

Bloomington Rent Survey Report 2011

City of Bloomington, Indiana

Current Rents

Property Statistics

Number of Properties	78
Total Units	10,377
Average Units	133
Average Occupancy Rate	95.5%
Smallest Property	33
Largest Property	488
Earliest Year Built	1960
Latest Year Built	2009
Average Year Built	1988

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Low Rent	Average High Rent	Average Rent	Average Rent/SF
0/1	344	3.4%	124,529	362	\$515	\$562	\$538	\$1.49
1/1	3,009	29.4%	2,029,302	674	\$666	\$690	\$678	\$1.01
1/1.5	9	0.1%	8,103	900	\$882	\$965	\$923	\$1.03
2/1	2,131	20.8%	1,717,233	806	\$673	\$696	\$685	\$0.85
2/1.5	751	7.3%	727,167	968	\$716	\$743	\$729	\$0.75
2/2	1,712	16.7%	1,675,579	979	\$972	\$994	\$983	\$1.00
2/2.5	396	3.9%	467,439	1,180	\$1,044	\$1,089	\$1,066	\$0.90
2/3.5	29	0.3%	46,864	1,616	\$1,025	\$1,025	\$1,025	\$0.63
3/1	97	0.9%	96,846	998	\$770	\$770	\$770	\$0.77
3/1.5	285	2.8%	351,960	1,235	\$865	\$882	\$874	\$0.71
3/2	474	4.6%	561,217	1,184	\$1,037	\$1,092	\$1,064	\$0.90
3/2.5	134	1.3%	191,848	1,432	\$1,103	\$1,134	\$1,118	\$0.78
3/3	222	2.2%	270,154	1,217	\$1,442	\$1,503	\$1,472	\$1.21
3/3.5	208	2.0%	364,294	1,751	\$1,371	\$1,382	\$1,376	\$0.79
4/1.5	8	0.1%	9,728	1,216	\$775	\$775	\$775	\$0.64
4/2	268	2.6%	356,664	1,331	\$1,929	\$1,929	\$1,929	\$1.45
4/2.5	12	0.1%	16,800	1,400	\$1,650	\$1,650	\$1,650	\$1.18
4/3	4	0.0%	7,120	1,780	\$995	\$995	\$995	\$0.56
4/3.5	38	0.4%	80,000	2,105	\$1,358	\$1,358	\$1,358	\$0.65
4/4	35	0.3%	53,760	1,536	\$1,800	\$1,800	\$1,800	\$1.17
4/4.5	82	0.8%	149,648	1,825	\$1,694	\$1,703	\$1,699	\$0.93

Totals	10,248	100.0%	9,306,255	908	\$842	\$869	\$856	\$0.94
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Criteria: Building Status Equals Conventional., CITY Equals Bloomington., UNITS Is Greater Than or Equal To 20.



Bloomington Rent Survey Report 2011

City of Bloomington, Indiana

Historical Rents and Occupancy

Average Rent History

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
0/1	\$438	\$444	\$437	\$439	\$455	\$474	\$499	\$538	7.8%
1/1	\$570	\$572	\$566	\$576	\$602	\$623	\$654	\$680	4.0%
1/1.5	\$849	\$849	\$849	\$849	\$846	\$888	\$883	\$923	4.5%
2/1	\$585	\$589	\$591	\$603	\$625	\$662	\$669	\$685	2.4%
2/1.5	\$646	\$651	\$635	\$648	\$684	\$702	\$716	\$729	1.8%
2/2	\$825	\$831	\$830	\$837	\$884	\$920	\$920	\$983	6.8%
2/2.5	\$861	\$879	\$873	\$922	\$966	\$967	\$1,006	\$1,066	6.0%
2/3.5							\$1,143	\$1,025	-10.3%
3/1	\$695	\$703	\$711	\$707	\$730	\$735	\$755	\$770	2.0%
3/1.5	\$774	\$778	\$767	\$783	\$803	\$809	\$853	\$874	2.5%
3/2	\$953	\$963	\$975	\$986	\$1,020	\$1,032	\$1,051	\$1,062	1.0%
3/2.5	\$1,037	\$1,045	\$1,062	\$969	\$1,019	\$1,024	\$1,010	\$1,125	11.4%
3/3	\$1,370	\$1,407	\$1,417	\$1,423	\$1,469	\$1,425	\$1,483	\$1,472	-.7%
3/3.5	\$1,241	\$1,241	\$1,394	\$1,411	\$1,382	\$1,403	\$1,392	\$1,376	-1.1%
4/1.5						\$775	\$775	\$775	None
4/2	\$1,641	\$1,639	\$1,650	\$1,618	\$1,733	\$1,798	\$1,652	\$1,929	16.8%
4/2.5	\$1,228	\$1,228	\$1,228	\$1,234	\$1,225	\$1,599	\$1,650	\$1,650	None
4/3	\$950	\$950	\$990	\$995	\$960	\$960	\$960	\$1,016	5.8%
4/3.5	\$1,480	\$1,480	\$1,560	\$1,560	\$1,650	\$1,660	\$1,453	\$1,358	-6.5%
4/4							\$1,840	\$1,800	-2.2%
4/4.5							\$1,700	\$1,699	-.1%
Totals	\$710	\$715	\$714	\$726	\$757	\$782	\$816	\$856	4.9%

Average Historical Occupancy

	2004	2005	2006	2007	2008	2009	2010	2011	1 Period +/-
Overall	93.1%	93.5%	93.5%	94.6%	95.1%	92.4%	94.5%	95.4%	1.0%

Criteria: Building Status Equals Conventional., CITY Equals Bloomington., UNITS Is Greater Than or Equal To 20.