

**Midtown Housing Rental Comps  
October 2018**

Art Center  
Brush Park  
Medical Center  
New Center  
North Cass  
South Cass  
Wayne State University  
Woodbridge

This report for the Midtown District represents  
5802 Units in 156 Properties  
2951 Dorm Beds in 9 Residential Halls

**Occupancy: 98%**

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
295 E. Ferry	295 E. Ferry	Art Center	100%	0	8	1 Bed	800-1100
644 E Ferry	644 E Ferry	Art Center	100%	0	4	3 Bed	1800
Art Center Townhomes Apts	5351 S. Chrysler	Art Center	100%	0	60	2 Bed	300-795
						3 Bed	300-895
Barlum, The	25 E. Palmer	Art Center	75%	20	80	Studio	700
						1 Bed	950
Cass D	504-516 Kirby/5336-38 Beaubien	Art Center	100%	0	20	1 Bed	1050
						2 bed	1300-1400
						Penthouse	2700
Hendrie Rows	272-280 Hendrie	Art Center	100%	0	3	3 Bed	1050-1200
Lester Morgan Cultural Gardens	500 Frederick Douglass	Art Center	100%	0	127	2 Bed	1500
						3 Bed	1800
Palmer Court Townhomes	5775 St. Antoine	Art Center	98%	4	173	2 Bed	809-1325
						3 Bed	910-1425
Park Shelton	15 E. Kirby	Art Center	99%	1	78	Studio	1275-1475
						1 Bed	1500-1750
						2 Bed	2550-2800
St. Antoine Gardens	5203 Chrysler Service Dr.	Art Center	92%	12	146	1 Bed	731
						2 Bed	806
						3 Bed	929
287 E. Edsel Ford	287 E. Edsel Ford	Art Center	100%	0	8	1 Bed	500
						3 Bed	925-1300
405 E. Ferry	405 E. Ferry	Art Center	100%	0	3	1 Bed	950
						2 Bed	1,050
						3 Bed	2,075

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
626-628 E. Ferry	626-628 E. Ferry	Art Center	100%	0	4	3 Bed	1,350
636-638 East Ferry	636-638 East Ferry	Art Center	100%	0	4	2 Bed	1,350
Art Center Row Houses*	671 Kirby	Art Center	41%	34	58	1 Bed	1400
						2 Bed	1700
Kirby Center Lofts	609 E. Kirby	Art Center	96%	1	26	Studio	775-1025
						1 Bed	1075-1550
						2 Bed	1600-1675
5750 Woodward	5750 Woodward	Art Center	100%	0	6	2 Bed	1150-1535
5734 Woodward	5734 Woodward	Art Center	75%	1	4	Studio	895
2522 Woodward	2522 Woodward	Brush Park	100%	0	1	2 Bed	2600
258 Eliot	258 Eliot	Brush Park	100%	0	2	1 Bed	1050
						2 Bed	1700
291 Edmund Upstairs	291 Edmund Upstairs	Brush Park	0%	1	1	2 Bed	2200
Garden Lofts	66 Winder	Brush Park	100%	0	6	1 Bed	1600-1800
						2 Bed	2100-2500
Garden Lofts	66 Winder	Brush Park	100%	0	3	1 Bed	1500-1800
Woodward Place @ Brush Park	57 Winder	Brush Park	0%	1	1	2 Bed	2200-2600
Woodward Place @ Brush Park	2442 Woodward	Brush Park	100%	0	1	2 Bed	2200-2600
Woodward Place @ Brush Park	2520 Woodward	Brush Park	100%	0	1	3 Bed	2200-2600
Woodward Place @ Brush Park	2553 Woodward	Brush Park	100%	0	1	2 Bed	2200-2600
Woodward Place @ Brush Park	2563 Woodward	Brush Park	100%	0	1	2 Bed	2200-2600

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
Village of Brush Park Manor	2900 Brush	Brush Park	100%	0	113	1 Bed	30% of income
The Scott @ Brush Park	3150 Woodward	Brush Park	94%	12	199	Studio	949
						1 Bed	1466-2115
						2 Bed	2096-2533
						3 Bed	2765-2844
Crystal Lofts, The	3100 Woodward	Brush Park	88%	2	17	1 Bed	1800-2000
						2 Bed	2500-3500
4425 John R	4425 John R	Medical Center	100%	0	8	1 Bed	950
						2 Bed	1200
						3 Bed	1700
Medical Center Senior Tower (Cityview)	4701 Chrysler Drive	Medical Center	98%	3	194	1 Bed	570-650
Ellington, The	3760 Woodward	Medical Center	100%	0	2	1 Bed	1800-2200
						2 Bed	2200-2800
Ellington, The	3760 Woodward	Medical Center	100%	0	3	1 Bed	1500-1800
John R, The	4413 John R	Medical Center	100%	0	14	Studio	400
						1 Bed	550
						2 Bed	900
Medical Center Village	4701 Chrysler Service Drive	Medical Center	100%	0	194	1 Bed	503-563
						2 Bed	543-693
						3 Bed	728-862
Phillips Manor	47-51 E. Willis	Medical Center	100%	0	44	Studio	800
						1 Bed	1000
						2 Bed	1300
Lofts at Garfield, The	4600 Woodward	Medical Center	89%	6	56	Studio	1295-1435
						1 Bed	1260-1590
						2 Bed	1740-2100

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
Medical Center Courts	4276 St. Antoine	Medical Center	97%	6	230	1 Bed	732
						2 Bed	819
						3 Bed	872
71 Garfield	71 Garfield	Medical Center	95%	1	20	Open Concept Loft	1350-1500
						1 Bed	1050-1350
						2 Bed	1500-1550
Newberry Hall	100 E. Willis	Medical Center	96%	1	27	Studio	650-1350
						1 Bed	1150-1550
						2 Bed	1450-2250
Rinaldo, The	27 E. Willis	Medical Center	86%	4	29	Studio	600-750
						1 Bed	750-1150
						2 Bed	1200
Plaza, The	3800 Woodward	Medical Center	96%	3	72	1 Bed	1400-2100
						2 Bed	2300-3500
						3 Bed	6000-6300
Cathedral Tower	80 E. Hancock	Medical Center	-	-	236	Studio	650-675
						1 Bed	750
1380-82 Seward	1380-82 Seward	New Center	100%	0	2	2 Bed	650
5853 Third	5853 Third	New Center	100%	0	8	Studio	750
						1 Bed	1000
						2 Bed	1200
New Center Commons	640 Delaware	New Center	97%	2	71	Studio	400
						1 Bed	450
						2 Bed	550-569
						3 Bed	542-735
7362/7364 Churchill	7362/7364 Churchill	New Center	100%	0	2	2 Bed	750

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
800 Lothrop	800 Lothrop	New Center	100%	0	1	2 Bed	1500-1600
8010 Third	8010 Third	New Center	100%	0	1	3 Bed	1200
827 Seville	827 Seville	New Center	100%	0	1	2 Bed	1500-1600
Barrett, The	466 Antoinette	New Center	100%	0	15	1 Bed	600-650
Castle, The	5835 Third	New Center	100%	0	7	1 Bed	745
						2 Bed	1300
						3 Bed	1500
Genesis Villas & Medbury Park -	91 Harper	New Center	97%	3	89	2 Bed	884
						3 Bed	1018
Pallister Plaisance Apartments	888 Pallister	New Center	96%	8	187	1 Bed	790
						2 Bed	910
Seward Plaza Apartments	127 Seward	New Center	94%	2	34	Studio	595
						1 Bed	795
Trumbull Crossing (previously Research Park)	5500 Trumbull	New Center	97%	8	245	1 Bed	502-645
						2 Bed	516-853
Young Manor	2500 West Grand Blvd	New Center	100%	0	153	1 Bed	705
						2 Bed	921
Graphic Arts Lofts	41 Burroughs	New Center	97%	1	39	Studio	1255-1320
						1 Bed	1480-1700
						2 Bed	1700-2300
Lofts at New Amsterdam	6200 Second	New Center	90%	5	52	1 Bed	1305-1620
						2 Bed	1475-2470
						3 Bed	2,200

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
Marlenor	660 Seward	New Center	93%	5	75	Studio	500
						1 Bed	675
Woodward Grand	6568 Woodward	New Center	100%	0	10	Studio	825
						1 Bed	817-1310
New Center Court Apartments	691 Seward	New Center	100%	0	36	1 Bed	595
						2 Bed	695
Seward Gardens	870 Seward	New Center	100%	0	44	1 Bed	775
Regis Houze	3075 W. Grand Blvd.	New Center	100%	0	58	Studio	635-720
						1 Bed	1025-1150
						2 Bed	1745
Casamira	680 Delaware	New Center	100%	0	44	1 Bed	968-1150
						2 Bed	1148-1421
Gramont Apartments	120 Seward	New Center	94%	3	50	1 Bed	800
3909 Woodward	3909 Woodward	North Cass	97%	2	63	1 Bed	1000-1300
						2 Bed	1650-2015
497 Prentis	497 Prentis	North Cass	100%	0	7	2 Bed	700-725
55 W. Canfield Lofts	55 W. Canfield	North Cass	100%	0	30	1 Bed	1700-2000
633 W. Hancock	633 W. Hancock	North Cass	100%	0	5	1 Bed	725
643 Alexandrine	643 Alexandrine	North Cass	100%	0	1	4 Bed	2500
670 & 678 Prentis	670 & 678 Prentis	North Cass	100%	0	6	2 Bed	1100-1500
Architects Building		North Cass	100%	0	51	1 Bed	624
						2 Bed	744

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
Avonroy Apartments	4622 Second Ave	North Cass	100%	0	12	1 Bed	950-1000
Carrick Apartments	4425 Cass	North Cass	100%	0	13	1 Bed	1200
Charlene Apartments, The	1615 W. Canfield	North Cass	94%	1	16	1 Bed	675
Charles, The	500 W. Willis	North Cass	100%	0	12	Studio	600
						1 Bed	750
						2 Bed	1000-1400
Chesterfield, The	3566 Cass Avenue	North Cass	100%	0	24	1 Bed	340
						2 Bed	559
Commodore, The	677 Seldon Avenue	North Cass	92%	1	13	Studio	875
						1 Bed	1500
						2 Bed	1700-2200
Coronado, The	3751-53 Second	North Cass	100%	0	24	2 Bed	676
Davenport	MLK & Cass	North Cass	100%	0	39	1 Bed	587
						2 Bed	781
Eileen, The	454 W. Alexandrine	North Cass	97%	1	36	Studio	450-500
						1 Bed	550-600
Hadley Hall	665 W. Warren	North Cass	100%	0	49	1 Bed	825-975
						2 Bed	1000
Hancock Apartments, The	665-667 W. Hancock	North Cass	100%	0	38	Studio	550
						1 Bed	600-650
						2 Bed	900-1000
Hancock Row LLC	693 W Hancock	North Cass	100%	0	9	3 Bed	1400
Kresge Lofts	4147 Cass	North Cass	100%	0	6	Studio	670
						1 Bed	1300



MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
Midtown Place	641 Brainard Street	North Cass	100%	0	120	2 Bed	618
						3 Bed	798
Mt. Vernon Apartments	677 W. Alexandrine	North Cass	98%	1	46	Studio	525
						1 Bed	650
						2 Bed	857
Renaud & Touraine, The	4762 & 4744 Second Avenue	North Cass	100%	0	56	Studio	600
						1 Bed	700-1000
						2 Bed	1200
Rosemary, The	656 Prentis	North Cass	93%	1	15	Studio	400
San Antonio Apartments	98 W. Hancock	North Cass	100%	0	9	1 Bed	750
						2 Bed	1100
Sheridan Court, The	4417 Second	North Cass	92%	7	91	Studio	800
						1 Bed	900
						2 Bed	1100
Sutton Place	4632 Second	North Cass	100%	0	1	3 Bed	1500
The Ghandi-McMahon/	415/422 Brainard	North Cass	98%	1	51	2 Bed	701
Union at Midtown, The	4830 Cass	North Cass	100%	0	140	Studio	1050
						1 Bed	1145-1150
						2 Bed	1850-1910
						3 Bed	2580-2595
						4 Bed	3200-3240
Villa Lante	663 Prentis	North Cass	100%	0	28	Studio	800-950
						1 Bed	1000-1150
Wayne Gate Apartments	4732 Anthony Wayne Drive	North Cass	100%	0	13	1 Bed	900
						2 Bed	900-1500

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
West Forest Apartments	119 W. Forest	North Cass	100%	0	6	1 Bed	700-800
West Hancock	71 & 77 W. Hancock	North Cass	100%	0	12	Studio	575
						1 Bed	750
Westwill Apartments*	630-642 W. Willis	North Cass	60%	24	60	1 Bed	700-1100
						2 Bed	900-1300
4428 Second	4428 Second	North Cass	100%	0	3	4 Bed	1800
4470 Second	4470 Second	North Cass	100%	0	2	2 Bed	1,350
667 W. Forest	667 W. Forest	North Cass	100%	0	9	1 Bed	800-975
Aronda, The	633 W. Forest	North Cass	90%	1	10	1 Bed	600-900
						2 Bed	850-1200
647-51 Forest	647-51 Forest	North Cass	75%	1	4	2 Bed	1300
Beethoven, The	4474 Third	North Cass	93%	2	28	1 Bed	750-1050
						2 Bed	1675-1700
Blackstone, The	4434 Second Ave.	North Cass	100%	0	15	1 Bed	750-900
Dodge House	642 W. Forest	North Cass	100%	0	3	1 Bed	1,000
						2 Bed	1750
						3 Bed	1750
LaBelle, The	4727 Second	North Cass	83%	1	6	3 Bed	1,850
Netherlander, The	632 W. Forest	North Cass	100%	0	8	Studio	550
						2 Bed	900
						3 Bed	1,700
University Club, The	4707 Third	North Cass	99%	1	120	1 Bed	1125
						2 Bed	1320-1395

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
Hamilton, The*	40 Davenport	North Cass	70%	29	97	Studio	697-799
						1 Bed	1140-1600
						2 Bed	1765-2165
H.R. Finn Apartments	678 Selden	North Cass	100%	0	28	Studio	800-1260
						1 Bed	1100-1325
Forest Arms	4625 Second	North Cass	100%	0	70	Studio	950-1215
						1 Bed	900-1350
						2 Bed	1100-1400
Auburn, The	4240 Cass	North Cass	100%	0	58	Studio	900-950
						1 Bed	1075-1175
Studio One Apartments	4501 Woodward	North Cass	99%	1	124	1 Bed	1230-1310
						2 Bed	1535-1685
Rainer Court	711 W. Alexandrine	North Cass	100%	0	36	1 Bed	800-1050
						2 Bed	1000-1200
Brentwood, The	487 Prentis	North Cass	100%	0	38	1 Bed	850-950
Edman, The	122 W. Willis	North Cass	100%	0	6	2 Bed	1350-1550
Milton, The	132 W. Willis	North Cass	100%	0	6	1 Bed	1175-1340
Sherbrooke Manor	615 W. Hancock	North Cass	100%	0	14	1 Bed	1250-1400
						2 Bed	1550-1800
The Strathmore	70 W. Alexandrine	North Cass	98%	3	129	1 Bed	1400
						2 Bed	1560
Ansonia Apartments	608 Temple	Cass Park	100%	0	23	1 Bed	500
						2 Bed	560

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
Cornerstone Estates on (MDI)	3200 Lodge Service Dr.	Cass Park	99%	2	180	1 Bed	675
						2 Bed	680-826
						3 Bed	960-975
						4 Bed	1076
39 Peterboro	39 Peterboro	Cass Park	100%	0	3	2 Bed	1150-1535
61 Peterboro	61 Peterboro	Cass Park	67%	1	3	1 Bed	650-1350
						2 Bed	1150-1535
61 Peterboro Carriage House	61 Peterboro Carriage House	Cass Park	100%	0	1	1 Bed	1,350
66 & 74 Charlotte	66 & 74 Charlotte	Cass Park	90%	1	10	1 Bed	785-825
						2 Bed	1150-1535
Addison Apartments, The	14 Charlotte	Cass Park	100%	0	39	1 Bed	785-825
						2 Bed	1150-1535
Scott Mansion*	81 Peterboro	Cass Park	0%	25	25	1 Bed	700-1350
						2 Bed	1350
1534 W. Hancock	1534 W. Hancock	Woodbridge	100%	0	1	4 Bed	1800
1535 W. Canfield	1535 W. Canfield	Woodbridge	71%	2	7	2 Bed	1200
Woodbridge Estates	4106 Supremes	Woodbridge	100%	0	281	1 Bed	721-900
						2 Bed	867-1250
						3 Bed	1001-1350
4566 Commonwealth	4566 Commonwealth	Woodbridge	100%	0	1	2 Bed	1600
4769 Trumbull	4769 Trumbull	Woodbridge	100%	0	6	1 Bed	1000-1200
						2 Bed	1000
5044 Commonwealth	5044 Commonwealth	Woodbridge	100%	0	3	1 Bed	1200
						4 Bed	2000

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
5053 Commonwealth	5053 Commonwealth	Woodbridge	100%	0	4	1 Bed	950
						2 Bed	1300
Audrey, The	1621-23 W. Forest	Woodbridge	100%	0	4	2 Bed	995
Crozier, The	4563-65 Commonwealth	Woodbridge	100%	0	4	2 Bed	995
JD Bear House	4305 Trumbull	Woodbridge	100%	0	5	1 Bed	1250-1300
						2 Bed	1700
Lorax House, The	4759 Trumbull	Woodbridge	100%	0	5	Studio	925
						1 Bed	1050-1625
Reasearch Loft	5766 Trumbull	Woodbridge	100%	0	13	1 Bed	1000
						2 Bed	1150-1400
						3 Bed	1350-1850
Woodbridge Up House	4722 Avery	Woodbridge	100%	0	3	1 Bed	1100
						2 Bed	1410-1460
Cass & Ferry: Taft & Sherman	5524 Cass	WSU	100%	0	12	Studio	595
						1 Bed	675
Cass & Ferry: Taft & Sherman	5538 Cass	WSU	100%	0	10	Studio	595
						1 Bed	675
Cass & Ferry: The Lexington	58 W. Ferry	WSU	100%	0	8	3 Bed	1,450
Cass & Ferry: Fee Apartments	68 W. Ferry	WSU	100%	0	17	Studio	490-525
						1 Bed	650-700
Cass & Ferry: Art Apartments	78 W. Ferry	WSU	100%	0	27	1 Bed	625
Cass & Ferry: Arts and Crafts Apartments	87 W. Ferry	WSU	100%	0	15	1 Bed	700
Cass & Ferry: The Verona	92 & 100 W. Ferry	WSU	100%	0	11	1 Bed	725

MIDTOWN RENTAL HOUSING	Address	Neighborhood	Occupancy	Available Units	Total Units	Unit Type	Rental Rate
Cass & Ferry: The Verona	96 W. Ferry	WSU	100%	0	10	4 Bed	1,900
Belcrest, The	5440 Cass	WSU	100%	0	145	Studio	650
						1 Bed	725-1050
						2 Bed	1100-1200
Phoenix Apartments, The	75 W. Palmer	WSU	89%	3	27	Studio	650-850
						1 Bed	800-950
The Isabelle	51 W. Palmer	WSU	96%	1	27	Studio	995
						1 Bed	1295

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\* Denotes properties that were excluded from occupancy calculation due to units being taken off market for renovation/lease-up period.

## Rental Housing Summary

Neighborhood	Total Units	Available Units	Occupancy	2017 Average Rent	2018 Average Rent	% Change
Art Center	674	19	97%	\$1,189	\$1,235	4%
Brush Park	347	16	95%	\$1,863	\$2,005	8%
Medical Center	893	24	97%	\$808	\$834	3%
New Center	1224	37	97%	\$811	\$845	4%
North Cass	1759	25	99%	\$1,069	\$1,123	5%
South Cass	259	4	98%	\$878	\$888	1%
Woodbridge	337	2	99%	\$1,016	\$1,045	3%
WSU - Rental	309	4	99%	\$815	\$883	8%
<b>Overall District</b>	<b>5802</b>	<b>131</b>	<b>98%</b>	<b>\$1,003</b>	<b>\$1,048</b>	<b>5%</b>

Neighborhood	Average Studio Rent		Average 1-Bedroom Rent		Average 2-Bedroom Rent	
	2017	2018	2017	2018	2017	2018
Art Center	\$891	\$968	\$975	\$1,009	\$1,371	\$1,359
Brush Park	\$950	\$950	\$1,480	\$1,618	\$2,139	\$2,302
Medical Center	\$750	\$848	\$1,026	\$1,079	\$1,291	\$1,383
New Center	\$685	\$701	\$863	\$867	\$1,189	\$1,227
North Cass	\$692	\$702	\$886	\$980	\$1,152	\$1,191
South Cass	-	-	\$856	\$856	\$1,081	\$1,115
Woodbridge	-	-	\$1,111	\$1,071	\$1,157	\$1,207
WSU - Rental	\$643	\$682	\$749	\$793	\$975	\$1,150
<b>Overall District</b>	<b>\$769</b>	<b>\$809</b>	<b>\$993</b>	<b>\$1,034</b>	<b>\$1,294</b>	<b>\$1,367</b>

MIDTOWN STUDENT HOUSING	Address	Neighborhood	Occupancy	Total Dorm Beds	Student Housing Type	Semester Rate
CCS: Taubman Center	201 E. Kirby	New Center	Near Full	300	3 Person	2675
					4-6 Person	2410
CCS: Art Centre Building	460 W. Baltimore	Art Center	Near Full	350	3 Person	2675
					4-6 Person	2410
WSU: Ghafari & Atchison Residential Halls	695 Williams Mall	WSU	Near Full	362	1 Person	4058
					2 Person	3071
					3 Person	2616
WSU: The Towers Residential Suites	655 W. Kirby	WSU	Near Full	852	1 Person	3685-4321
					2 Person	3217-3570
WSU: Thompson Home Suites	4756 Cass	WSU	Near Full	60	1 Person	4191
					2 Person	3136
					3 Person	2704
WSU: Helen DeRoy Apartments	5200 Anthony Wayne	WSU	Near Full	244	1 Person	4629
					2 Person	3674-4415
					Studio	3568
					1 Bed	3928
					2 Bed	4632
WSU: Chatsworth Tower Apartments	630 Merrick	WSU	Near Full	82	Studio	3372
					1 Bed	3940
					2 Bed	5084
WSU: University Tower Apartments	4500 Cass	North Cass	Near Full	294	1 Bed	4760
					2 Bed	5472
					3 Bed	7356



<b>MIDTOWN STUDENT HOUSING</b>	<b>Address</b>	<b>Neighborhood</b>	<b>Occupancy</b>	<b>Total Dorm Beds</b>	<b>Student Housing Type</b>	<b>Semester Rate</b>
WSU: Anthony Wayne Drive Apartments	5235 Anthony Wayne	WSU	Near Full	407/842	Studio	5780
					1 Bed	6017
					2 Bed	5286/Room
					4 Bed	4555/Room

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## Student Housing Summary

School	Dorm Bed Capacity	Occupancy	2017 Average Housing Costs	2018 Average Housing Costs	% Change
CCS	650	Near Capacity	\$2,543	\$3,049	20%
WSU	2301	Near Capacity	\$3,896	\$4,000	3%
<b>Overall</b>	<b>2951</b>	<b>Near Capacity</b>	<b>\$3,550</b>	<b>\$3,757</b>	<b>6%</b>

School	Average Cost: 1-Person Occupancy		Average Cost: 2-Person Occupancy		Average Cost: 3-6 Person Occupancy	
	2017	2018	2017	2018	2017	2018
CCS	-	\$3,400	-	\$3,250	\$2,743	\$2,933
WSU	\$3,965	\$4,084	\$3,126	\$3,200	\$2,582	\$2,660
<b>Overall</b>	<b>\$3,965</b>	<b>\$3,913</b>	<b>\$3,126</b>	<b>\$3,213</b>	<b>\$2,689</b>	<b>\$2,845</b>

\*\* Student housing is excluded from overall occupancy calculation due to fluctuations in the number of beds per dorm room from semester to semester. Student housing is typically close to fully occupied.