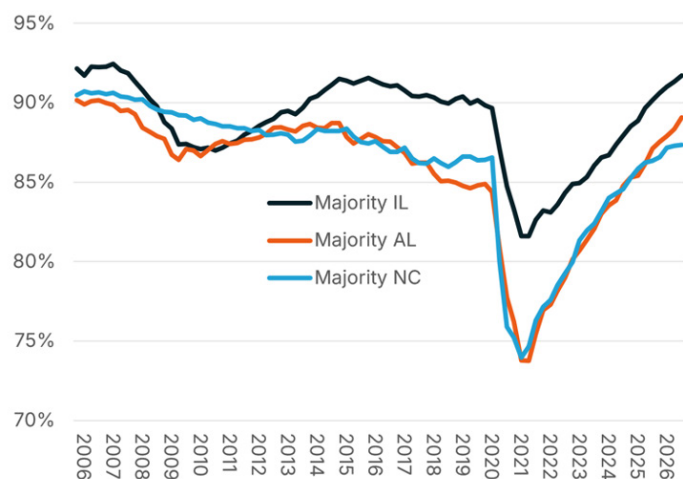


 NIC MAP	Senior Housing			Nursing Care
	Overall	Majority IL	Majority AL	Majority NC
Source: NIC MAP®	Market Fundamentals 3Q26			
Occupancy	90.4%	91.7%	89.1%	87.3%
Annual Rent Growth	4.6%	4.6%	4.6%	5.3%
Annual Absorption	2.4%	2.1%	2.7%	1.1%
Annual Inventory Growth	0.4%	0.3%	0.4%	0.0%
Construction vs. Inventory	2.3%	2.2%	2.4%	0.3%
Rolling 4-Quarter Starts vs. Inventory	0.8%	0.7%	0.8%	0.2%
	Capital Markets 2Q26			
Transaction Volume (millions)	\$5,161.60			\$2,225.80
Rolling 4-Quarter Price Per Unit	\$198,826			\$119,640
Rolling 4-Quarter Cap Rate	Protected			Protected

Occupancy by Property Type
NIC MAP | Primary Markets



*Overall Senior Housing combines Majority IL and Majority AL Properties

Source: Source: NIC MAP®

Data for the Market Fundamentals is representative of the Top 31 Primary metropolitan markets.

Data for the Capital Markets is representative of all U.S. property transaction of at least \$2.5 million.

Key Findings

- Senior housing occupancy for the third quarter of 2026 was 90.4%, up 60 basis points from the previous quarter.
- Independent living properties' average occupancy grew by 40 basis points to 91.7% in the third quarter.
- In the third quarter of 2026, assisted living properties' average occupancy was 89.1%, an increase of 80 basis points.
- The average occupancy for nursing care properties was 87.3% in the third quarter, unchanged from the prior quarter.

About NIC MAP:

NIC MAP is the senior housing industry's independent market-data service. We bring together occupancy, rate trends, and the construction pipeline across 35,000+ U.S. properties in a single platform built for senior housing — informing the investment, underwriting, and research decisions of the industry leaders who shape it, including the top senior housing operators, federal agencies, and major capital providers. For more information, visit www.nicmap.com.