



Yardi[®] Matrix

National Self Storage Report

July 2020



Monthly Supply and Rent Recap

COVID-19 impact on self storage showing signs of slight improvement

- Even as reopening is underway and many states relax restrictions, the overall economic disruption caused by the novel coronavirus pandemic is still having an impact on the self storage industry. While new storage development activity remained strong, annual street rates continued a negative trend in June. However, month-over-month data shows slightly more positive performance for street rates, offering some glimmers of hope that the storage industry is through the worst of the pandemic fallout. The next few months will be telling for the resiliency of self storage fundamentals, especially as the COVID-19 crisis continues and even intensifies in some markets.

Downward trend of self storage street rates slowing

- Despite the continued impact of COVID-19 on the self storage industry, the downward trend in annual street rate performance did not accelerate over the previous month's pace. On a year-over-year basis, national street rates contracted by 4.3% for 10x10 non-climate-controlled (NON CC) units in June, while rates for 10x10 climate-controlled (CC) units decreased by 6.7% compared to June 2019.
- Annual street rate performance was negative in all of the top markets tracked by Yardi Matrix for 10x10 NON CC units. Minneapolis continues to lead the way in annual street rate reductions. Rates fell in the metro by 10.3% for 10x10 NON CC units and by a substantial 17.9% for 10x10 CC units, year-over-year.
- Nationwide, Yardi Matrix tracks a total of 2,181 self storage properties in various stages of development—comprising 601 under construction, 1,158 planned and 422 prospective properties. The national new-supply pipeline as a percent of existing inventory increased by a slight 0.1% month-over-month in June, and the share of existing properties in various stages of development accounts for 8.9% of existing inventory.
- Yardi Matrix also maintains operational profiles for 26,034 completed self storage facilities across the United States, bringing the total data set to 28,215.