

WEEKLY HOSPITAL REAL ESTATE BRIEFING: 'TIS THE SEASON FOR HOSPITAL REAL ESTATE

As we head into the holidays, we want to thank you for being a valued reader of our *Weekly Hospital Real Estate Briefing*. We hope you are able to enjoy time with friends and family in the days ahead. To provide you with a few timely topics to consider over the holidays, we've compiled a list of stories we hope you will enjoy. Merry Christmas and Happy Holidays!

1. Blake Madden from **Hospitalogy** published his 2026 health care predictions. Key takeaways include: 1) payers will lean into AI to review claims, pricing and benefit programs; 2) health IT spending will slow as providers digest new technology platforms; 3) states will consider or enact price caps on health care prices; 4) health systems will bypass payers and execute on direct-to-employer and direct-to-consumer models; and 5) the FDA will loosen approvals for promising cancer and gene therapies.
2. Colliers **published** a list of health care stats to watch in 2026, including: 1) profit margins are expected to contract 100 basis points by 2027; 2) health care costs will outpace the GDP by 1.2% per year over the next five years; and 3) half of all health care workers are considering leaving their jobs, which will impact staffing strategies and space needs.
3. Revista published **hospital sales data** from the past 12 months. Key takeaways include: 1) 52 general hospitals sold at an average price of \$88M; 2) 19 rehab hospitals sold at an average price of \$30.7M; and 3) seven behavioral hospitals sold at an average price of \$22.5M.
4. Health Facilities Management **published** the results of its 2025 Salary Survey. Key takeaways include: 1) 66% of facility managers reported an increase in their salary; 2) the average facility manager salary in 2025 was \$129,912, while the average construction manager salary was \$166,931; and 3) work-life balance was the top indicator of job satisfaction, while inadequate staffing and resources were the top reason for dissatisfaction.
5. Harvard **research** indicates that hospitals acquired by real estate investment trusts ("REITS") were 5.7 times more likely to close or file for bankruptcy protection compared to hospitals that were not owned by a REIT.
6. Boston Children's Hospital **announced** plans to build a new 116-bed, \$640M psychiatric hospital in the Brighton neighborhood. Billionaire philanthropists Rob and Karen Hale have committed \$100M to the project.
7. The former Lutheran Hospital campus in Wheat Ridge, Colorado, **has been sold** to a developer. The 72-acre campus will be redeveloped into 1,200 to 1,500 residential units.
8. AdventHealth has **agreed to pay** \$9.4M for 20 acres in Osceola County, Florida, near NeoCity South. Advent is planning to develop a new 80-bed hospital on the land, with plans that allow for an expansion of the hospital to accommodate 200 beds.
9. The location of the new MD Anderson Cancer Center in Austin, Texas, **remains unclear**. A 13-acre site on the edge of the UT Austin campus was initially identified for the project. In November, UT's Board of Regents announced plans to pursue a larger site with a bold vision to create a health care district of the future.
10. NYU Langone and Comunilife recently **established** a novel partnership designed to find housing for housing-unstable patients. The partnership gives NYU Langone the right to lease affordable housing units and beds across New York City for patients who need shelter upon being discharged.

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