



# 2Q23 NIC MAP Data Release Webinar & Discussion

Presented by National Investment Center for Senior Housing & Care (NIC)

# 2Q23 Key Themes

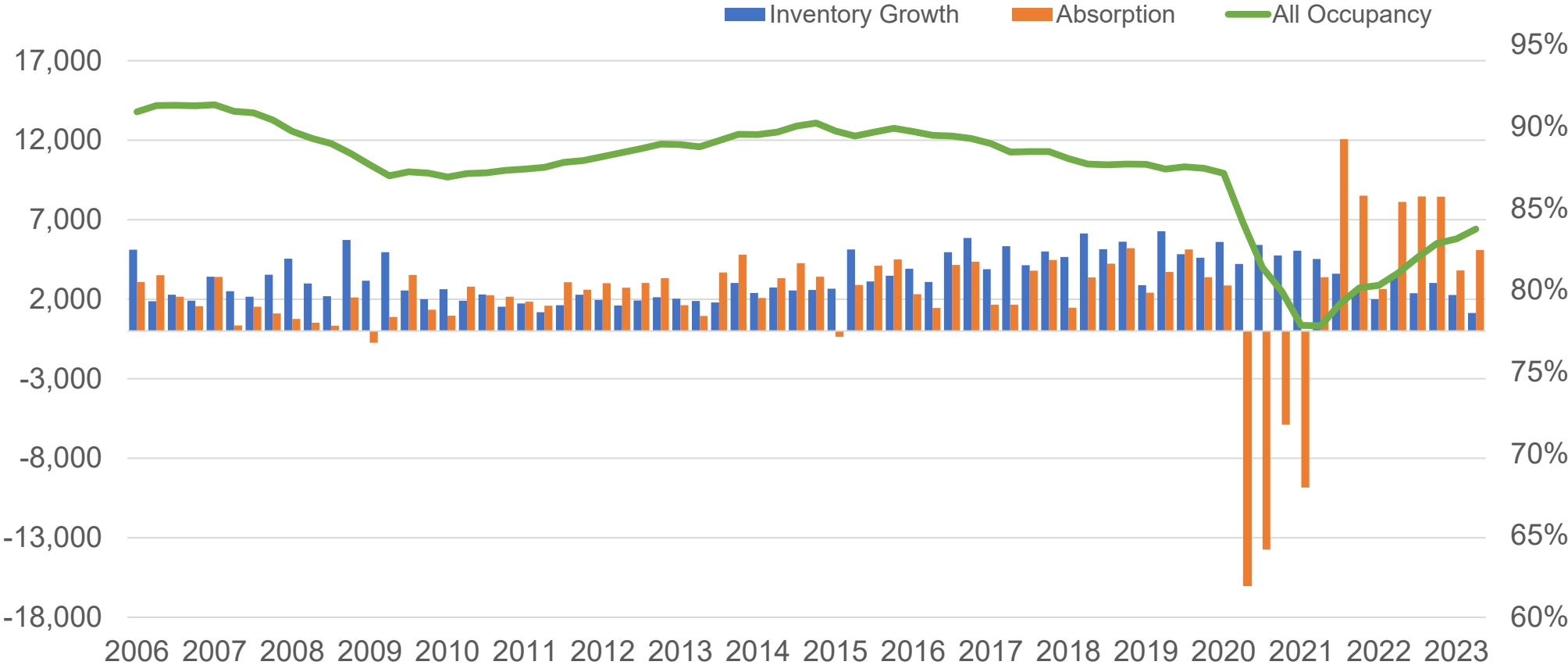
Senior Housing Key Themes  
During Second Quarter 2023



- Senior housing occupancy increased 0.6 percentage points to 83.7% as of the second quarter.
- The number of occupied senior housing units continued to climb to a new record level.
- Inventory growth in the 31 NIC MAP Primary Markets was the smallest increase since NIC MAP began reporting the data in 2006.
- The average asking rent for senior housing grew by the largest increase ever observed with rents up 5.7% from year-earlier levels.
- Senior housing pricing declined significantly in the second quarter based on the rolling 4 quarters ending second quarter 2023.

# Senior Housing Fundamentals

Senior Housing Fundamentals | Primary Markets | 1Q06 – 2Q23



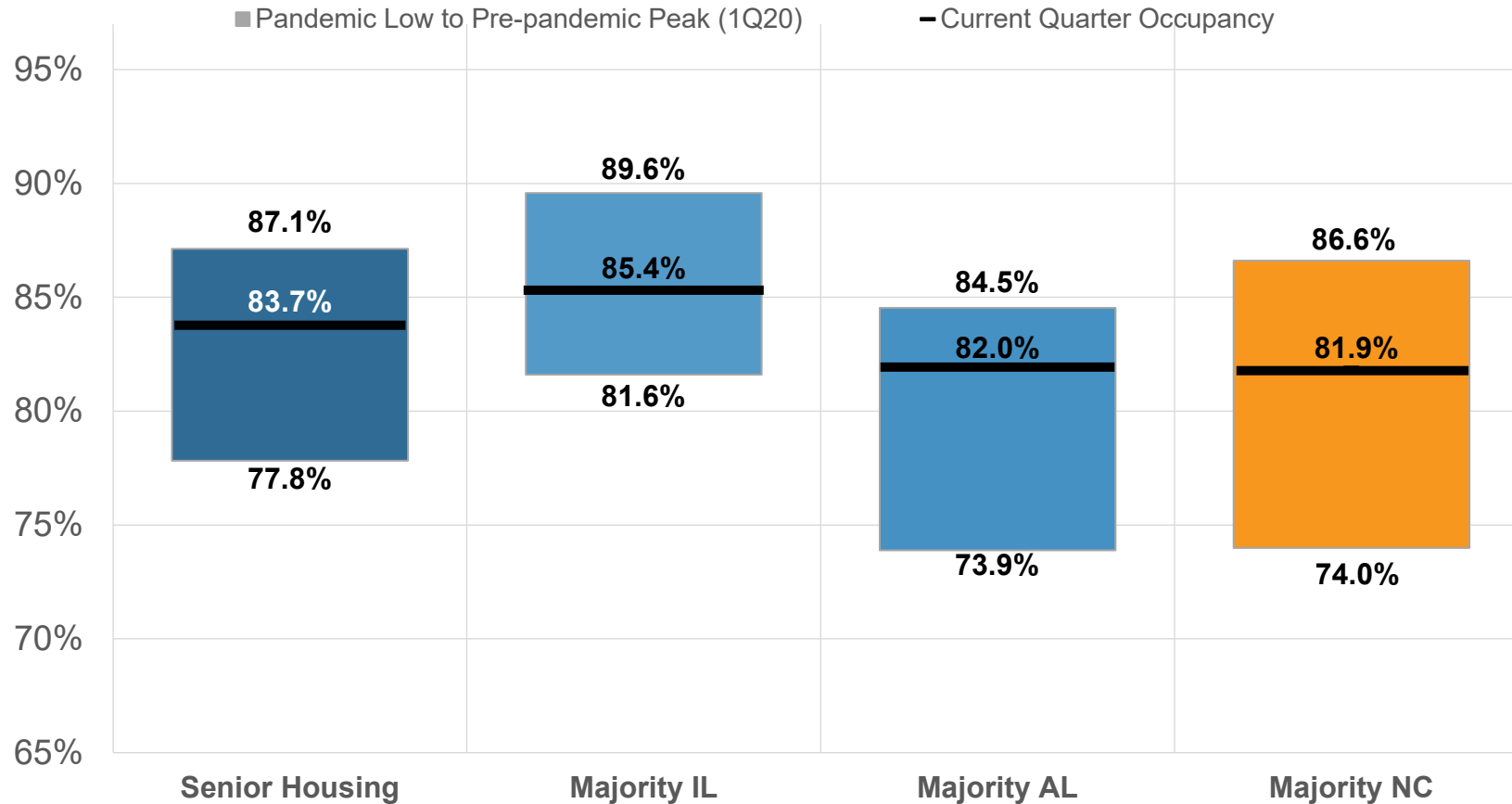
Source: NIC MAP® Data, powered by NIC MAP Vision

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# Majority AL Occupancy Closest to Returning to Pre-pandemic Levels

Occupancy Range by Property Type | Primary Markets | As of 2Q23

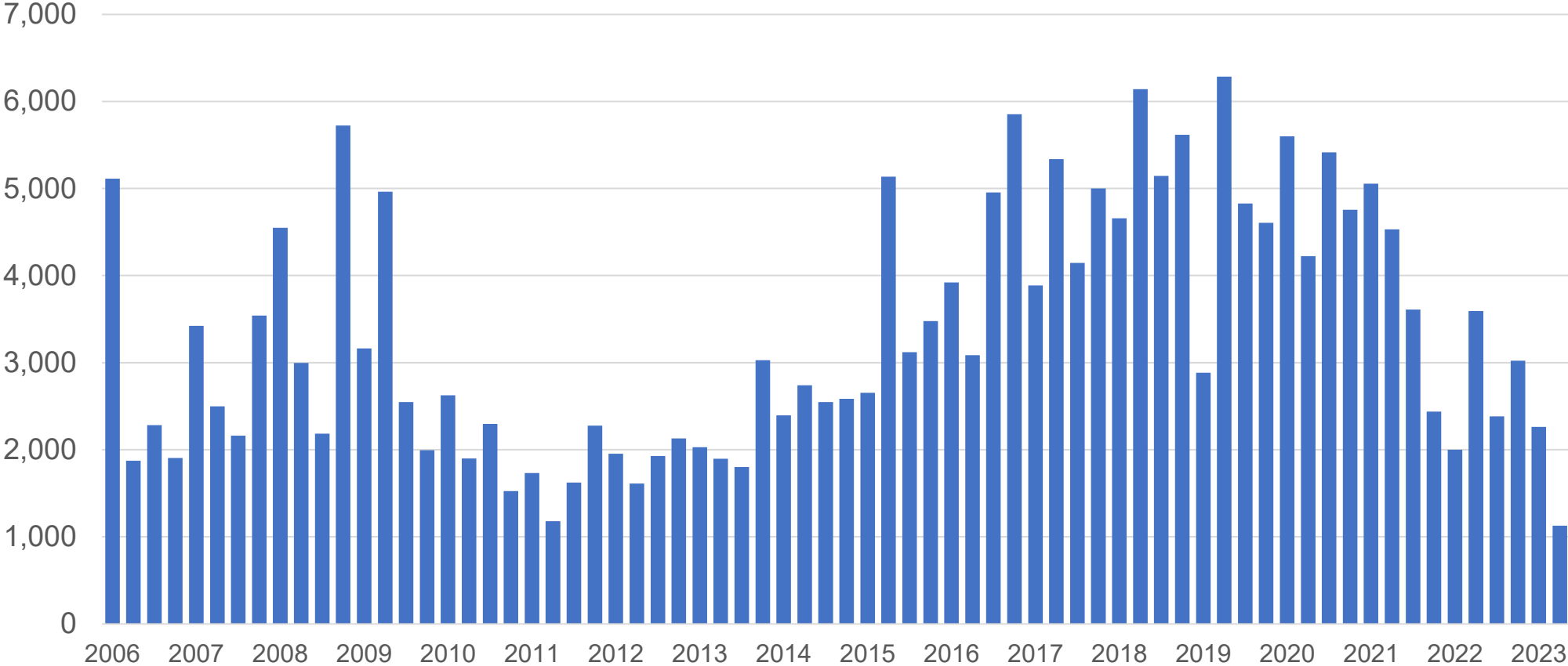


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# 2Q23 Inventory Growth Lowest in the Time Series

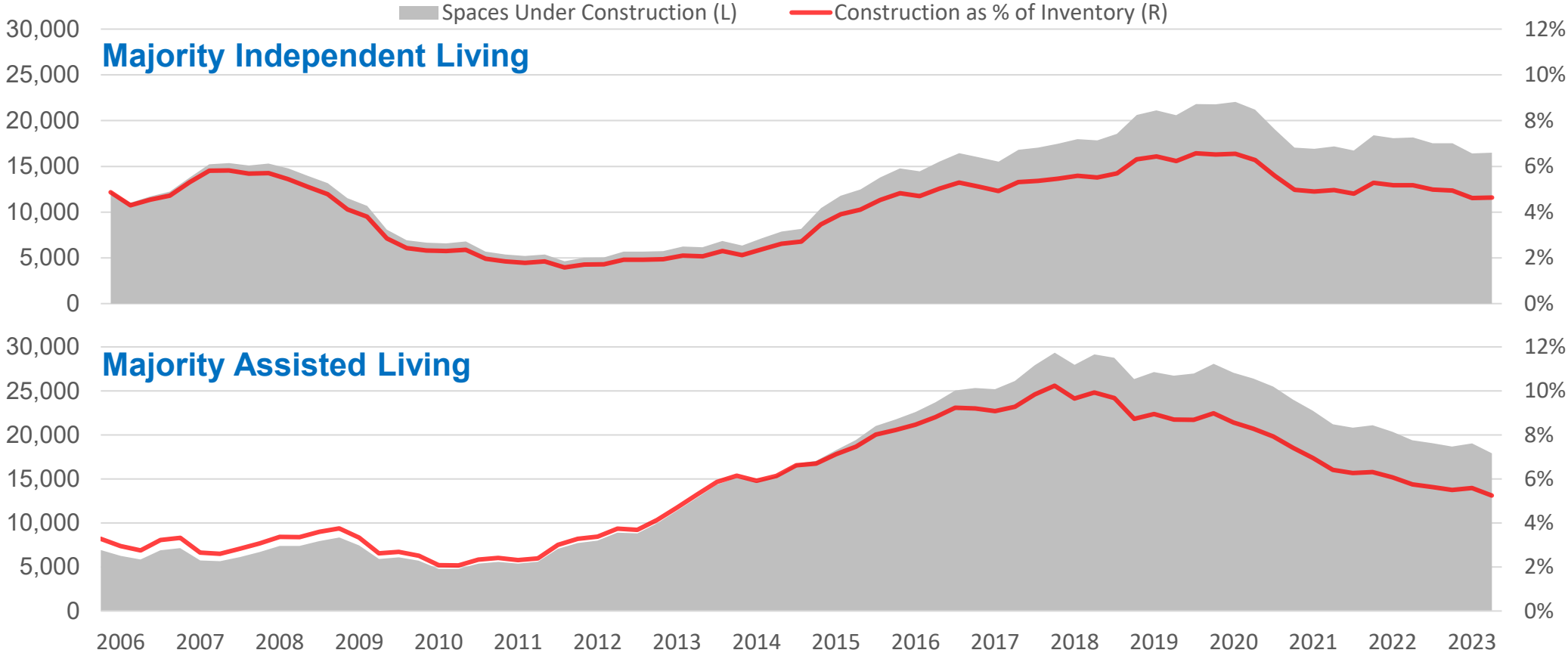
Senior Housing Quarterly Inventory Growth | Primary Markets | 1Q06 – 2Q23



Source: NIC MAP® Data, powered by NIC MAP Vision

# Units Under Construction Least Since 2015

Spaces Under Construction and Construction as Percent of Inventory | Primary Markets | 4Q05 – 2Q23



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# Thanks for watching!

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