

Market Line - HOUSTON

HOUSTON OVERVIEW

Occupancy: 89.9%
 Price: 1,265 \$/mo
 Rental Rate: 1.42 \$/sf/mo
 Size: 891 sf

Past 12 Months:
 1.8% Rental Rate growth
 3,067 units absorbed

Operating Supply:
 3,078 communities
 727,736 units

Recently Opened (12 mo):
 78 communities
 18,678 units

Under Construction:
 83 communities
 22,478 units

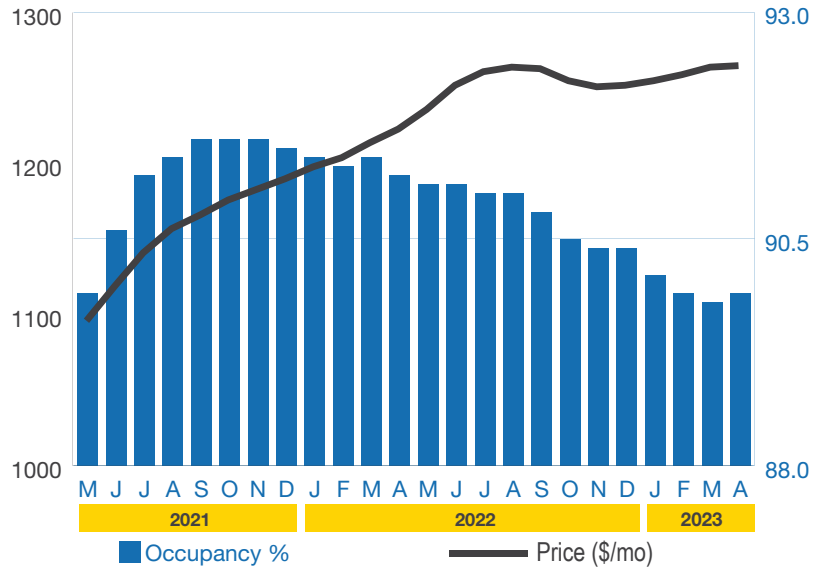
Proposed Construction:
 103 communities
 31,719 units

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 42 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	I-69 North	19.2%	1.1%
2	Conroe North/ Montgomery	10.4%	0.8%
3	Richmond/ Rosenberg	9.7%	1.0%
4	Friendswood/ Pearland East	9.7%	0.9%
5	Northeast Houston/ Crosby	10.7%	0.5%

CONCESSIONS

Class	Total Units w/ Concessions	% of Total Units	Citywide Effect	Average Special
ALL	227,025	31%	-1.8%	-5.4%
A	78,204	40%	-2.5%	-6.1%
B	82,009	31%	-1.4%	-4.5%
C	60,553	30%	-1.5%	-5.1%
D	6,259	9%	-0.5%	-5.8%

Other Texas Markets

DALLAS/FT WORTH

Occupancy: 91.6%
 Price: 1,496 \$/mo
 Rental Rate: 1.70 \$/sf/mo
 Size: 881 sf

Past 12 Months:
 0.3% Rental Rate growth
 1,945 units absorbed

Operating Supply:
 3,418 communities
 824,265 units

SAN ANTONIO

Occupancy: 89.4%
 Price: 1,209 \$/mo
 Rental Rate: 1.40 \$/sf/mo
 Size: 863 sf

Past 12 Months:
 -0.3% Rental Rate growth
 -820 units absorbed

Operating Supply:
 1,013 communities
 219,535 units

AUSTIN

Occupancy: 89.1%
 Price: 1,623 \$/mo
 Rental Rate: 1.85 \$/sf/mo
 Size: 877 sf

Past 12 Months:
 -2.7% Rental Rate growth
 7,204 units absorbed

Operating Supply:
 1,204 communities
 289,160 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 3.5 million apartment units in AZ, FL, GA, NC, TN, and TX.

Interested in discussing these trends or scheduling a demo? Contact us today!

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