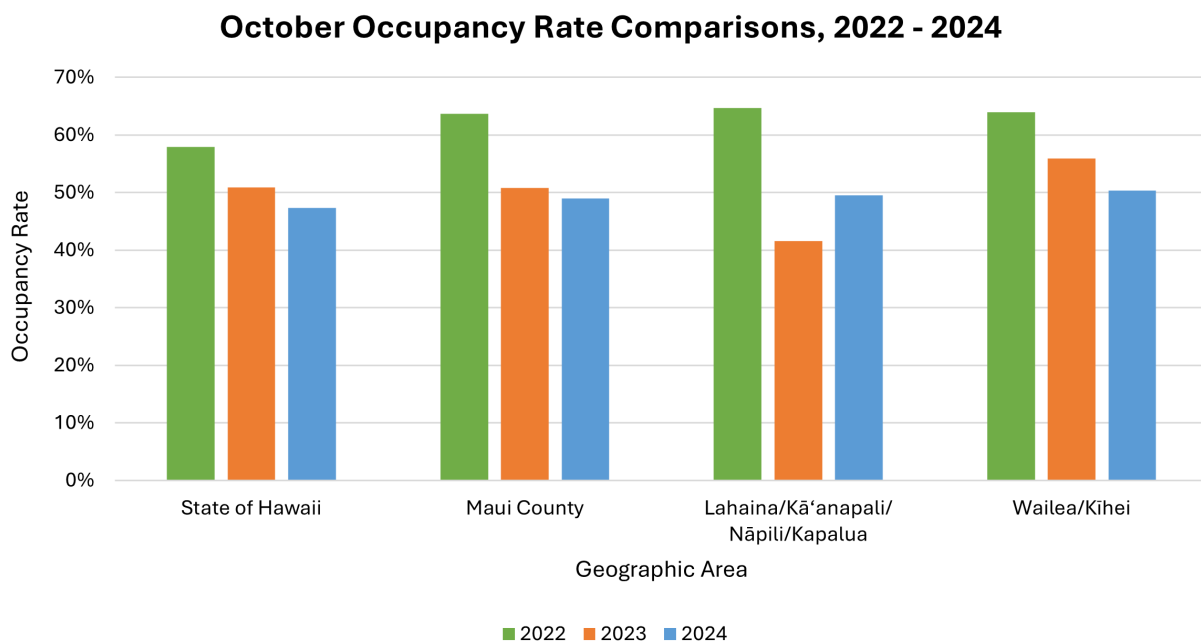


Figure 1. October Short-Term Rental Occupancy Rate Comparison.

- Figure 2 shows STR occupancy rates between January 2022 and October 2024 for the State of Hawaii, Maui County, and two main areas in Maui: Wailea/Kihei and Lahaina/Kā'anapali/Nāpili/Kapalua.
 - Figure 2 shows that, while Maui County and Lahaina have experienced a decline in STR occupancy since the fire, a steady decline (even considering the seasonality of the rental market) has been taking place since 2022 across Hawaii.

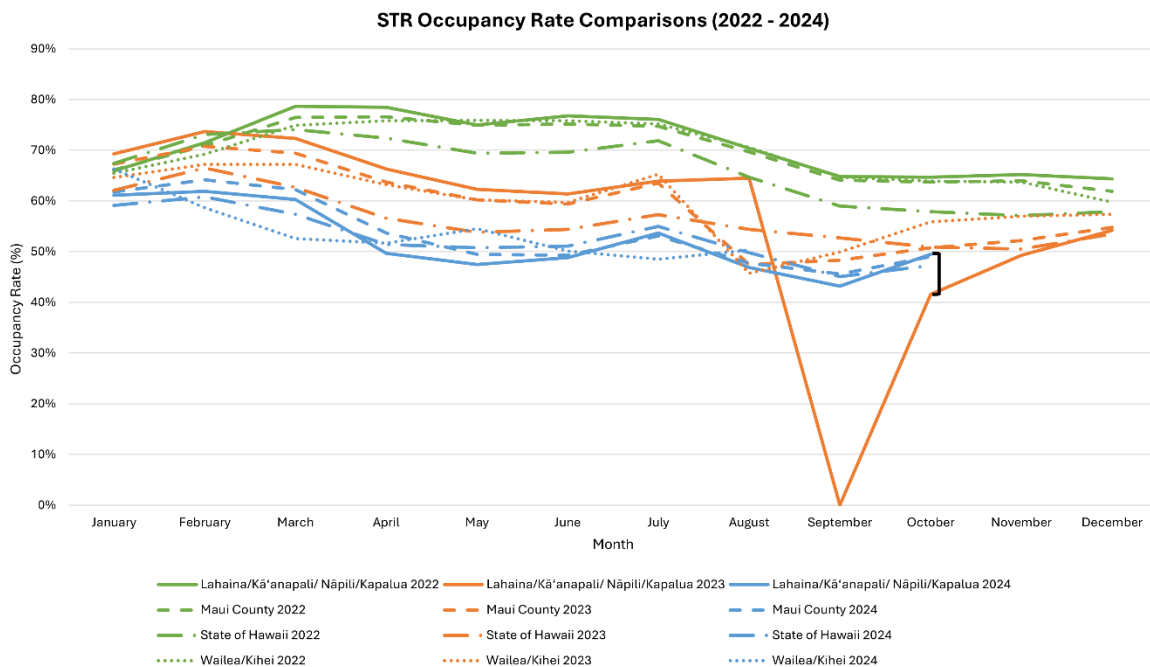


Figure 2. Short-Term Rental Occupancy Rate Comparisons (2022 – 2024).ⁱⁱⁱ

- In July, the Maui Planning Commission voted 5-0 in favor of phasing out more than 7,100 short-term rentals in apartment districts.^{iv} The Planning Commission recommended an economic impact study be completed.^v
 - In September, Maui County Council requested a study regarding the economic impact of the phasing out of the Minatoya List properties, over 60% of which are used for Transient Vacation Rentals (TVR).^{vi} The results of the economic impact analysis will inform the Council's decision.^{vii}

Long-Term Rental Market

- The Economic Research Organization at the University of Hawaii released their third quarter forecast for the state, finding that households impacted by the fire are paying on average 43% more rent for the same or fewer bedrooms^{viii}.
- In an assessment of rental units across all bedroom numbers, median rent values appear to be stabilizing throughout Maui. As of December 12, 2024, the median rent across Maui County was \$3,225 per month. This is a decrease of 1.53% since the previous update. Figure 3 displays the change in median rent for Maui County from 2019 through 2024^{ix}.

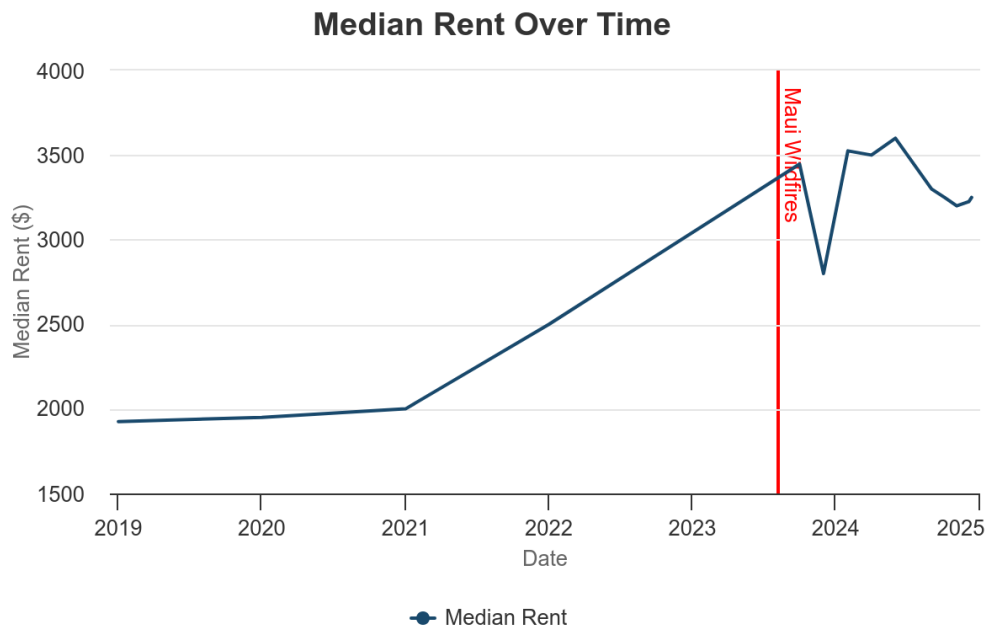


Figure 3. Median Rent over Time – Maui Island.⁹

- The median rent in West Maui is higher than other regions in the county by an average of \$401.60 per month. Table 1 provides the median rent by region, and Figure 9 shows the average monthly rent by census tract.

Table 1. Median Rent by Region – Maui Island, December 5, 2024.

Region	Median Rent
West	\$3,500
South	\$3,275
Central	\$3,225
East	\$2,842
North	\$3,150
Upcountry	\$3,000
Overall	\$3,225

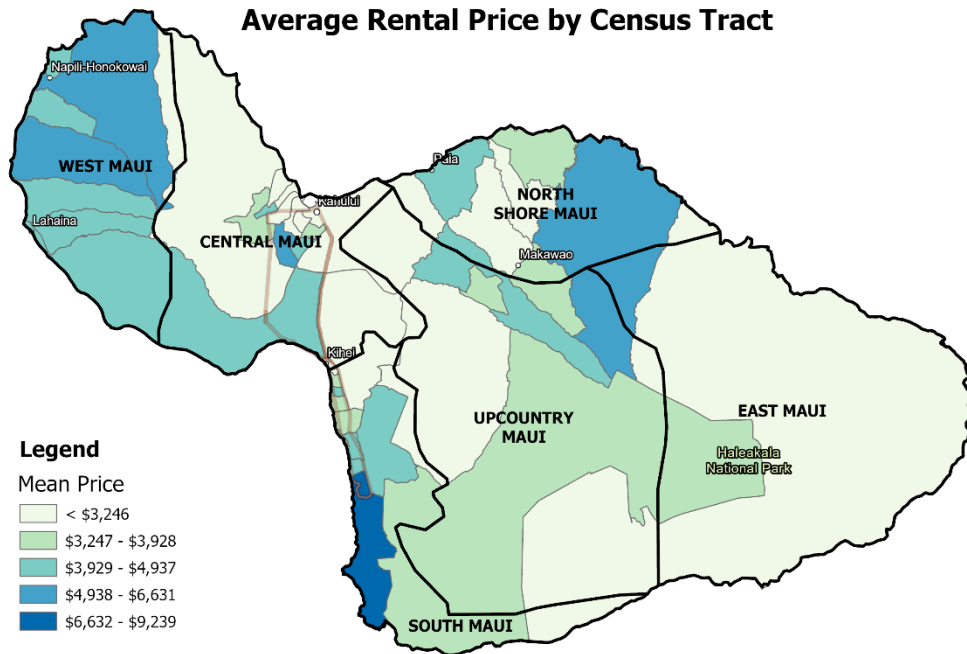


Figure 4. Average Monthly Rent by Census Tract, as of December 12, 2024.

- Examinations of median rent for 1-, 2-, and 3-bedroom units in Central, South, and West Maui show that, on average, West Maui rents are 59 to 96% higher than 2024 FMR values. Table 2 outlines the 2024 and 2025 FMR values for 1-, 2-, and 3-bedroom units on Maui. Table 3 contains valuable information comparing the median rent, the percentage above 2024 FMR values, unit availability by bedroom, and monthly changes in rent by month, from September through December 5th.

Table 2. Fair Market Rent rates.^x

	2024	2025
1-bedroom	\$1,701	\$1,762
2-bedroom	\$2,139	\$2,309
3-bedroom	\$2,927	\$3,103

Table 3. Quarter 4 market rent analysis, September 2024 – December 2024.^{ix}

AREA	BEDROOMS	SEPTEMBER			OCTOBER			
	—	Median Rent	% Above 2024 FMR	Number of Units	Median Rent	% Above 2024 FMR	Number of Units	Monthly % Change
Central Maui	1	\$ 2,100.00	23%	23	\$ 2,067.00	22%	31	-1.6%
	2	\$ 2,800.00	31%	57	\$ 2,680.00	25%	54	-4.3%
	3	\$ 4,000.00	37%	27	\$ 3,681.00	26%	48	-8.0%
Kihei	1	\$ 2,500.00	47%	44	\$ 2,595.00	47%	44	3.8%
	2	\$ 3,300.00	54%	54	\$ 3,100.00	34%	71	-6.1%
	3	\$ 4,550.00	55%	50	\$ 4,200.00	35%	45	-7.7%
West Maui	1	\$ 2,900.00	70%	21	\$ 2,700.00	53%	11	-6.9%
	2	\$ 5,747.00	169%	13	\$ 3,500.00	52%	13	-39.1%
	3	\$ 5,997.50	105%	10	\$ 5,750.00	85%	15	-4.1%

AREA	BEDROOMS	NOVEMBER				DECEMBER			
	—	Median Rent	% Above FMR	Number of Units	Monthly % Change	Median Rent	% Above 2024 FMR	Number of Units	Monthly % Change
Central Maui	1	\$ 2,200.00	29%	25	6.4%	\$2,184.00	28%	19	-0.73%
	2	\$ 2,889.00	35%	93	7.8%	\$2,889.00	0.1%	77	0.0%
	3	\$ 3,600.00	23%	55	-2.2%	\$4,000.00	0.05%	46	11.1%
Kihei	1	\$ 2,625.00	54%	43	1.2%	\$2,675.00	0.1%	60	1.9%
	2	\$ 3,200.00	50%	79	3.2%	\$3,200.00	50%	77	0.0%
	3	\$ 4,200.00	43%	49	0.0%	\$4,250.00	0.05%	65	1.2%
West Maui	1	\$ 2,700.00	59%	7	0.0%	\$2,700.00	59%	19	0.0%
	2	\$ 3,499.50	64%	18	0.0%	\$3,500.00	64%	19	0.01%
	3	\$ 5,400.00	84%	12	-6.1%	\$5,750.00	96%	13	6.5%

- A portion of the median rent disparity across regions can be explained by the average square footage of available units. On average, units in West Maui are 18% larger than Central and Southern Maui. Table 4 outlines these differences and Figure 5 illustrates the average available unit square footage by census tract across Maui.

Table 4. Average Square Footage comparisons, West Maui vs. Central and South Maui, respectively.

	West Maui vs. Central Maui	West Maui vs. South Maui
<i>1-bedroom</i>	1.64%	7.52%
<i>2-bedroom</i>	16.89%	20.42%
<i>3-bedroom</i>	36.52%	25.19%

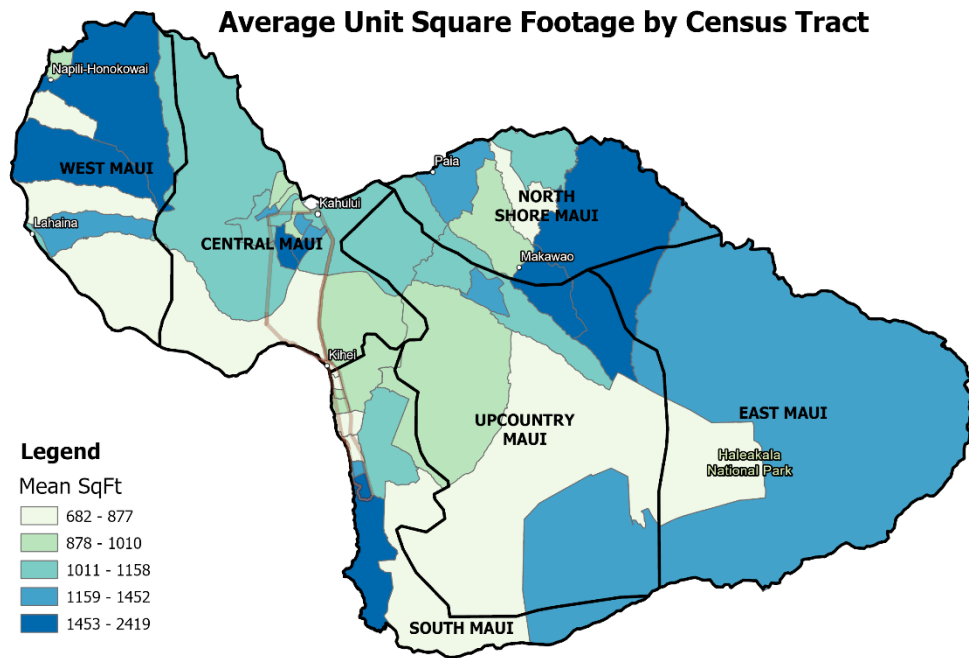


Figure 5. Average Monthly Rent by Census Tract, as of December 12, 2024.

- Additionally, the number of available long-term rental units on Maui has increased approximately 6.1% since the previous update.

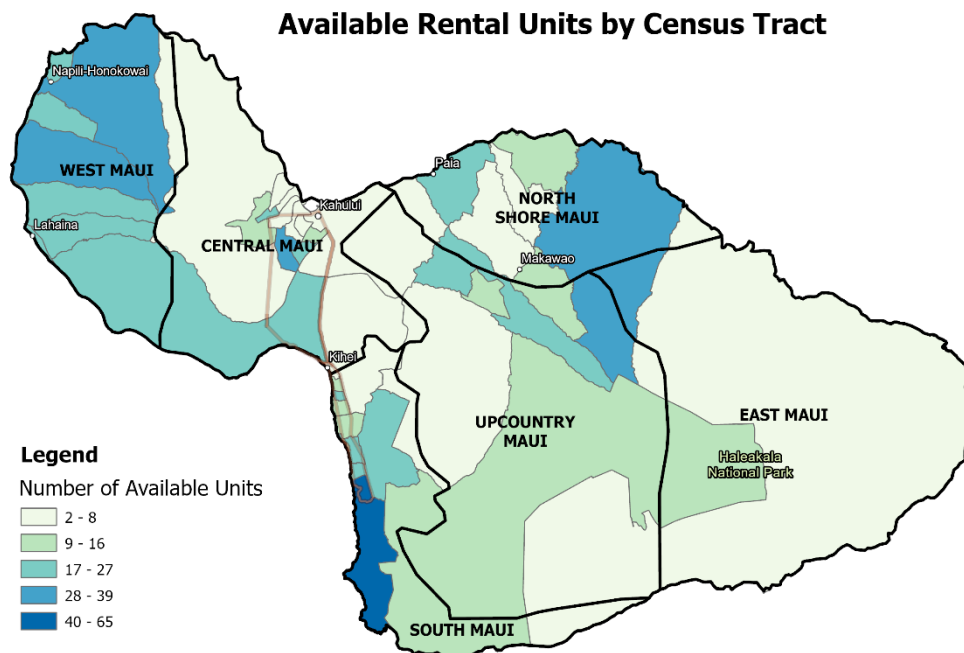


Figure 6. Available Rental Units by Census Tract – Maui Island.

Residential Construction Progress^{xi}

- As of December 2nd, 2024, all residential properties have been cleared of debris.
- Maui County has received 284 residential building permit applications for fire-affected properties and issued 134.

Economic Indicators

GDP^{xii}

- As of October 2024, Maui County's GDP is at 90% of its pre-fire level, while the State of Hawaii is at 97% of its pre-fire economic performance.
- Figure 3 shows the County Economic Performance Index (CEPI) values for Maui County compared to the State of Hawaii for the period January 2023 through October 2024.

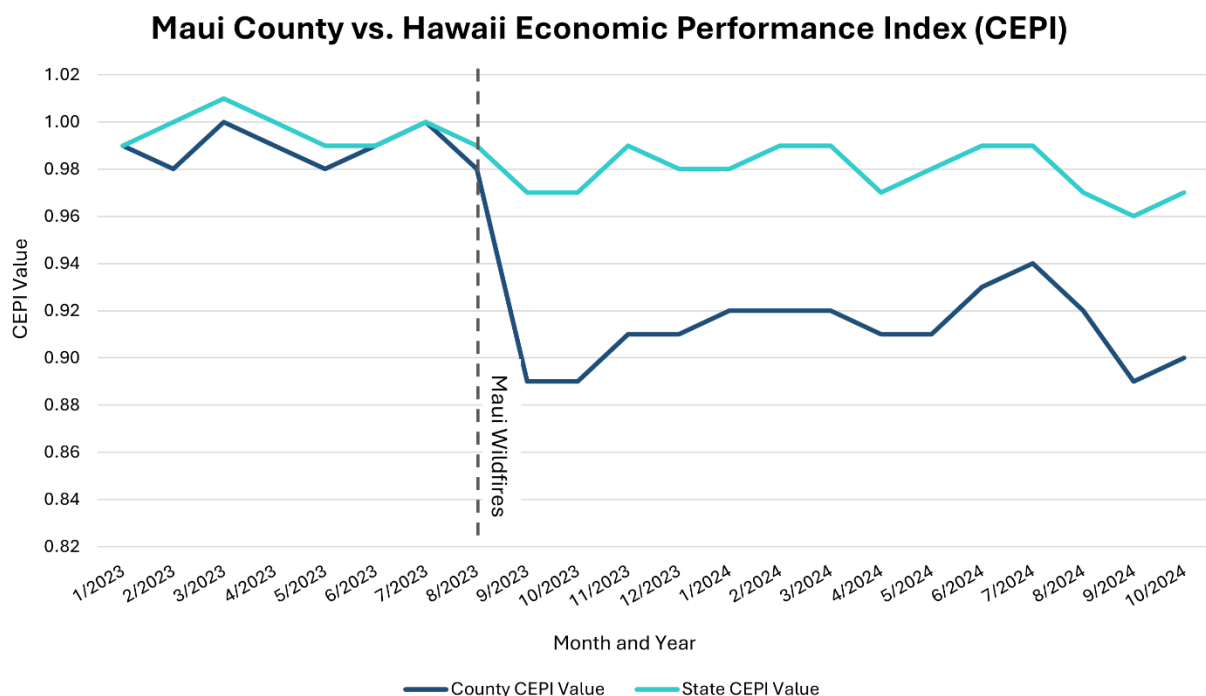


Figure 7. Maui County vs. Hawaii Economic Performance (CEPI).

Unemployment^{xii}

- As of October 2024, the Maui County unemployment rate was 3.6%, 0.6% lower than the nationwide unemployment rate of 4.1%. Compared to September of 2023, which was immediately after the fires, Maui County's unemployment rate has improved 4.9%, from 8.5% immediately post-fire, while the national unemployment rate has worsened by 0.6% over the same period.
- Since the last report, Maui County's unemployment rate has improved by 0.9%. Figure 4 shows the change in employment over the past five years in Maui County compared to the national average.

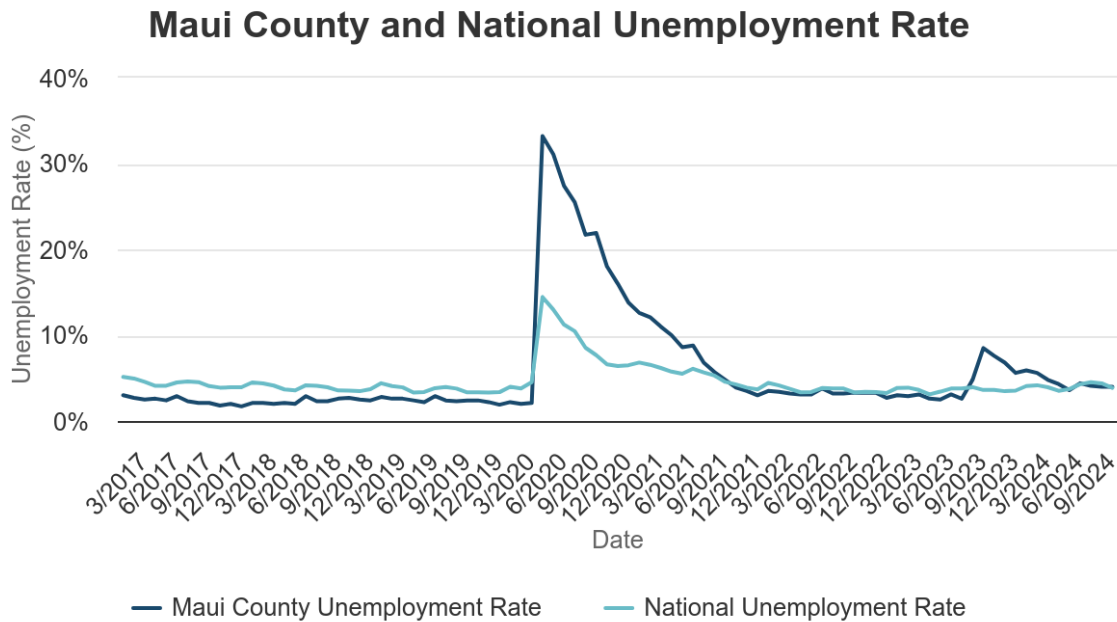


Figure 8. Unemployment Rate, Past 5 Years.

- As of August 2024, across Maui's top 5 employment sectors before the wildfire, each sector has recovered between 2.5 and 5.7 percentage points but is still down 5.5 to 8.5 percentage points compared to the pre-fire baseline. Figure 5 and Table 2 both show these metrics.

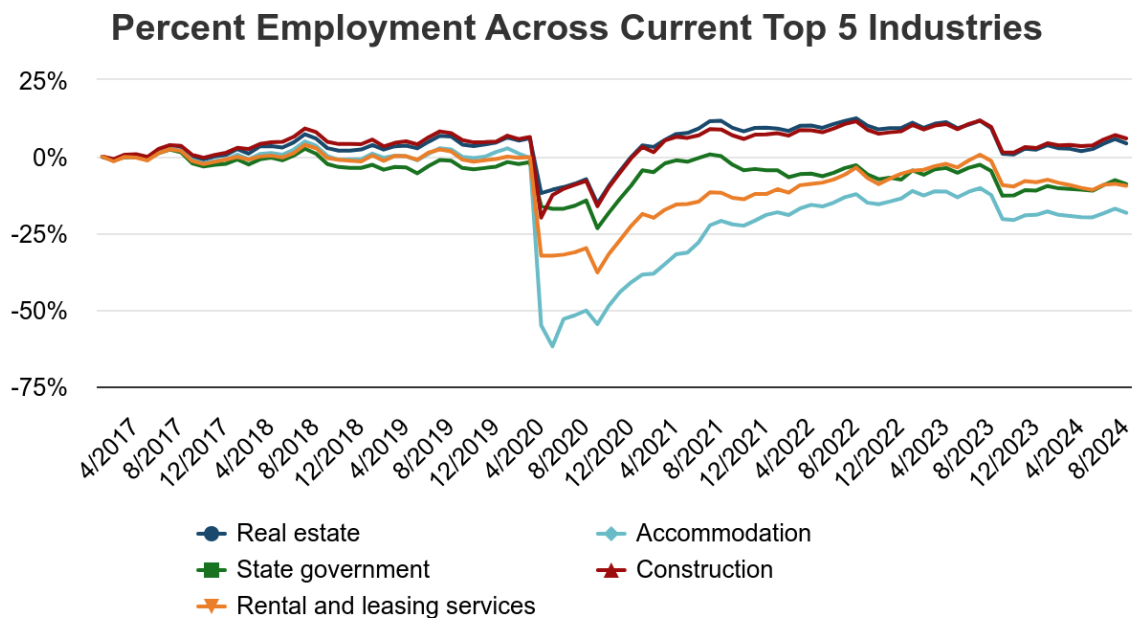


Figure 9. Change in Employment Across July 2023 Top 5 Industries.

Table 5. Change in Employment Across Top 5 Industries Compared to July 2023.

Month	State Gov't	Real Estate	Local Gov't	Accommodation	Hospitals
August 2023	-2.24%	-2.66%	-2.63%	-2.45%	-2.45%
September 2023	-11.11%	-11.79%	-11.63%	-11.06%	-11.26%
October 2023	-10.17%	-11.24%	-11.03%	-10.51%	-10.52%
November 2023	-8.14%	-9.1%	-9%	-8.68%	-8.25%
December 2023	-8.04%	-9.18%	-8.98%	-8.24%	-8.19%
January 2024	-6.86%	-8.08%	-7.89%	-7.42%	-6.88%
February 2024	-7.04%	-8.52%	-8.09%	-7.96%	-6.87
March 2024	-7.4%	-8.86%	-8.26%	-8.46%	-6.93%
April 2024	-8.4%	-10.26%	-9.36%	-9.59%	-7.64%
May 2024	-8.31%	-9.33%	-8.72%	-9.3%	-6.99%
June 2024	-6.86%	-7.9%	-7.32%	-8.3%	-5.39%
July 2024	-5.48%	-6.74%	-6.23%	-7.09%	-4.14%
August 2024	-6.94%	-8.3%	-7.66%	-8.54%	-5.58%

Tourism^{xiii}

- In October 2024, Maui Island reported \$388.52 million in air travel expenditures. Compared to October 2022's expenditures of \$435.85 million, air travel expenditures have fallen 11%. Figure 6 documents the monthly change in total air travel expenditures from January 2023 to October 2024.

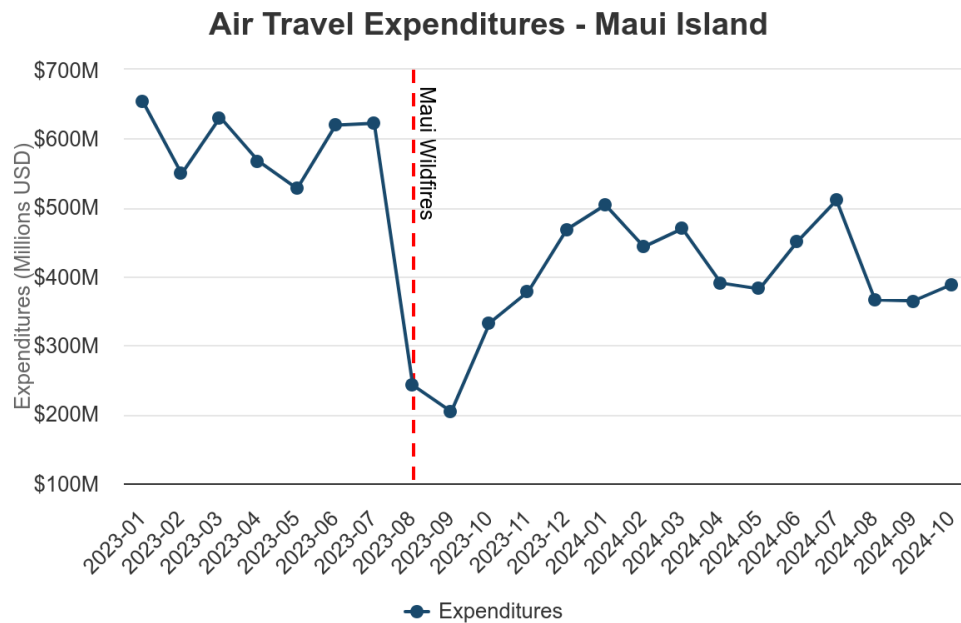


Figure 10. Air Travel Expenditures – Maui Island.

- In October of 2024, 180,609 visitors arrived on Maui. This is a 34% increase in visitor arrivals compared to last October (2023) but is nearly 22% below pre-fire arrivals for October (2022). Figure 11 shows monthly visitor arrivals from January 2023 through October 2024.
 - Figure 12 shows the same metrics, but allows for simpler year-to-year comparison.

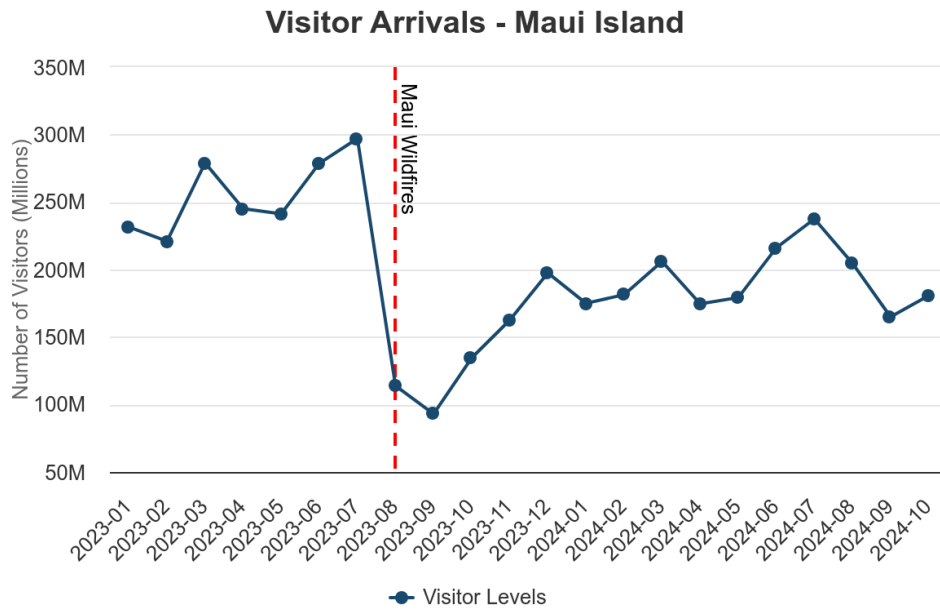


Figure 11. Monthly Visitor Arrivals – Maui Island.

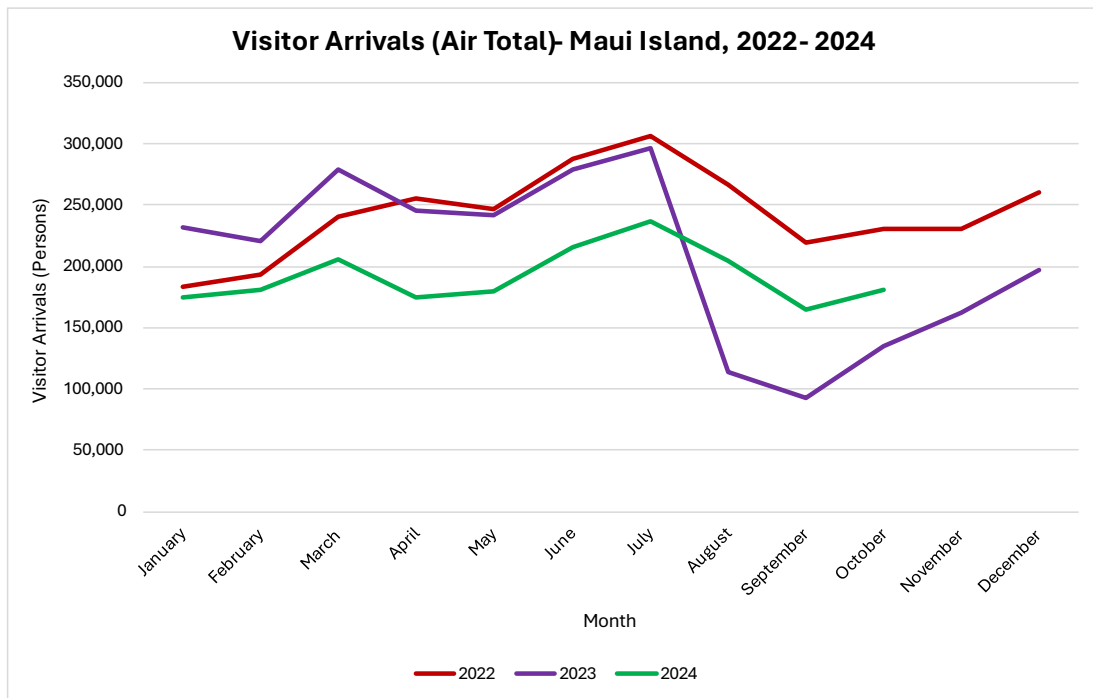


Figure 12. Monthly Visitor Arrivals – Maui Island, 2022 – 2024.

- The average length of stay (days) for tourists on Maui Island decreased between this October and last, with tourists staying about half a day longer on average in 2023 compared to 2024.
 - When compared to pre-fire tourism levels in October 2022, the difference is marginal, with tourists staying .17 days longer on average in 2022 compared to 2024.
 - Figure 13 shows the average length of stay from January 2023 through October 2024.

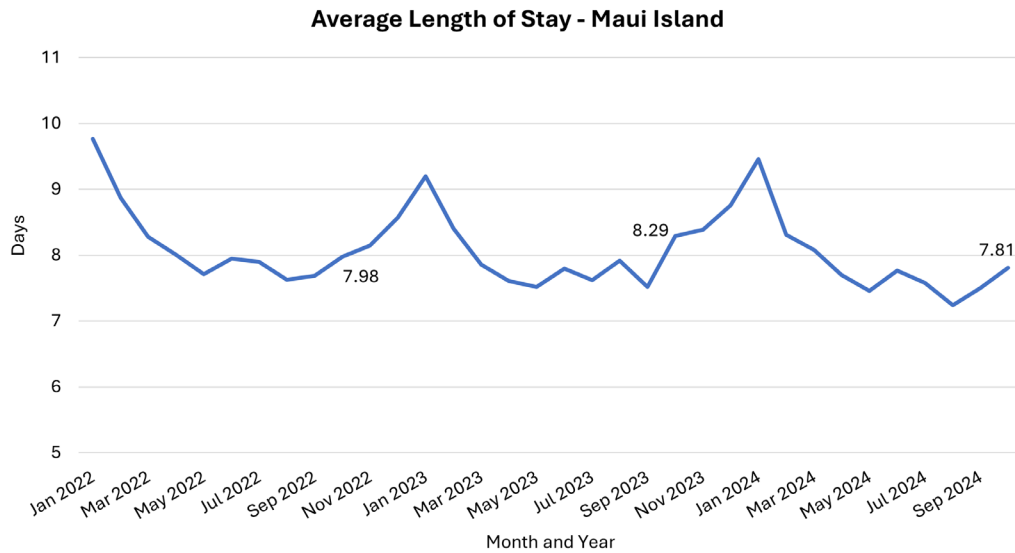


Figure 13. Average Length of Stay (Days) - Maui Island

ⁱ *FEMA hosts traditional blessing and opening ceremony for new Kilohana Temporary Group Housing Site in Lahaina* | FEMA.gov. (2024, November 22). <https://www.fema.gov/press-release/20241123/fema-hosts-traditional-blessing-and-opening-ceremony-new-kilohana-temporary>

ⁱⁱ *FEMA to begin collecting rent payments from Maui wildfire survivors receiving Direct Housing Assistance starting March 1* | Maui Now. (n.d.). | FEMA to Begin Collecting Rent Payments from Maui Wildfire Survivors Receiving Direct Housing Assistance Starting March 1. Retrieved November 22, 2024, from <https://mauiNOW.com/2024/11/21/fema-to-begin-collecting-rent-payments-from-maui-wildfire-survivors-receiving-direct-housing-assistance-starting-march-1/>

ⁱⁱⁱ *Vacation Rental Performance*. (n.d.). Retrieved December 4, 2024, from <https://dbedt.hawaii.gov/visitor/vacation-rental-performance/>

^{iv} *Maui Planning Commission votes 5-0 to phase out nearly 7,000 short term rentals on the Minatoya list*. (n.d.). MauiNews.Com. Retrieved December 10, 2024, from <https://www.mauinews.com/news/local-news/2024/07/maui-planning-commission-votes-5-0-to-phase-out-nearly-7000-short-term-rentals-on-the-minatoya-list/>

^v *Proposal to phase-out TVRs in apartment districts will head to Council*. (n.d.). Maui County. Retrieved December 10, 2024, from <https://www.mauicounty.gov/CivicAlerts.aspx?AID=14658>

^{vi} *Maui Data Hub*. (n.d.). Retrieved December 10, 2024, from <https://app.helpingmaui.org/data/minastats>

^{vii} *Maui Property Regulation Update: Key Developments on the Minatoya List Repeal Proposal*. (n.d.). MauiProperty.Com. Retrieved December 10, 2024, from <https://www.mauiproperty.com/blog/maui-property-regulation-update-key-developments-minatoya-list-repeal-proposal/>

^{viii} Web, U. (2024, October 8). One year after the wildfires: Rising poverty and housing instability point to ongoing gaps in assistance. UHERO. <https://uhero.hawaii.edu/wp-content/uploads/2024/10/OneYearAfterTheWildfires.pdf>

^{ix} Trends in monthly rent on Maui were found using data scraped from publicly available rent sites: Apartments.com, Rent.com, Craigslist, and Trulia. All duplicates were removed.

^x *Fair Market Rents (40th PERCENTILE RENTS) | HUD USER*. (n.d.). Retrieved December 13, 2024, from <https://www.huduser.gov/portal/datasets/fmr.html>

^{xi} *Recovery Dashboard*. (n.d.). Retrieved December 10, 2024, from <https://www.mauirecovers.org/recoverydashboard>

^{xii} *NERDE*. (n.d.). Retrieved December 4, 2024, from <https://nerde.anl.gov/data/explorer/counties/15009>

^{xiii} *Tourism Data Warehouse*. (n.d.). Retrieved December 4, 2024, from <https://dbedt.hawaii.gov/visitor/tourismdata/>

MAUI ANALYSIS: Q4 - DECEMBER 2024

Overview

RENTAL MARKET

LONG TERM



1.53%

Median rent decrease
Q3 2024 – Q4 2024

\$3,225

Median Rent
Dec 2024

SHORT TERM



7.9%

Increase in short-term
rental occupancy in
Lahaina area
Oct 2023 vs. Oct 2024

ECONOMIC PERFORMANCE



90%

Maui County GDP,
Oct 2024 vs. pre-fire
baseline



3.6%

Maui County
Unemployment
Rate



4.1%

U.S.
Unemployment
Rate

RESIDENTIAL CONSTRUCTION PROGRESS

1,405

Properties
with debris
removal
completed

284

Total building
permits
submitted

134

Total building
permits
issued

FEMA DIRECT HOUSING

As of 12/5/2024

**Kilohana
Group Site**

24

Households
Licensed In

**ATTHU
Micro-Sites**

16

Feasible Sites

**Direct
Lease**

1,175

Active Leases

65

ATTHU
Capacity

TOURISM



34%

Increase in
visitor arrivals,
Maui County
Oct '23 vs. Oct. '24



94%

Increase in
visitor arrivals
post fire vs.
Oct. '24



16.7%

Increase
in travel
expenditures
Oct '23 vs. Oct. '24

HOUSING RENTAL MARKET

Long-Term

-1.53%

Median Rent

Q3 2024 vs. Q4 2024

\$3,225

Median Rent*

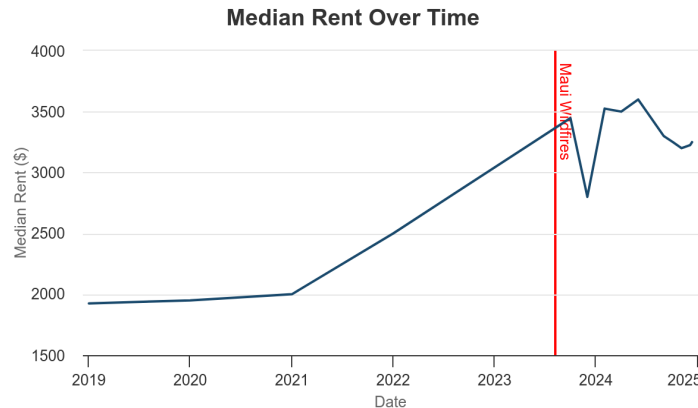
Q4 2024

6.2%

Available unit increase

Q3 2024 vs. Q4 2024

AREA	BEDROOMS	SEPTEMBER				OCTOBER				NOVEMBER			
	—	Median Rent	% Above FMR	Number of Units	Median Rent	% Above FMR	Number of Units	Monthly % Change	Median Rent	% Above FMR	Number of Units	Monthly % Change	
Central Maui	1	\$ 2,100.00	23%	23	\$ 2,067.00	22%	3	-1.6%	\$ 2,200.00	29%	25	6.4%	
	2	\$ 2,800.00	31%	57	\$ 2,680.00	25%	54	-4.3%	\$ 2,889.00	35%	93	7.8%	
	3	\$ 4,000.00	37%	7	\$ 3,681.00	26%	48	-8.0%	\$ 3,600.00	23%	55	-2.2%	
Kihei	1	\$ 2,500.00	47%	44	\$ 2,595.00	47%	44	3.8%	\$ 2,625.00	54%	43	1.2%	
	2	\$ 3,300.00	54%	54	\$ 3,100.00	34%	71	-6.1%	\$ 3,200.00	50%	79	3.2%	
	3	\$ 4,550.00	55%	50	\$ 4,200.00	35%	45	-7.7%	\$ 4,200.00	43%	49	0.0%	
West Maui	1	\$ 2,900.00	70%	21	\$ 2,700.00	53%	11	-6.9%	\$ 2,700.00	59%	7	0.0%	
	2	\$ 5,747.00	169%	13	\$ 3,500.00	52%	13	-39.1%	\$ 3,499.50	64%	18	0.0%	
	3	\$ 5,997.50	105%	10	\$ 5,750.00	85%	15	-4.1%	\$ 5,400.00	84%	12	-6.1%	



AREA	BEDROOMS	DECEMBER				
		Median Rent	% Above FMR	Number of Units	Monthly % Change	
Central Maui	1	\$ 2,184.00	28%	19	-0.73%	
	2	\$ 2,889.00	0.1%	77	0.0%	
	3	\$ 4,000.00	0.05%	46	11.1%	
Kihei	1	\$ 2,675.00	0.1%	60	1.9%	
	2	\$ 3,200.00	50%	77	0.0%	
	3	\$ 4,250.00	0.05%	65	1.2%	
West Maui	1	\$ 2,700.00	59%	19	0.0%	
	2	\$ 3,500.00	64%	19	0.01%	
	3	\$ 5,750.00	96%	13	6.5%	

Median Rent

*Rental data pulled from public sources for listings active as of Dec. 12, 2024

HOUSING RENTAL MARKET

Short-Term

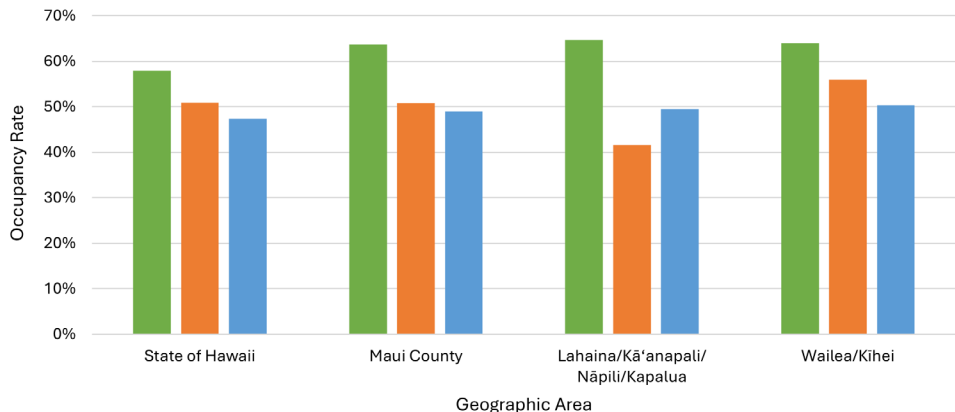
7.9%

Increase in short-term
rental occupancy in
Lahaina area
Oct 2023 vs. Oct 2024



AREA	2022	2023	2024
State of Hawaii	58%	51%	47%
Maui County	64%	51%	49%
Wailea/Kihei	64%	56%	50%
Lahaina/ Kā'anapali/ Nāpili/ Kapalua	65%	42%	50%

October Occupancy Rate Comparisons, 2022 - 2024



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■ 2022 ■ 2023 ■ 2024

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COUNTY AND STATE ECONOMIC ACTIVITY

Q4 — December 2024

Employment in top 5 industries at time of fires remains down:

- State government
- Real estate
- Local government
- Accommodation
- Hospitals

With a baseline comparison date of July 2023, Maui County and the State of Hawaii are at:



90%

Maui County GDP



97%

State of Hawaii GDP



3.6%(-0.9%)

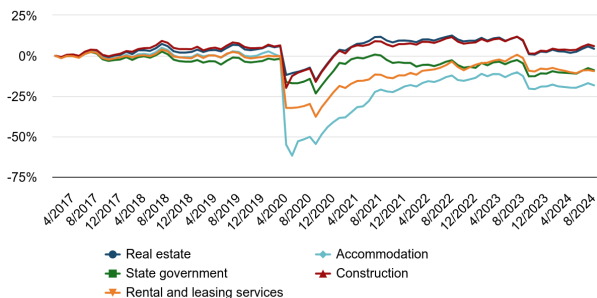
Maui County
Unemployment rate
Q3 2024 report vs. October 2024



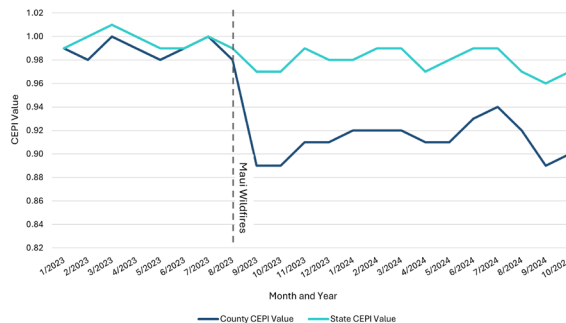
4.1% (-.18%)

U.S. Unemployment rate
Q3 2024 report vs. October 2024

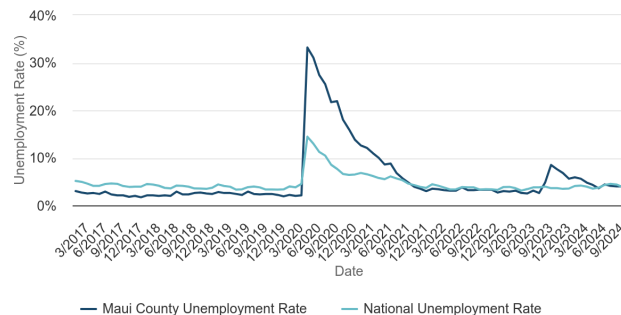
Percent Employment Across Current Top 5 Industries



Maui County vs. Hawaii Economic Performance Index (CEPI)



Maui County and National Unemployment Rate



TOURISM

Q4 — December 2024

34%

Increase in visitor arrivals in Maui County
Oct 2024 vs. Oct 2023



94%

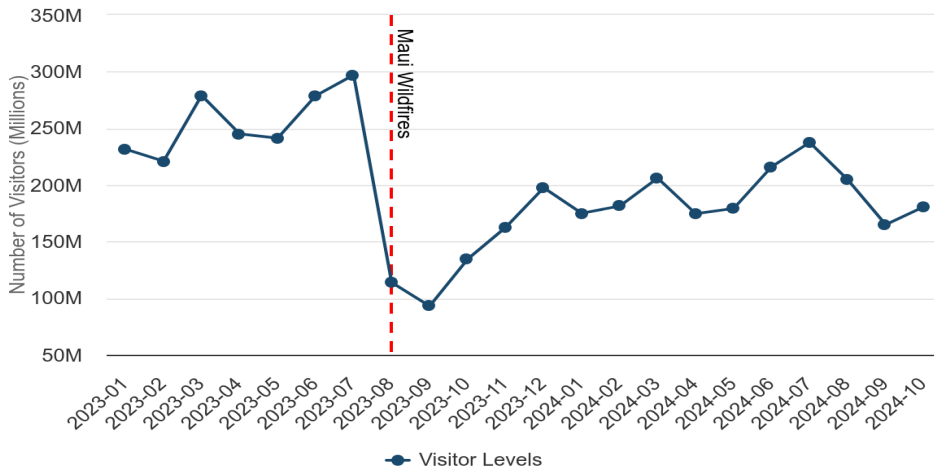
Improvement in visitor arrivals since immediately post-fire
Oct 2024 vs. September 2023



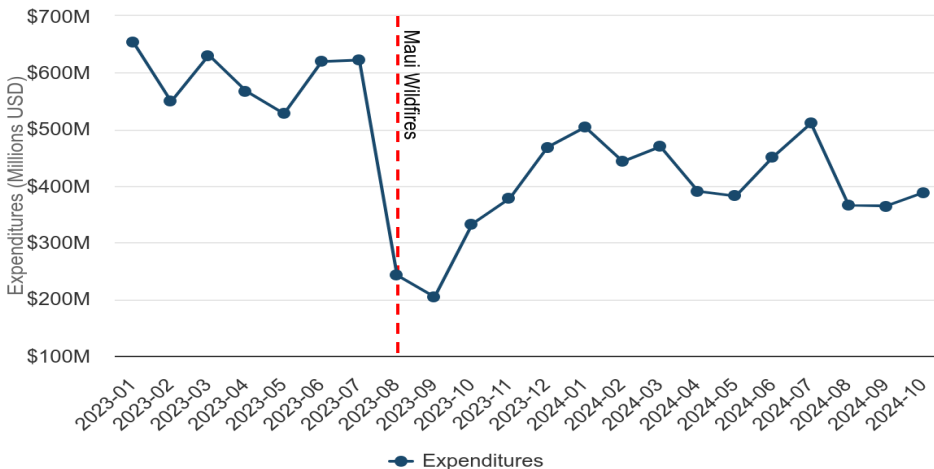
16.7%

Increase in air travel expenditures
Oct 2024 vs. Oct 2023

Visitor Arrivals - Maui Island



Air Travel Expenditures - Maui Island



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RESIDENTIAL CONSTRUCTION PROGRESS

As of December 9, 2024

1,405 (100%)

Properties with debris
removal completed

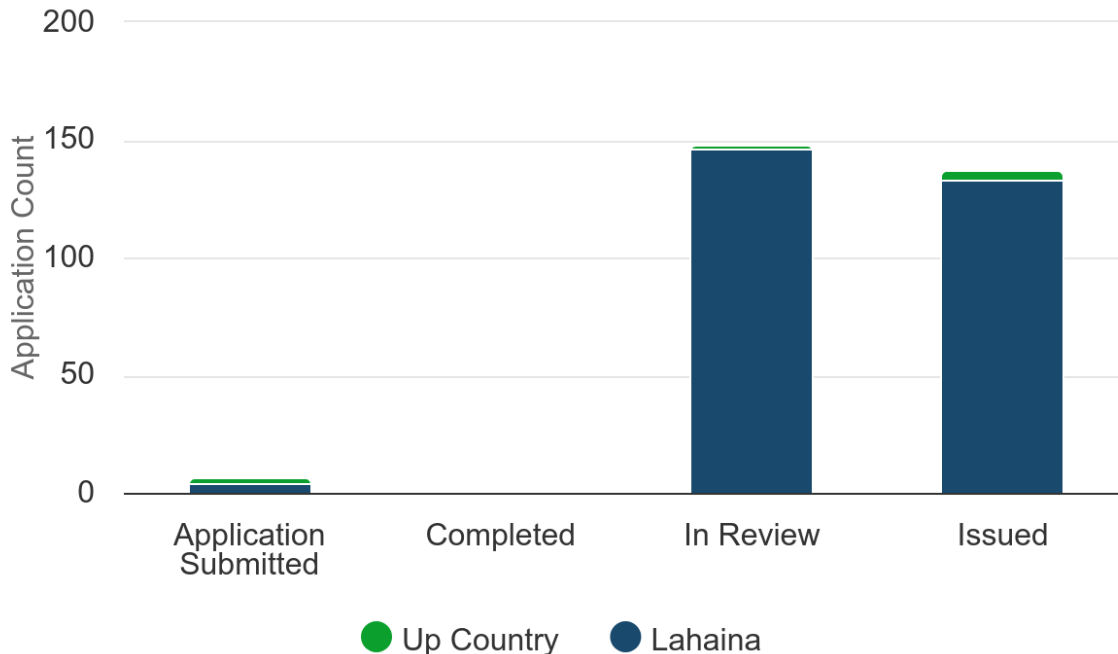
284

Residential building
permits submitted

134

Residential building
permits issued

Total Residential Building Permits- Maui Island



FEMA DIRECT HOUSING

As of December 5, 2024

KILOHANA GROUP SITE

126

Units shipped

24

Licensed in

\$116M

Site prep costs

\$140M

Total ATTHU costs

ATTHU PRIVATE SITE

7

Sites
approved

5

Sites
scheduled for
evaluation

ATTHU MICRO-SITE

16

Sites found
feasible

65

ATTHU
capacity

DIRECT LEASE

1,175

Units currently licensed in

1,236

Ever licensed in

61

Moved out

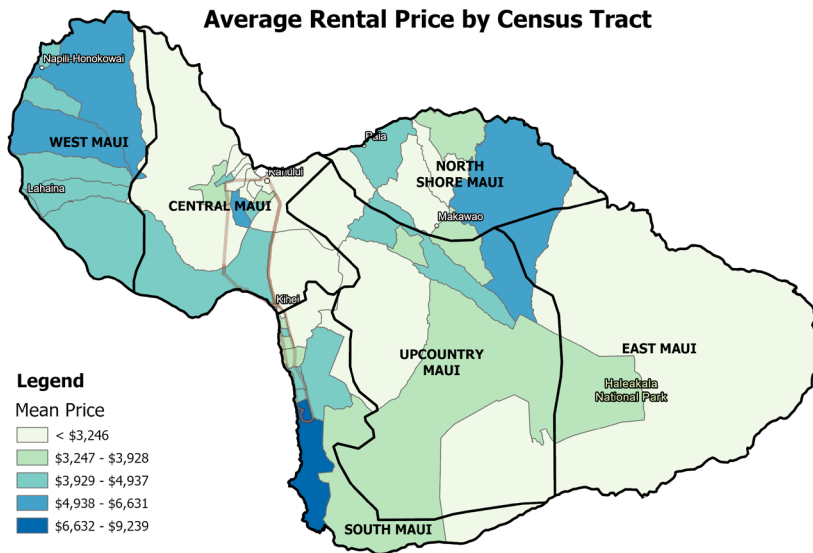


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RENTAL MARKET MAPS

Long-Term

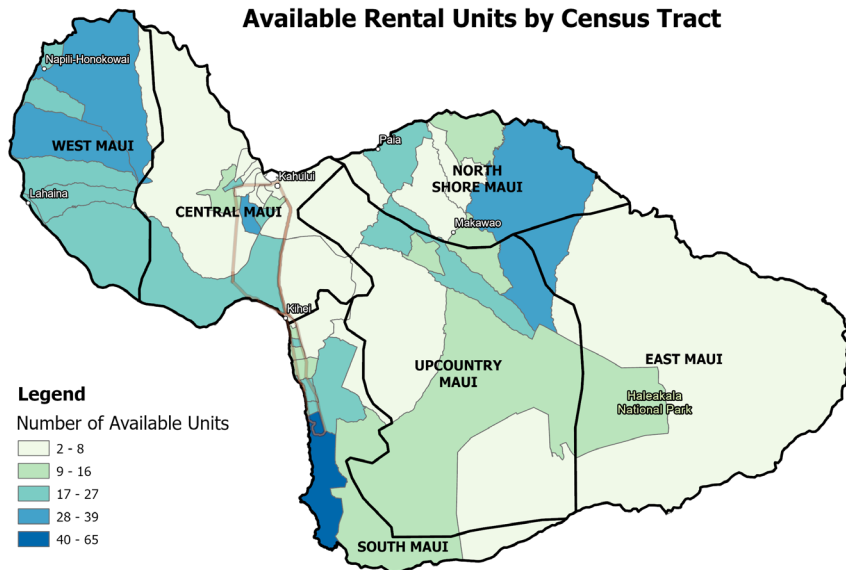


Name	Median Price	Minimum Price	Maximum Price	Mean SqFt	Number of Available Units
Upcountry	\$3,000.00	\$1,400.00	\$22,000.00	1,069	66
South	\$3,400.00	\$1,400.00	\$17,313.00	996	190
East	\$2,788.00	\$900.00	\$7,500.00	1,452	33
North Shore	\$3,150.00	\$950.00	\$8,995.00	1,125	70
Central	\$3,195.00	\$749.00	\$11,926.00	1,104	177
West	\$3,500.00	\$1,725.00	\$25,000.00	1,265	71

RENTAL MARKET MAPS

Long-Term

Available Rental Units by Census Tract

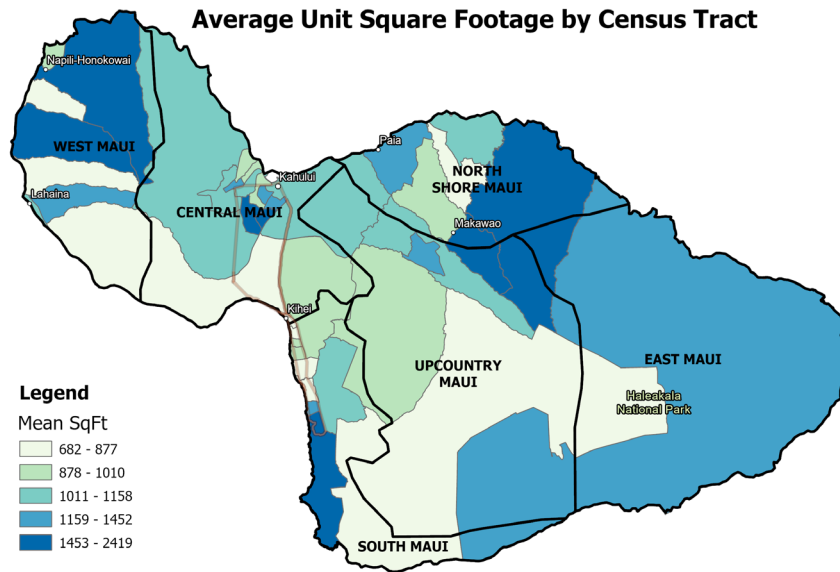


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**Rental data pulled from public sources for listings active as of Dec. 12, 2024*

RENTAL MARKET MAPS

Long-Term



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