

## Market Line - HOUSTON

### HOUSTON OVERVIEW

Occupancy: **89.9%**  
 Price: **1,029 \$/mo**  
 Rental Rate: **116.7 c/sf/mo**  
 Size: **882 sf**

Past 12 Months:  
**5.3% Rental Rate growth**  
**14,009 units absorbed**

Operating Supply:  
**2,741 communities**  
**643,385 units**

Recently Opened (12 mo):  
**51 communities**  
**12,327 units**

Under Construction:  
**40 communities**  
**10,327 units**

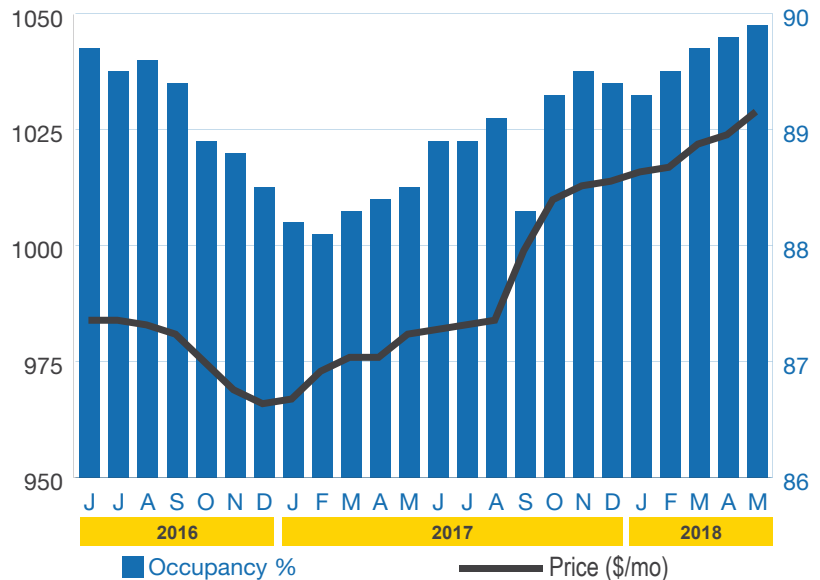
Proposed Construction:  
**64 communities**  
**18,288 units**

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	Woodlands/ Conroe South	14.9%	2.0%
2	Heights/ Washington Ave	11.6%	1.3%
3	Tomball/ Spring	5.7%	2.2%
4	Greenspoint/ Northborough/ Aldine	5.7%	2.7%
5	Beltway 8 / I-45 South	11.2%	1.1%

### CONCESSIONS

Class	Total Units w/ Concessions	% of Total Units	Citywide Effect	Average Special
ALL	233,965	36%	-2.6%	-6.8%
A	71,219	48%	-4.7%	-9.1%
B	83,370	34%	-1.6%	-4.7%
C	67,852	34%	-1.6%	-4.9%
D	11,524	23%	-1.5%	-6.9%

## Other Texas Markets

### DALLAS/FT WORTH

Occupancy: **91.6%**  
 Price: **1,094 \$/mo**  
 Rental Rate: **125.3 c/sf/mo**  
 Size: **873 sf**

Past 12 Months:  
**1.6% Rental Rate growth**  
**17,313 units absorbed**

Operating Supply:  
**3,012 communities**  
**702,750 units**

### SAN ANTONIO

Occupancy: **89.8%**  
 Price: **928 \$/mo**  
 Rental Rate: **109.2 c/sf/mo**  
 Size: **850 sf**

Past 12 Months:  
**1.0% Rental Rate growth**  
**4,885 units absorbed**

Operating Supply:  
**886 communities**  
**186,909 units**

### AUSTIN

Occupancy: **90.6%**  
 Price: **1,207 \$/mo**  
 Rental Rate: **138.3 c/sf/mo**  
 Size: **873 sf**

Past 12 Months:  
**-0.7% Rental Rate growth**  
**8,511 units absorbed**

Operating Supply:  
**952 communities**  
**220,494 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 million apartment units in AZ, GA, NC, TN, and TX.



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