



CITY OF COLLEGE PARK

OFFICE OF ECONOMIC DEVELOPMENT

7401 BALTIMORE AVENUE SUITE 201 COLLEGE PARK, MD 20740 | 240.487.3501 | COLLEGEPAKMD.GOV

College Park Student Housing Report 2026

The City's student apartment inventory consists of 16 stabilized properties totaling approximately 10,892 beds across 3,587 units. Effective rents per bed range from approximately \$941 (Nine at College Park I) to \$1,757 (Arbor College Park), with a market-wide average of roughly \$1,314 per bed per month. The bulk of the student renter market centers in the \$1,200–\$1,550 range.

Occupancy across the stabilized rental inventory averages 96.4%, with thirteen of the sixteen stabilized properties are at or near full occupancy (97–100%). This high occupancy rate bolsters the perceived strength of the student housing market.

Most of College Park's off-campus student housing stock is concentrated within a half mile of campus, consisting of the majority of properties located along the Baltimore Avenue corridor or immediately adjacent to the Knox Road and Hartwick Road near the southern edge of the campus

Six properties have reached completion since 2022, The Nine at College Park II, Tempo, Aspen Heights College Park, The Standard at College Park, The Hub College, and Union on Knox. These six properties alone represent nearly 3,900 beds, all of which have been absorbed with occupancy rates at or above 97%, emphasizing the market's capacity to accommodate new projects without significant rent or occupancy disturbance.

In addition to the market-rate inventory, College Park's housing portfolio includes several buildings with affordable units — The Flats, Atworth, and Branchville Crossing — which provide income-restricted options for students and community residents.

The University of Maryland operates its own large residence hall system with 11,895 total beds distributed across more than 30 halls and organized into various communities across north and south campus. The catalog includes both traditional dorm style residence hall and apartment-style communities, most notably South Campus Commons (2,195 beds). The combined on- and off-campus housing stock provides College Park with a housing capacity of approximately 22,800+ beds dedicated to student accommodation.

College Park's student housing market is characterized by its consistent demand and high occupancy rates prompting an active development pipeline. The private market has responded to the University of Maryland's enrollment with a range of properties varying in price and style. With four projects in the pipeline and a stable on-campus system acting as an anchor for baseline demand, the student housing market is well-positioned to continue attracting investment.

This trajectory, however, sits in tension with the needs of College Park's non-student residents. The past decade of student-focused development has created a housing market with very little supply being targeted at working families, seniors, or lower-income communities. The affordable housing inventory — The Flats, Atworth, and Branchville Crossing — provides a meaningful but insufficient opposition to the growing market rate



CITY OF COLLEGE PARK

OFFICE OF ECONOMIC DEVELOPMENT

7401 BALTIMORE AVENUE SUITE 201 COLLEGE PARK, MD 20740 | 240.487.3501 | COLLEGEPARKMD.GOV

housing options in the City. These properties represent the primary, extremely limited, safety net for non-student residents in a housing stock that has been reshaped around a fundamentally transient student population. Nationally, we have witnessed Syracuse University and Big 10 Conference member, University of Oregon, have shuttered some of its student dormitories due to a notable decrease in freshman enrollment for the upcoming year.

Addressing the aforementioned housing market conditions currently facing the College Park housing market will require the City to pursue proactive strategies: inclusionary zoning practices, expanded affordable housing development projects, focusing on workforce housing programs, and partnership with the county and state to ensure that College Park's growth serves the full scope of its community, not only the student population.