

## Market Line - HOUSTON

### HOUSTON OVERVIEW

Occupancy: **89.5%**  
 Price: **1,013 \$/mo**  
 Rental Rate: **114.9 c/sf/mo**  
 Size: **882 sf**

Past 12 Months:  
**4.3% Rental Rate growth**  
**15,658 units absorbed**

Operating Supply:  
**2,722 communities**  
**638,305 units**

Recently Opened (12 mo):  
**64 communities**  
**16,597 units**

Under Construction:  
**36 communities**  
**9,719 units**

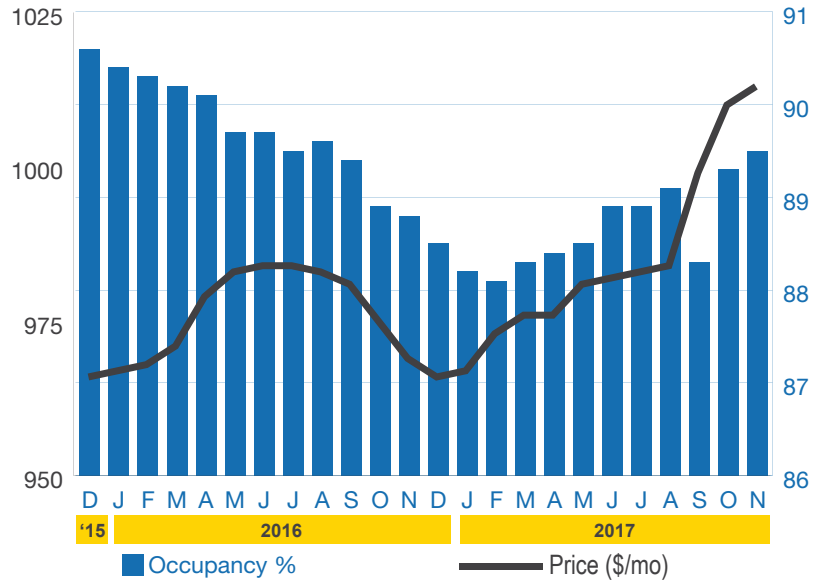
Proposed Construction:  
**56 communities**  
**16,486 units**

The box on the left displays a **snapshot** of the current market conditions.

The graph on the right displays the overall **occupancy** and effective **rental prices** over the past 24 months. These statistics are derived from a continuous survey of all apartment communities. Effective rental prices are calculated net of concessions and utility adjustments.

The table below lists the **5 hottest submarkets** in the Greater Houston area. There are a total of 41 submarkets, and the ranking is based on the best combination of rental rate growth and absorption over the past 3 months.

History of Effective Price & Occupancy



The table below distributes and analyzes **concessions** (specials) by classification. Concessions generally are represented by three types of specials: move-in, months free, or floorplan. ApartmentData.com captures the effect of these specials and prorates them over a lease term to arrive at a percentage reduction in market or street rents.

### HOTTEST SUBMARKETS Over The Past 3 Months

Rank	Submarket	Annualized Growth %	% of Mkt Absorbed
1	Highland Village/ Upper Kirby/ West U	18.2%	3.7%
2	Katy/ Cinco Ranch/ Waterside	19.9%	3.0%
3	Bear Creek/ Copperfield/ Fairfield	20.7%	2.8%
4	Westchase	17.2%	3.2%
5	Tomball/ Spring	13.6%	4.4%

### CONCESSIONS

Class	Total Units w/ Concessions	% of Total Units	Citywide Effect	Average Special
ALL	198,539	31%	-2.4%	-7.3%
A	60,317	40%	-4.3%	-9.6%
B	57,405	25%	-1.2%	-5.0%
C	67,506	33%	-1.6%	-5.1%
D	13,311	25%	-1.5%	-6.3%

## Other Texas Markets

### DALLAS/FT WORTH

Occupancy: **91.8%**  
 Price: **1,074 \$/mo**  
 Rental Rate: **123.3 c/sf/mo**  
 Size: **871 sf**

Past 12 Months:  
**5.5% Rental Rate growth**  
**14,232 units absorbed**

Operating Supply:  
**2,959 communities**  
**688,962 units**

### SAN ANTONIO

Occupancy: **90.2%**  
 Price: **914 \$/mo**  
 Rental Rate: **107.7 c/sf/mo**  
 Size: **849 sf**

Past 12 Months:  
**2.7% Rental Rate growth**  
**3,805 units absorbed**

Operating Supply:  
**863 communities**  
**181,904 units**

### AUSTIN

Occupancy: **91.0%**  
 Price: **1,181 \$/mo**  
 Rental Rate: **135.4 c/sf/mo**  
 Size: **872 sf**

Past 12 Months:  
**2.3% Rental Rate growth**  
**7,033 units absorbed**

Operating Supply:  
**921 communities**  
**213,643 units**

ApartmentData.com has been providing apartment data and marketing products since 1986. We provide real time access for property specific information, market surveys and historic submarket data for over 2.5 million apartment units in Texas, Georgia, and Arizona.



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