

## Market Line - HOUSTON

### HOUSTON OVERVIEW

Occupancy: **89.5%**  
 Price: **1,022 \$/mo**  
 Rental Rate: **1.16 \$/sf/mo**  
 Size: **882 sf**

Past 12 Months:  
**0.4% Rental Rate growth**  
**7,974 units absorbed**

Operating Supply:  
**2,765 communities**  
**648,510 units**

Recently Opened (12 mo):  
**41 communities**  
**9,211 units**

Under Construction:  
**57 communities**  
**17,220 units**

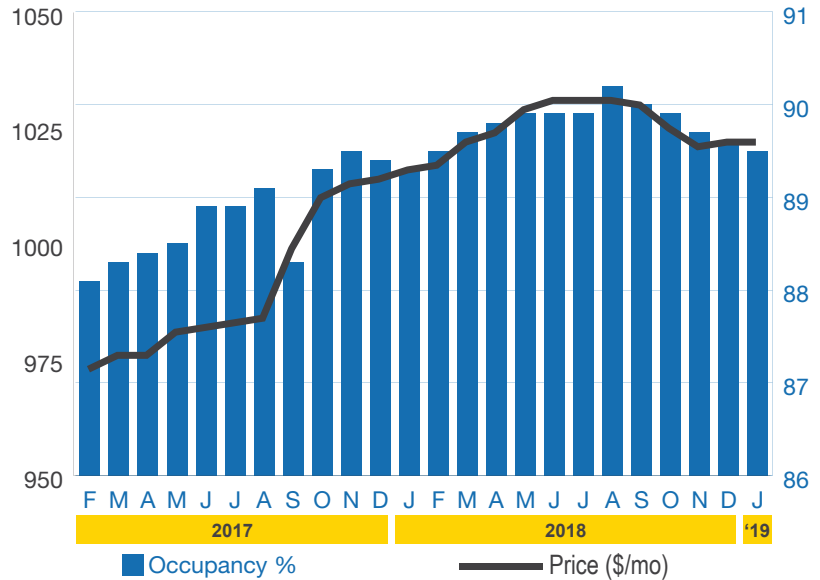
Proposed Construction:  
**95 communities**  
**27,264 units**

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	6.2%	0.5%
2	Northline	5.9%	0.5%
3	Montrose/ Museum/ Midtown	0.7%	1.3%
4	Beltway 8 / I-45 South	12.5%	0.0%
5	Sugar Land/ Stafford/ Sienna	2.4%	0.2%

### CONCESSIONS

Class	Total Units w/ Concessions	% of Total Units	Citywide Effect	Average Special
ALL	279,934	43%	-3.2%	-7.2%
A	74,138	51%	-5.2%	-9.6%
B	106,586	42%	-2.3%	-5.6%
C	88,020	43%	-2.3%	-5.5%
D	11,190	27%	-1.7%	-5.9%

## Other Texas Markets

### DALLAS/FT WORTH

Occupancy: **91.3%**  
 Price: **1,107 \$/mo**  
 Rental Rate: **1.27 \$/sf/mo**  
 Size: **874 sf**

Past 12 Months:  
**3.0% Rental Rate growth**  
**21,278 units absorbed**

Operating Supply:  
**3,060 communities**  
**717,933 units**

### SAN ANTONIO

Occupancy: **89.6%**  
 Price: **945 \$/mo**  
 Rental Rate: **1.11 \$/sf/mo**  
 Size: **851 sf**

Past 12 Months:  
**3.5% Rental Rate growth**  
**6,271 units absorbed**

Operating Supply:  
**903 communities**  
**191,319 units**

### AUSTIN

Occupancy: **91.5%**  
 Price: **1,235 \$/mo**  
 Rental Rate: **1.41 \$/sf/mo**  
 Size: **874 sf**

Past 12 Months:  
**6.0% Rental Rate growth**  
**11,693 units absorbed**

Operating Supply:  
**973 communities**  
**226,468 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.



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