

Sale Comps Analytics

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	SOLD SF	MONTHS TO SALE
6.5%	\$307	\$22.4M	\$5.1B	-4.4%	34M	10.0

Key Metrics

	Count	Low	Average	Median	High
Price	227	\$3,500,000	\$22,438,506	\$17,500,000	\$144,000,000
Building SF	479	20,000	70,972	54,394	435,514
Price Per SF	227	\$161	\$307	\$280	\$954
Cap Rate	11	3.6%	6.5%	7.0%	10.0%

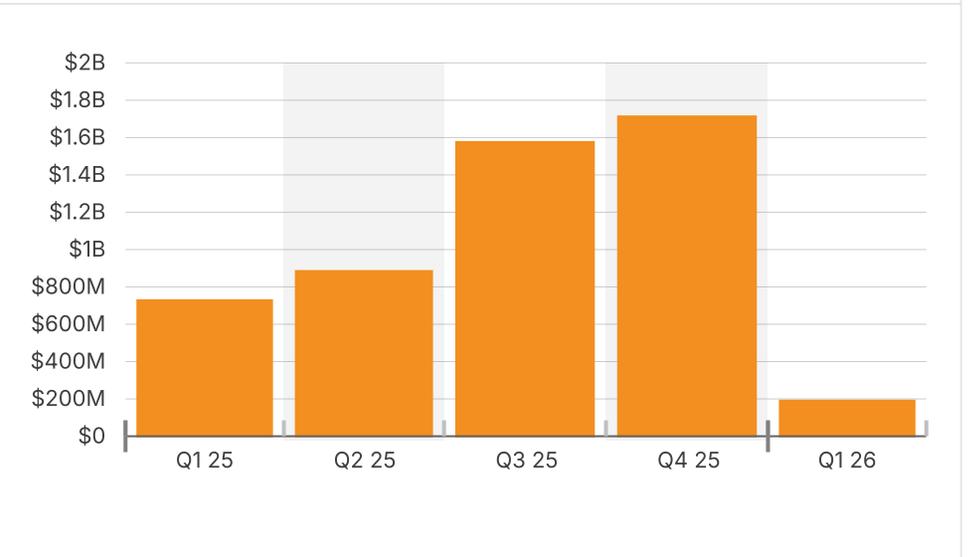
	Count	Low	Average	Median	High
Days on Market	17	21	303	238	1,205
Sale to Asking Price	3	-5.7%	-4.4%	-5.0%	-2.0%
% Leased at Sale	30	0%	89.4%	94.4%	100.0%
Land Acres	479	0.3	6.0	4.3	70.6

Sale Comps Analytics

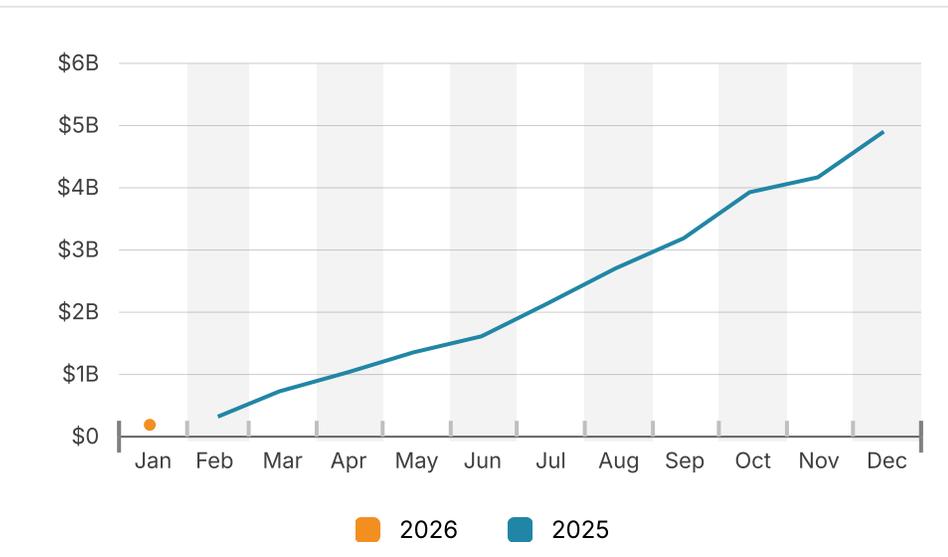
Sales Volume & Sale Price Per SF



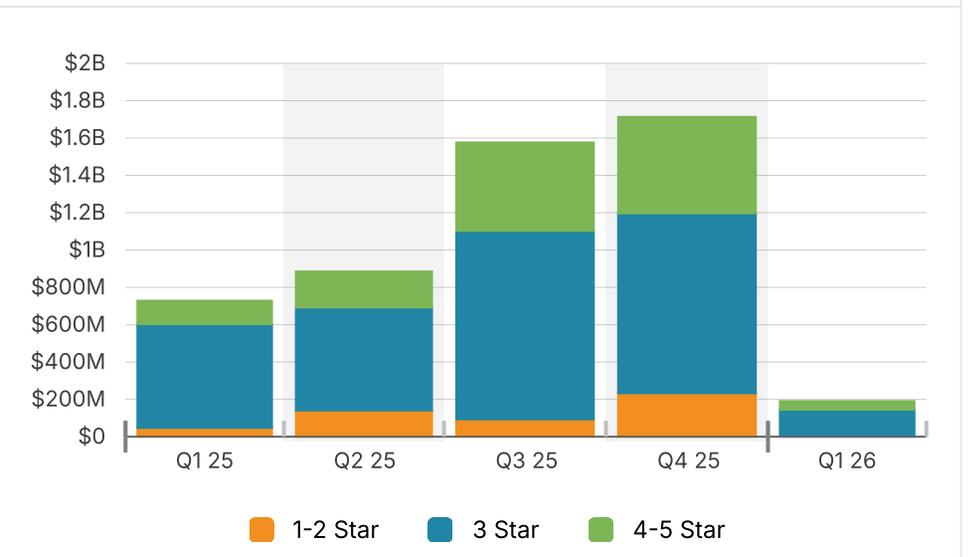
Sales Volume



Cumulative Sales Volume By Year



Sales Volume By Star Rating

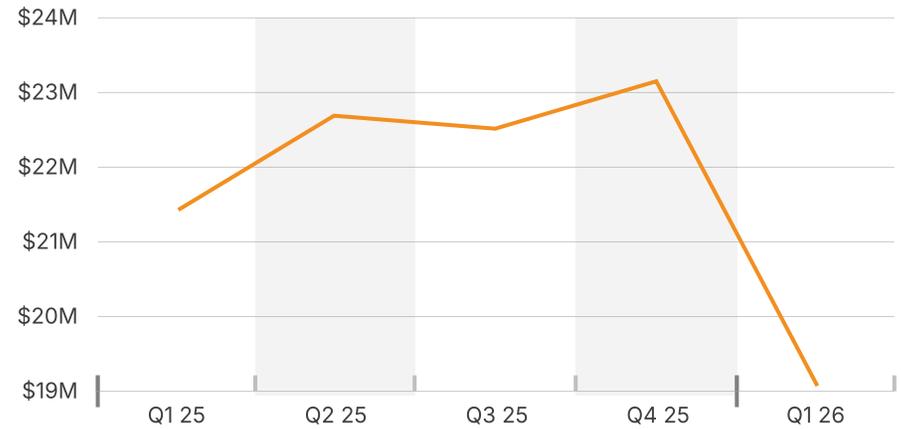


Sale Comps Analytics

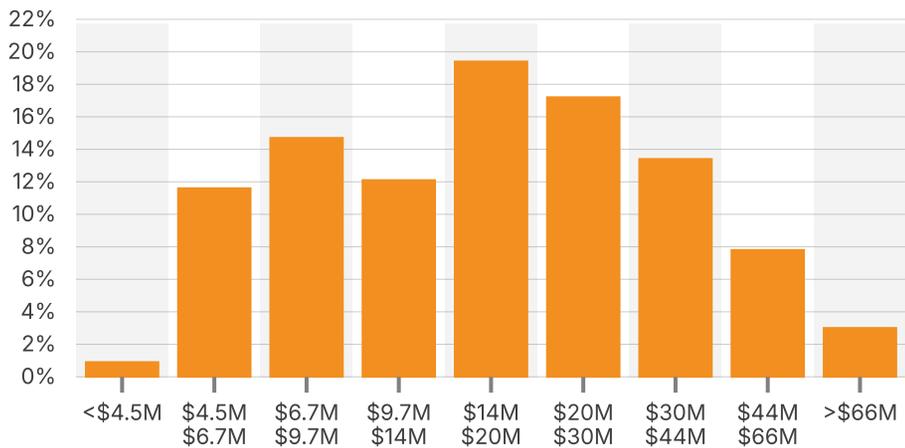
Sales Volume By Transaction Type



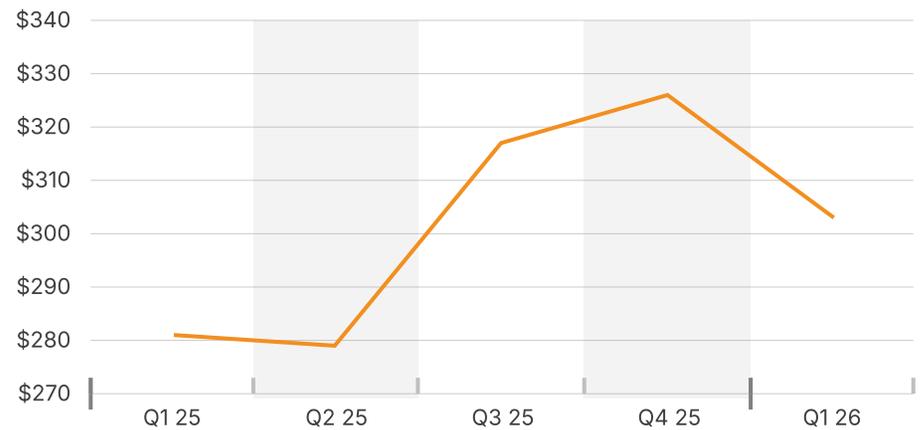
Sale Price



Sale Price Distribution



Sale Price Per SF

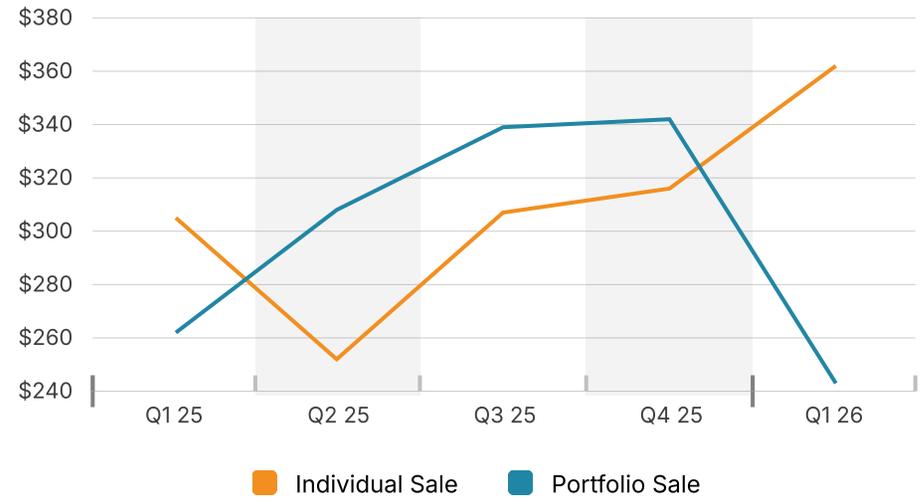


Sale Comps Analytics

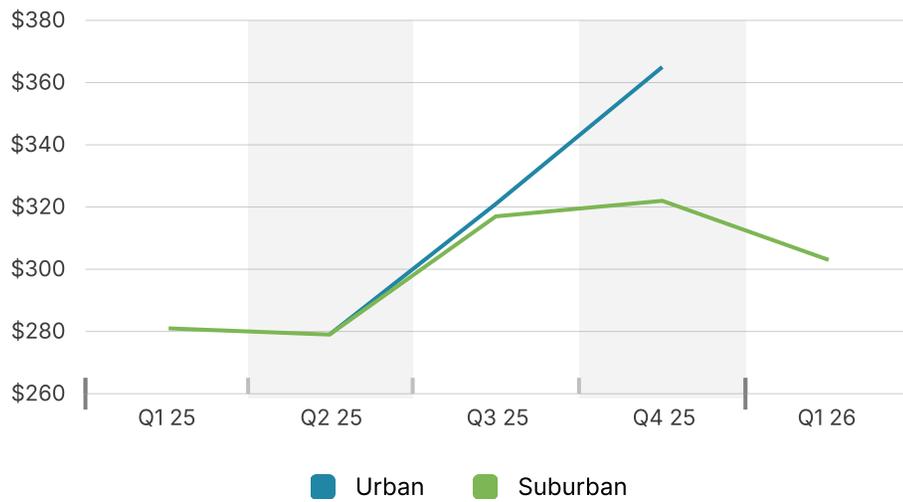
Sale Price Per SF Distribution



Sale Price Per SF By Transaction Type

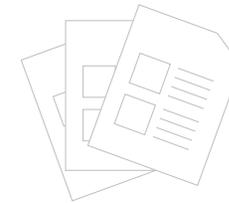


Sale Price Per SF By Location Type



Market Sale Price Per SF By Location Type

No Data Available

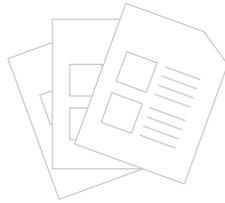


No data available for the past 10 years

Sale Comps Analytics

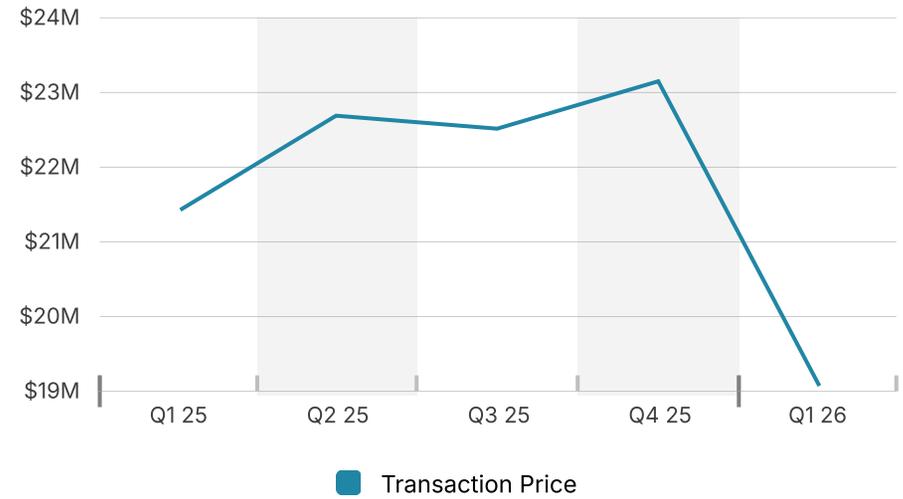
Market Price

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No data available for the past 10 years

Market Price & Transaction Price



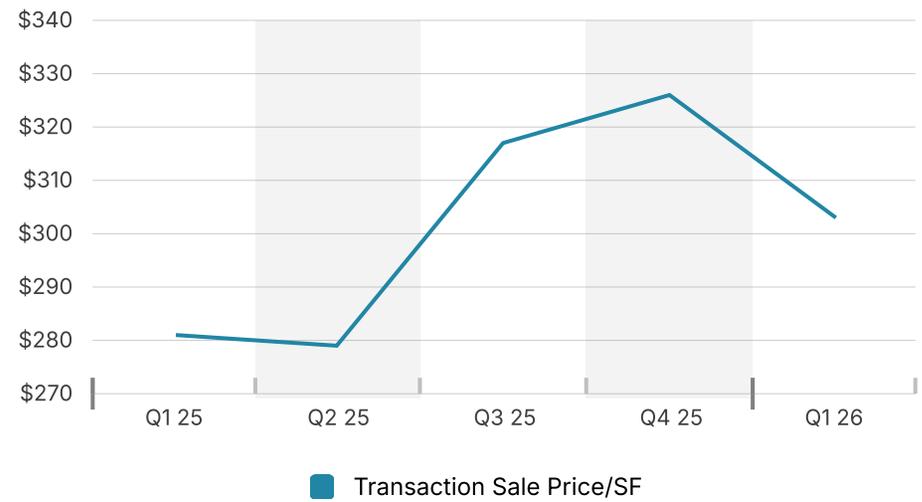
Market Sale Price Per SF

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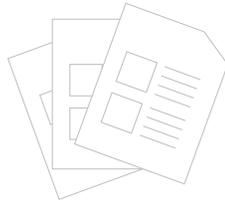
Market Sale Price & Transaction Sale Price Per SF



Sale Comps Analytics

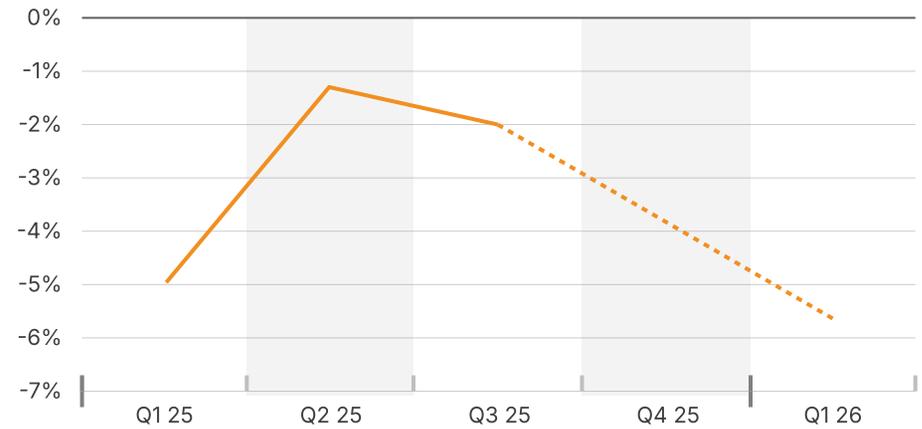
Market Sale Price Per SF By Star Rating

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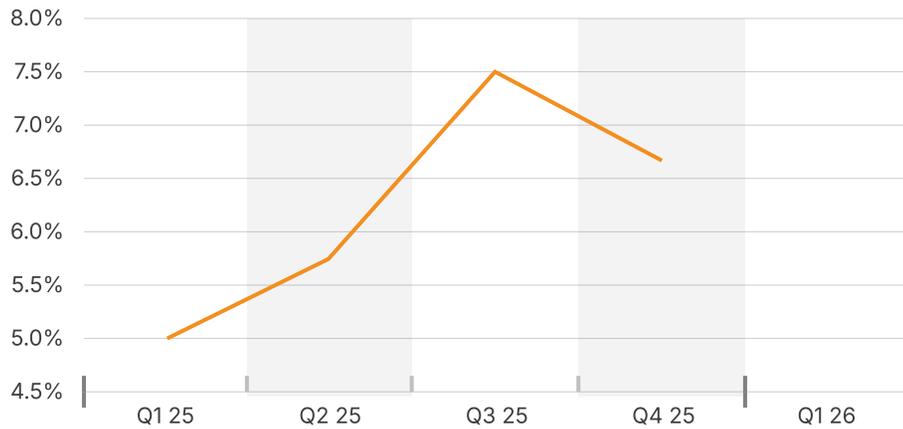


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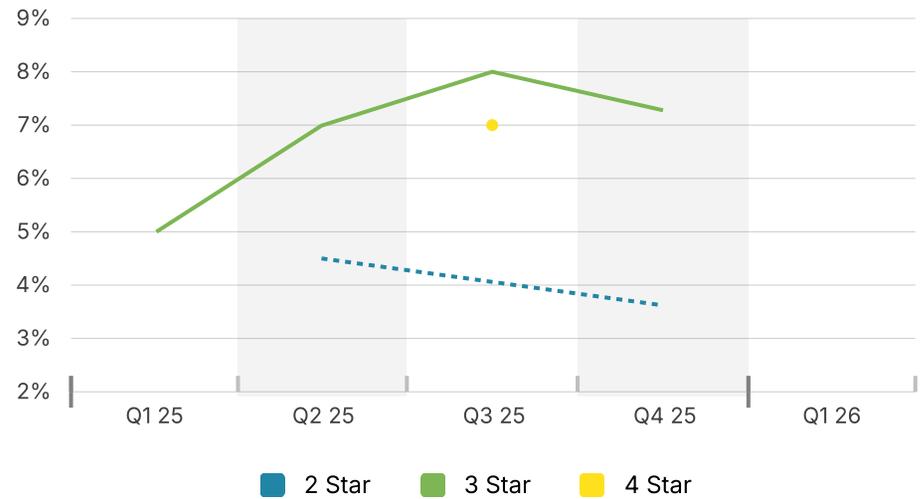
Sale To Asking Price Differential



Cap Rate

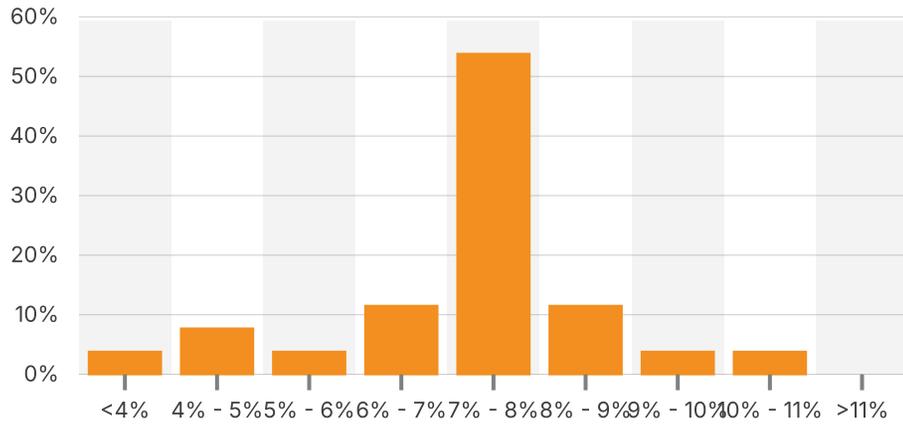


Cap Rate By Star Rating

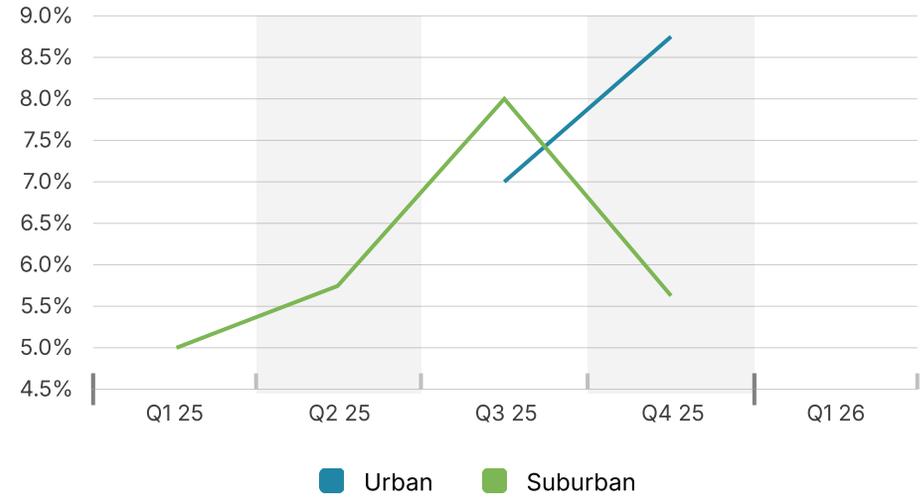


Sale Comps Analytics

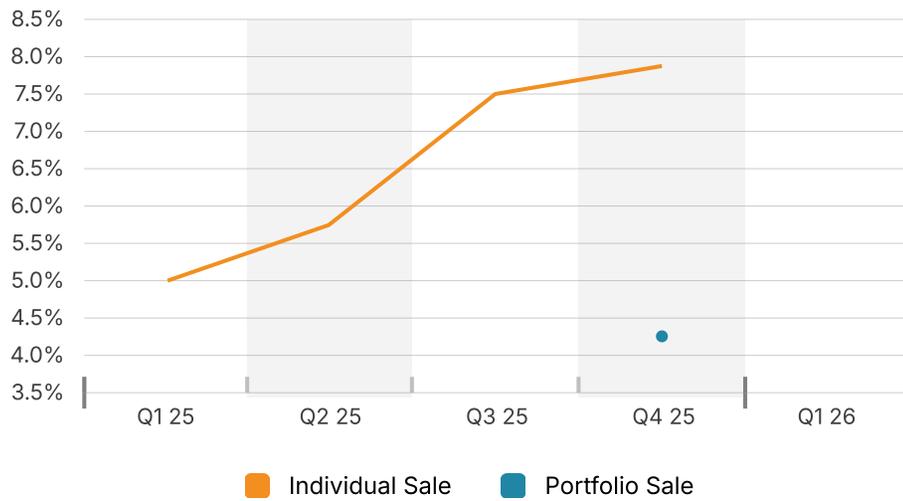
Cap Rate Distribution



Cap Rate By Location Type

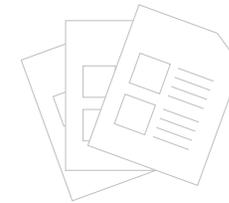


Cap Rate By Transaction Type



Market Cap Rate

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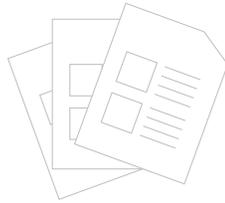


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Sale Comps Analytics

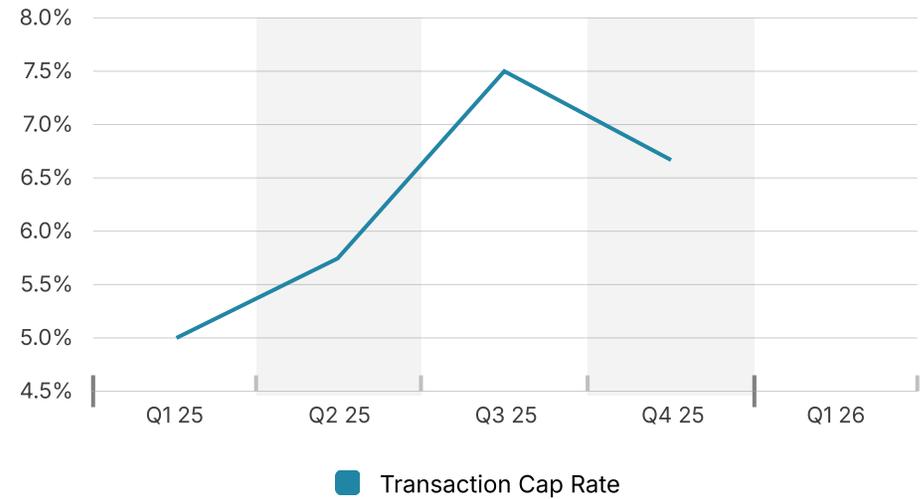
Market Cap Rate By Location Type

No Data Available



No data available for the past 10 years

Market Cap Rate & Transaction Cap Rate



Market Cap Rate By Star Rating

No Data Available



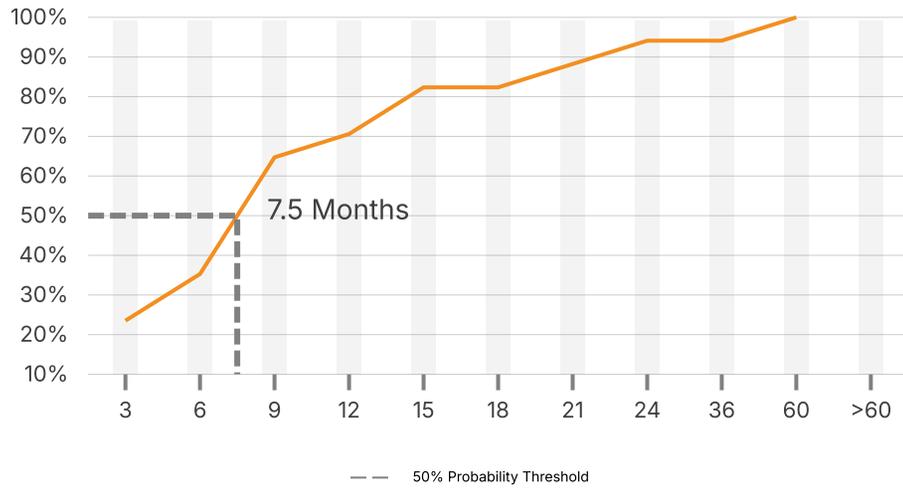
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Occupancy At Sale

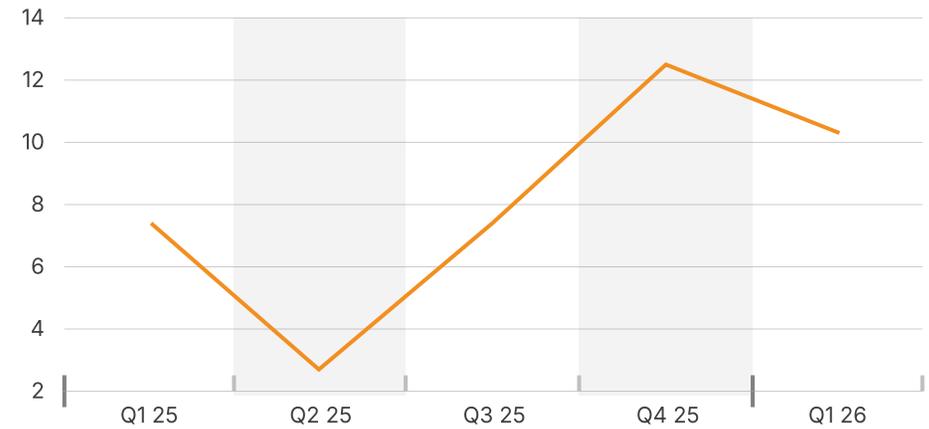


Sale Comps Analytics

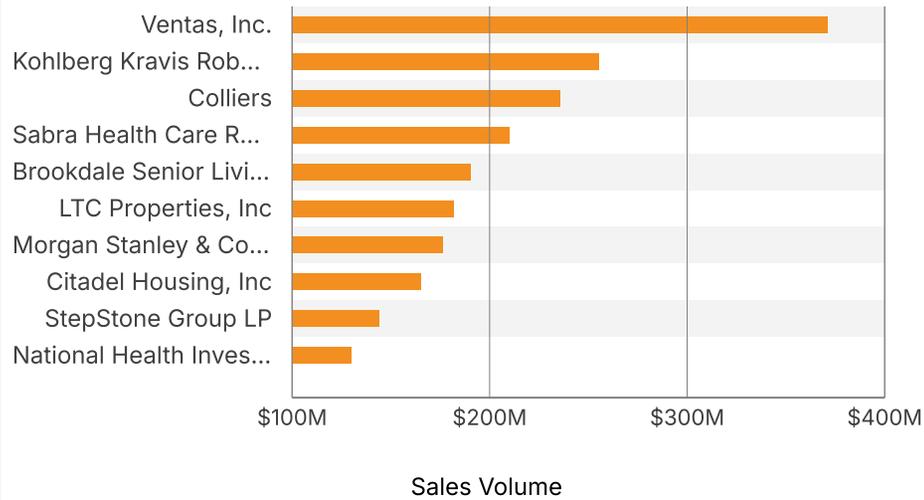
Probability Of Selling In Months



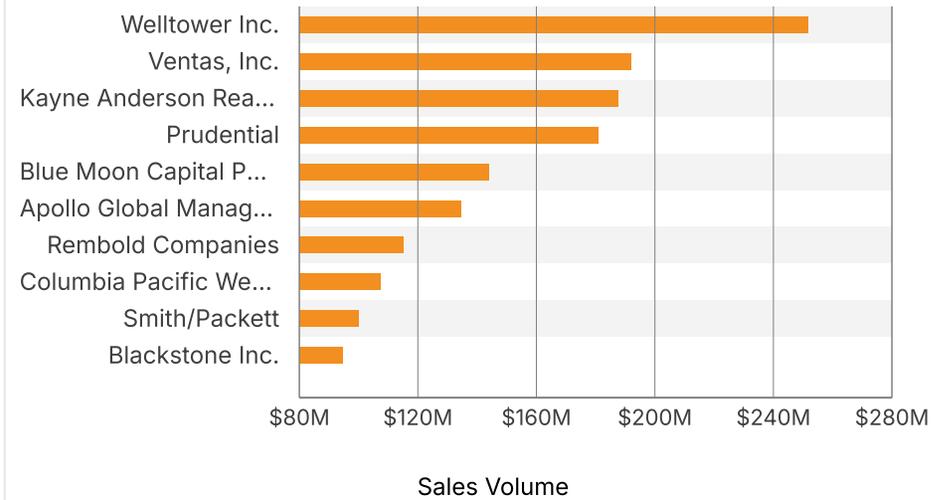
Months To Sale



Top Buyers

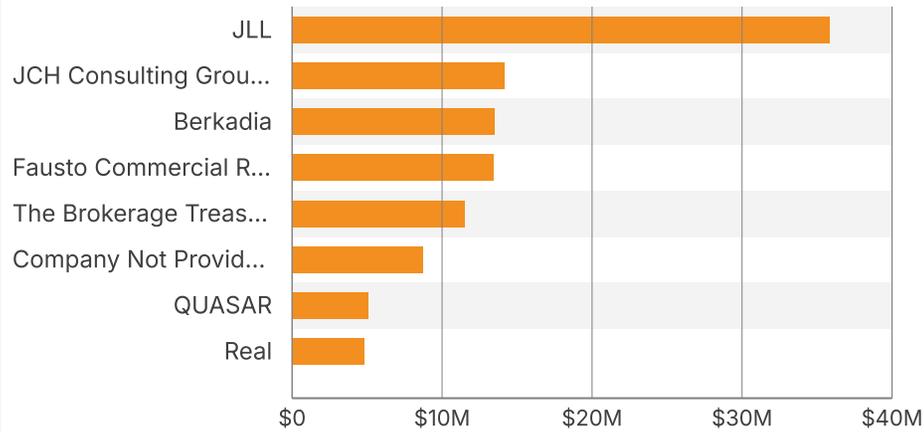


Top Sellers



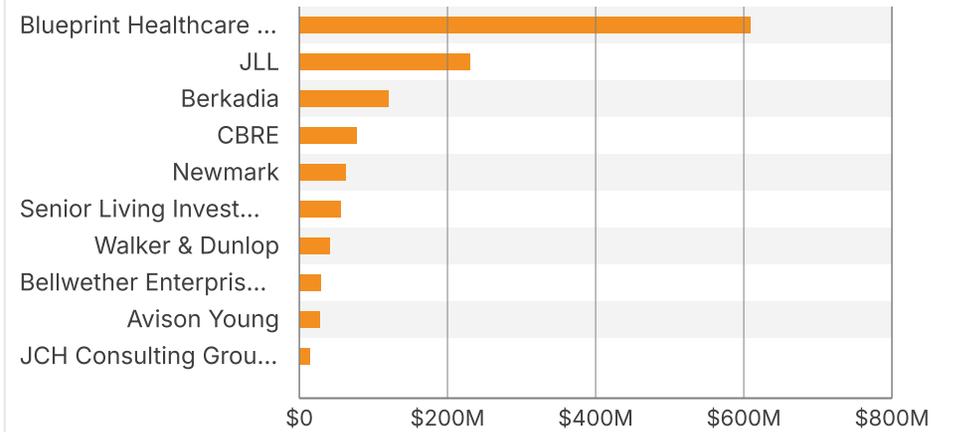
Sale Comps Analytics

Top Buyer Brokers



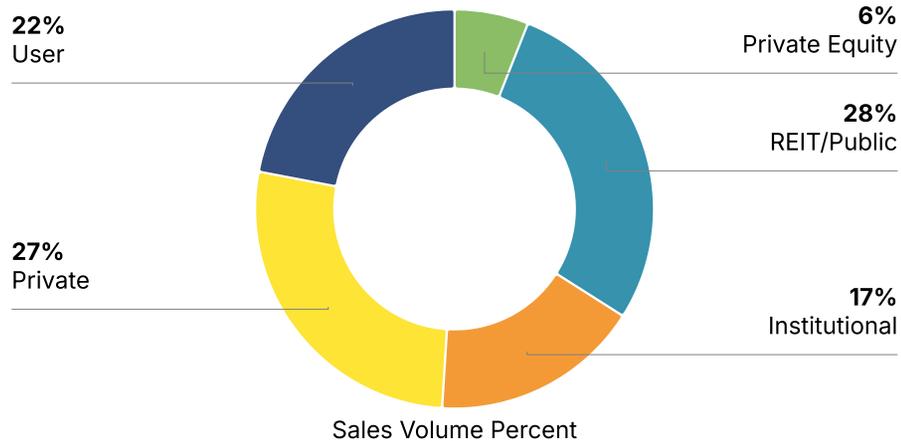
Sales Volume - Headquarters Location

Top Seller Brokers



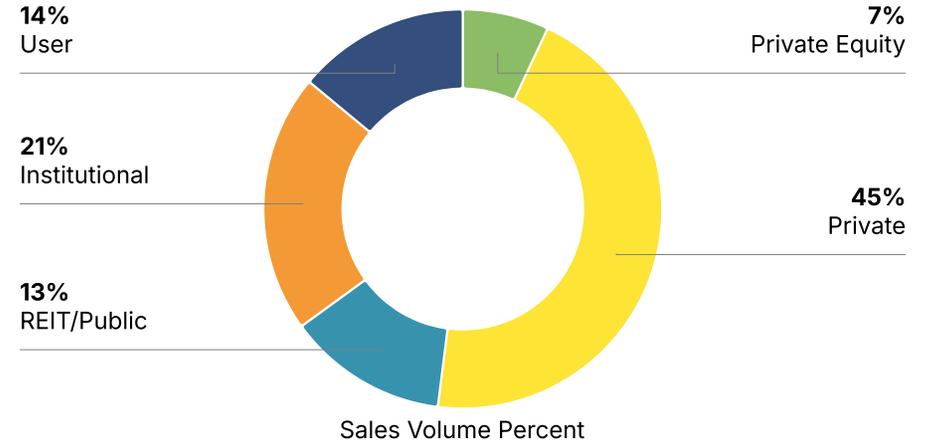
Sales Volume - Headquarters Location

Sales By Buyer Type



Sales Volume Percent

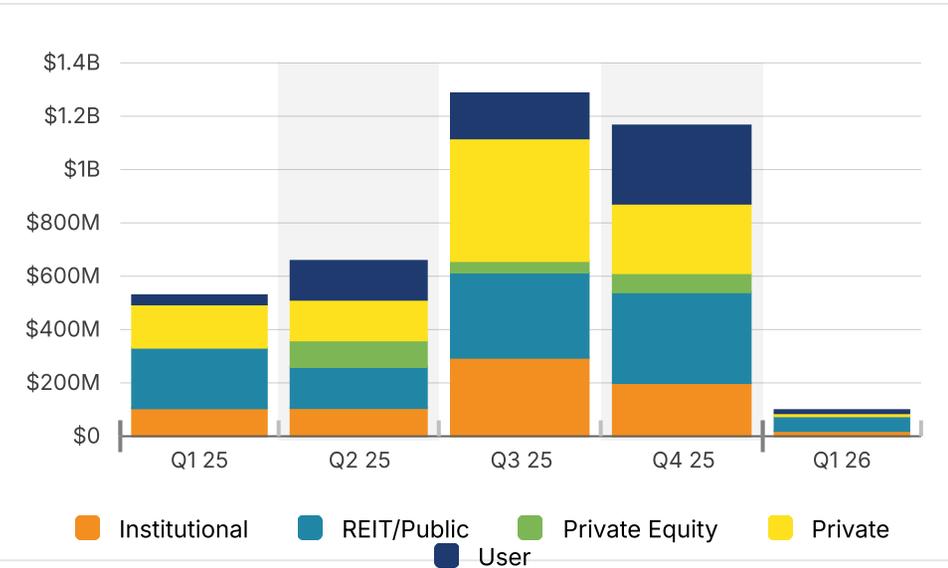
Sales By Seller Type



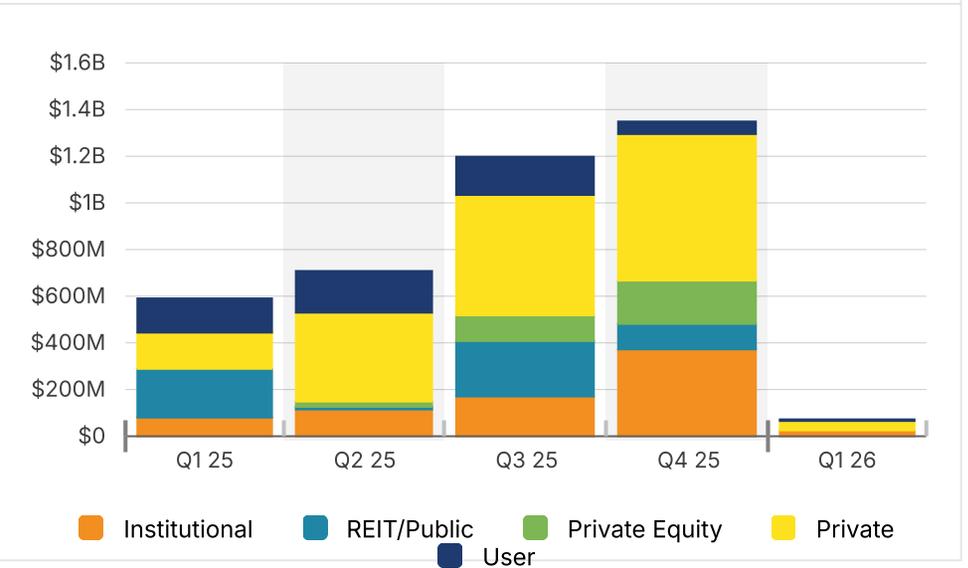
Sales Volume Percent

Sale Comps Analytics

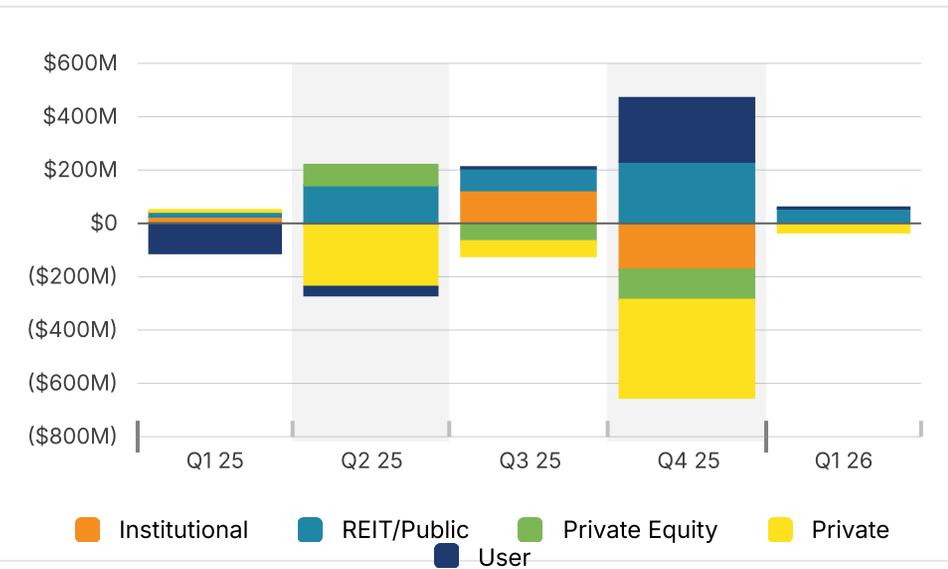
Sales Volume By Buyer Type



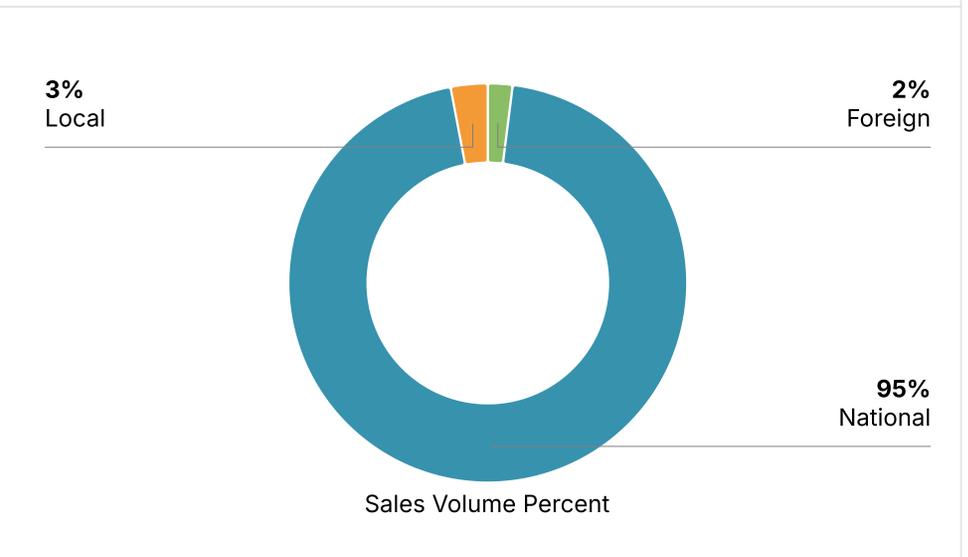
Sales Volume By Seller Type



Net Buying & Selling By Owner Type

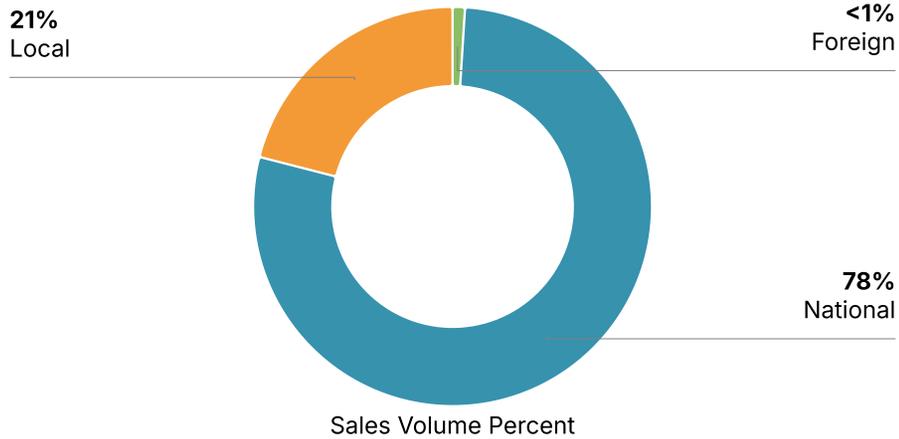


Sales Volume By Buyer Origin

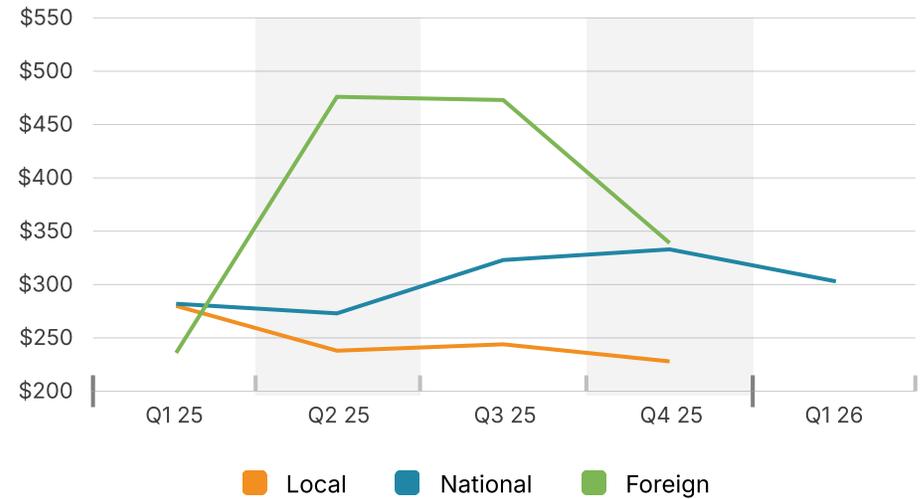


Sale Comps Analytics

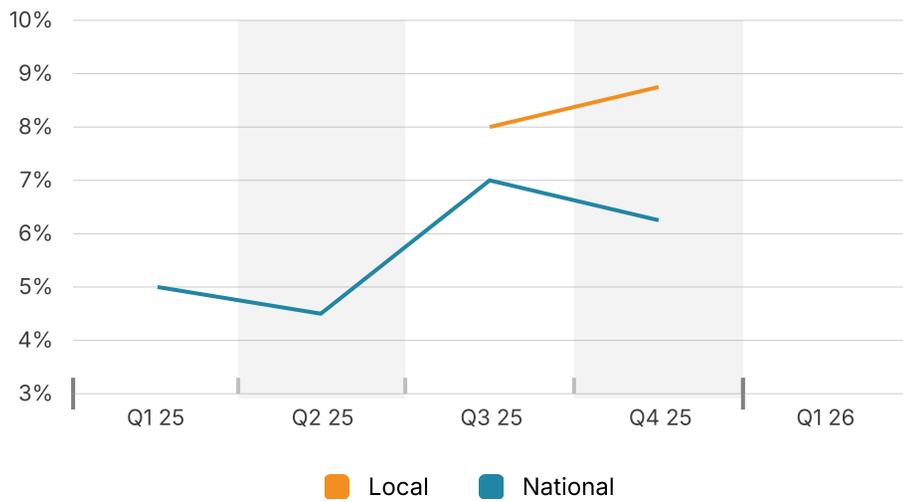
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin

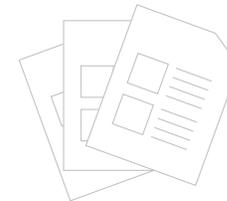


Average Cap Rate By Buyer Origin



Market Asking Rent Per SF

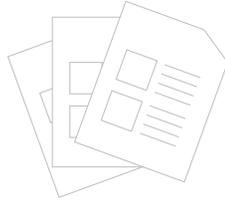
No Data Available



No data available for the past 10 years

Market Asking Rent Growth (YOY)

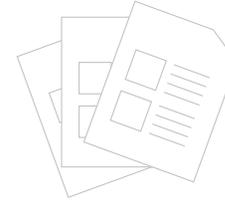
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Market Asking Rent & Asking Rent Per SF

No Data Available



No data available for the past 10 years

Asking Rent Per SF

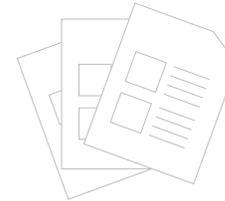
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No data available for the past 10 years

Daily Asking Rent Per SF

No Data Available

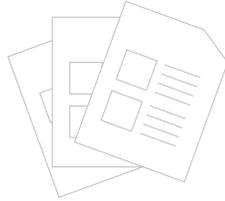


No data available for the past 1 year

Sale Comps Analytics

Daily Vacancy Rate

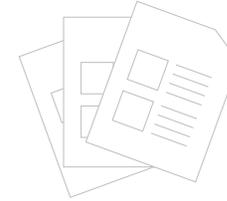
No Data Available



No data available for the past 1 year

Vacancy Rate

No Data Available



No data available for the past 10 years

Vacant SF

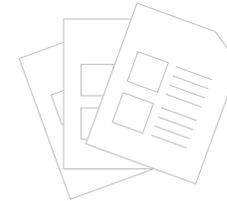
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No data available for the past 10 years

Availability Rate

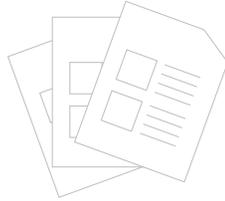
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No data available for the past 10 years

Available SF

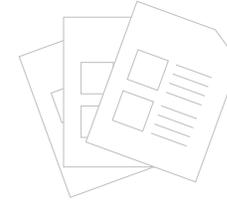
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No data available for the past 10 years

Availability & Vacancy Rate

No Data Available



No data available for the past 10 years

Available & Vacant SF

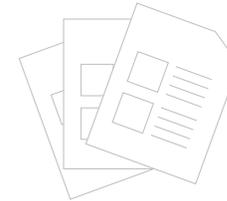
No Data Available



No data available for the past 10 years

Vacancy & Market Asking Rent Per SF

No Data Available



No data available for the past 10 years

Report Criteria

480 Records / 461 Properties

Sale Date: After 2/5/25

Include: Public Record Comps

Sale Status: Sold

Search On and Return Portfolio Sales as Individual Properties: Yes

Country: United States

Property Type: Health Care

Property Size: 20,000+ SF

Secondary Type: Assisted Living

Comp Total Price: \$160+

Comp Sale Price: \$160+ /SF

