

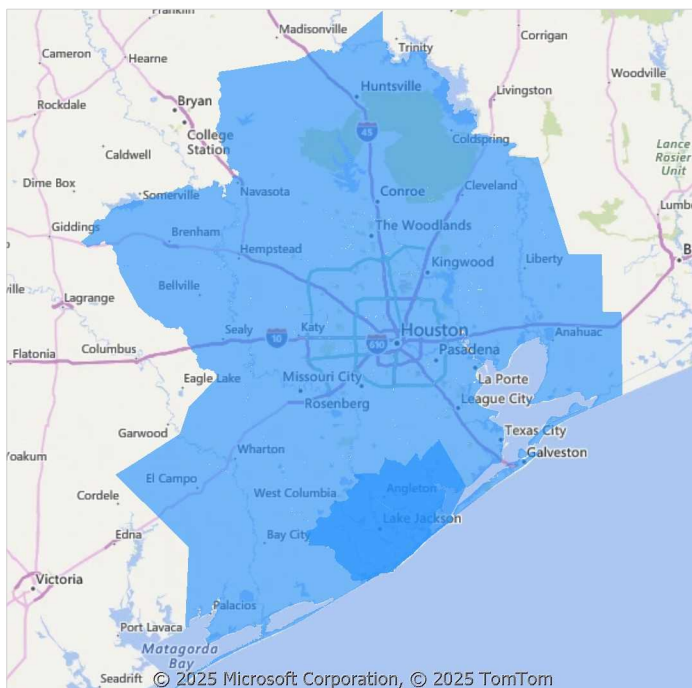
A nighttime photograph of the Houston skyline. Several tall skyscrapers are illuminated with lights, their windows glowing. In the foreground, there is a park area with green grass, trees, and a wooden walkway. The sky is dark blue. A large, curved white line separates the image from a solid blue background at the bottom.

MARCH 2025

HOUSTON

MULTIFAMILY

RENTAL TRENDS
SUPPLY/DEMAND
EMPLOYMENT ANALYTICS



National Ranking
Out of 133 Markets

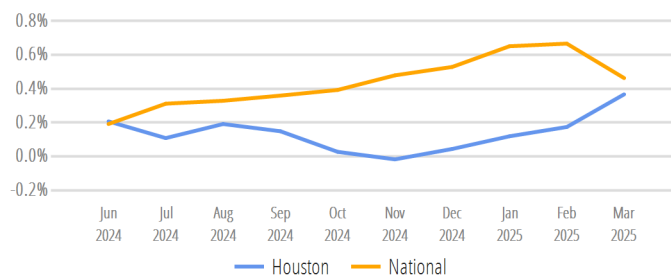
99 Rent
Growth

42 Employment
Growth

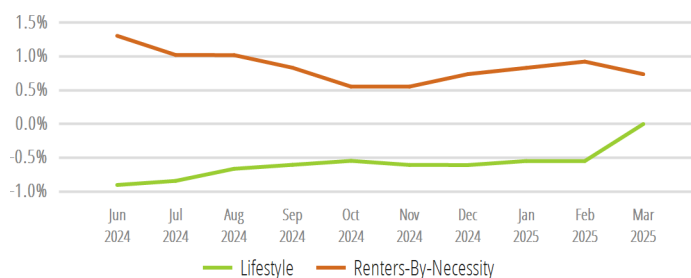
70 Completions

RENTAL TRENDS

Houston vs National Rent Growth
Year-over-Year



Houston Rent Growth by Asset Class
Year-over-Year



SUPPLY

Inventory by Property Status
of Properties

3,166
Completed

769,760 Units

130
Under Construction

31,903 Units

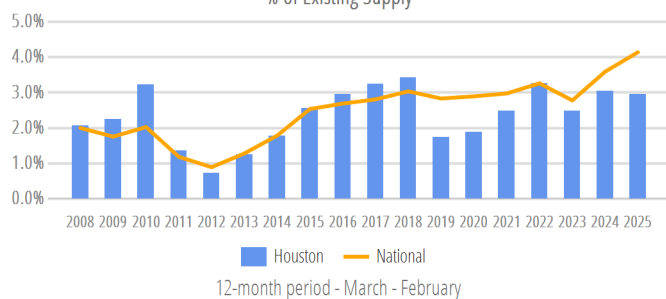
80
Planned

19,498 Units

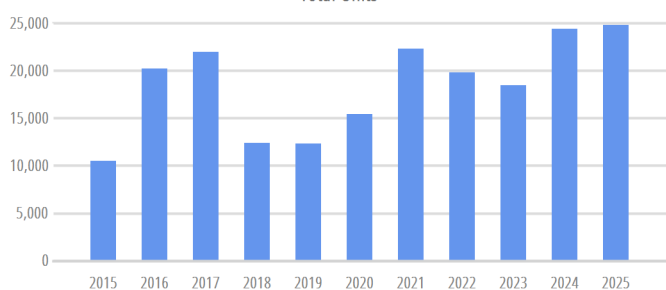
235
Prospective

44,733 Units

Completions
% of Existing Supply

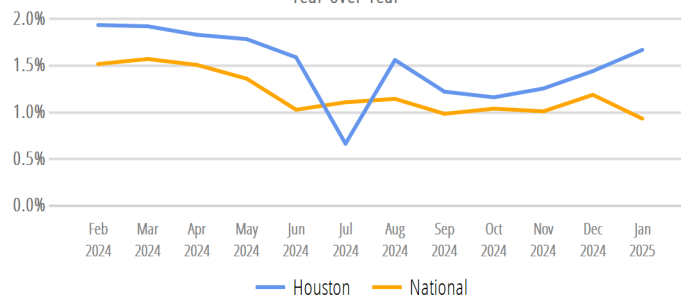


Completions
Total Units



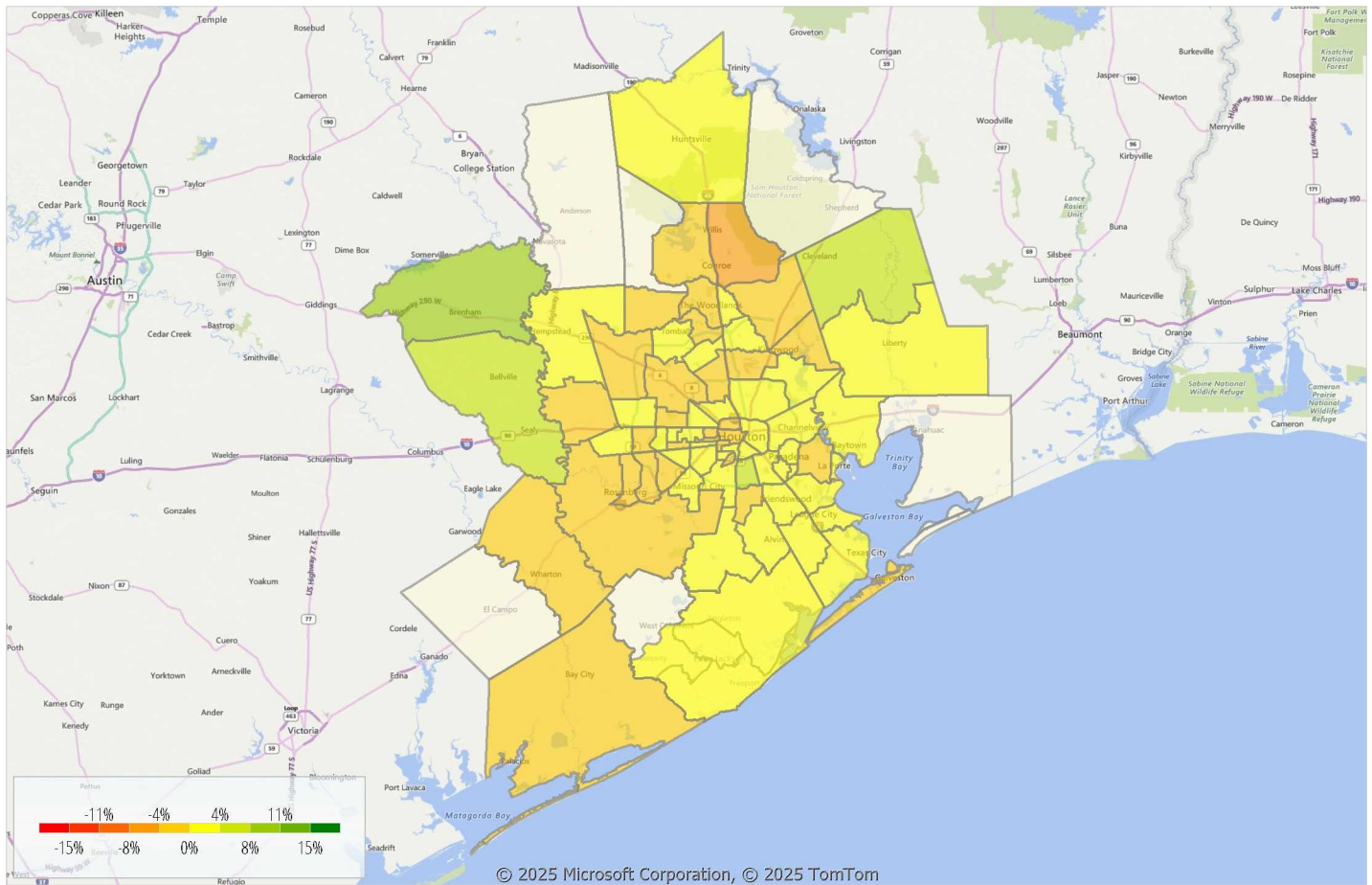
DEMAND

Employment Percentage Change
Year-over-Year



Employment Sector	Current Share	YOY Change
Professional and Business Services	16.4%	10,800 2.0%
Education and Health Services	13.5%	9,500 2.1%
Other Services	3.9%	8,300 6.6%
Mining, Logging and Construction	9.0%	7,200 2.4%
Trade, Transportation, and Utilities	20.4%	7,100 1.0%
Government	13.4%	7,000 1.5%
Leisure and Hospitality	10.4%	5,300 1.5%
Manufacturing	7.0%	3,200 1.4%
Financial Activities	5.3%	-400 -0.2%
Information	0.9%	-1,500 -4.9%

SUBMARKETS YEAR-OVER-YEAR RENT GROWTH



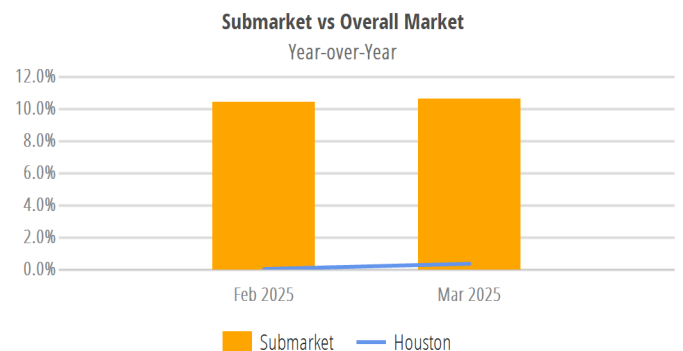
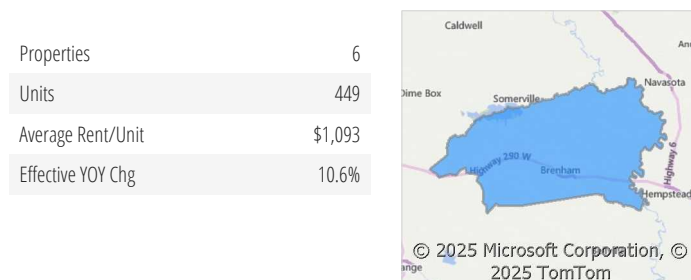
HIGHEST OVERALL PERFORMING SUBMARKETS

Submarket	Rent	Occupancy	YOY Change
Brenham	\$1,093	95.5%	10.6%
Pierce Junction	\$1,325	90%	5.0%
Cleveland	\$1,008	97.1%	4.2%
Austin County	\$1,239	96.4%	4.1%
Baytown	\$1,167	92.1%	3.3%

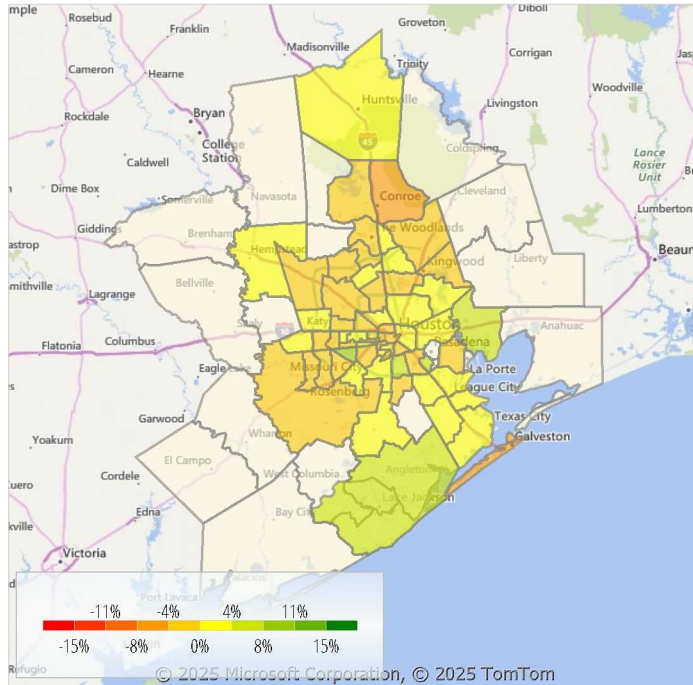
LOWEST OVERALL PERFORMING SUBMARKETS

Submarket	Rent	Occupancy	YOY Change
Northwest Harris County	\$1,852	92.9%	-2.4%
Conroe - west	\$1,318	92%	-2.9%
Magnolia	\$1,331	92.2%	-3.4%
Brookshire	\$1,582	93.7%	-3.7%
Conroe - east	\$1,234	89.8%	-3.8%

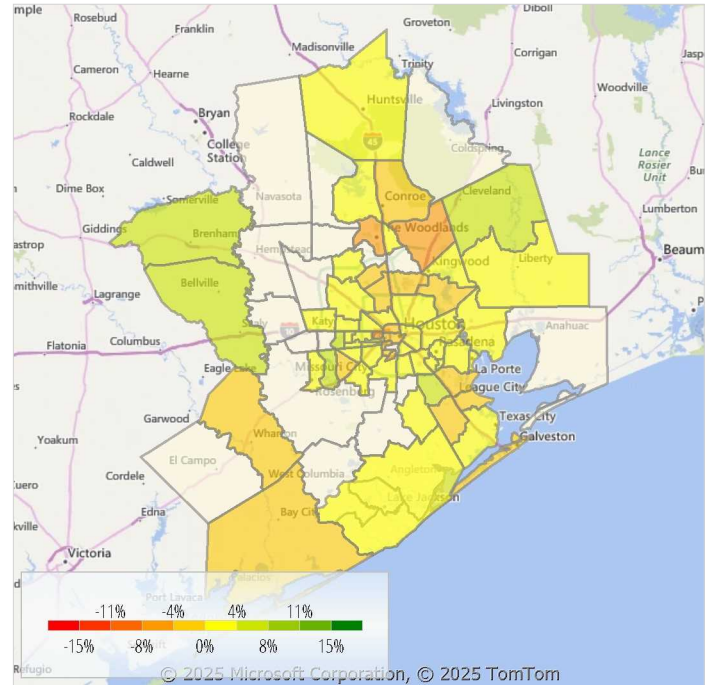
HIGHEST PERFORMING SUBMARKET - BRENHAM



LIFESTYLE APARTMENTS - YEAR-OVER-YEAR RENT GROWTH



RENTERS-BY-NECESSITY APARTMENTS - YEAR-OVER-YEAR RENT GROWTH



HIGHEST PERFORMING SUBMARKETS - LIFESTYLE

Submarket	Rent	Occupancy	YOY Change
Sugar Land - north	\$1,419	95.7%	9.3%
Pierce Junction	\$1,669	96.1%	6.0%
Baytown	\$1,455	94%	4.9%
Lake Jackson/Angleton	\$1,301	91.9%	4.7%
South Houston	\$1,173	97%	4.5%

HIGHEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
Brenham	\$1,057	97.3%	6.4%
Richmond	\$1,253	90.4%	6.3%
Austin County	\$1,036	97%	5.5%
George Bush Park	\$1,256	95.1%	4.6%
Cleveland	\$1,008	97.1%	4.2%

SUGAR LAND - NORTH

	Lifestyle	RBN	Overall
Properties	8	53	61
Units	1,508	13,626	15,134
Avg Rent/Unit	\$1,419	\$1,110	\$1,141
Effective YOY Chg	9.3%	0.6%	1.6%

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BRENHAM

	RBN	Lifestyle	Overall
Properties	4	2	6
Units	293	156	449
Avg Rent/Unit	\$1,057	\$1,161	\$1,093
Effective YOY Chg	6.4%	18.1%	10.6%

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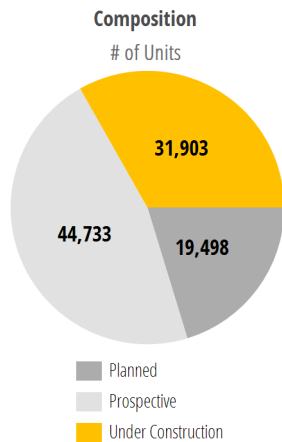
LOWEST PERFORMING SUBMARKETS - LIFESTYLE

Submarket	Rent	Occupancy	YOY Change
Northwest Harris County	\$1,874	92.9%	-2.1%
Humble/Westfield	\$1,245	86.2%	-3.2%
Conroe - west	\$1,378	92.2%	-3.6%
Galveston	\$1,688	89%	-4.1%
Conroe - east	\$1,362	90.7%	-4.2%

LOWEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
Conroe - east	\$1,103	88.8%	-3.4%
Atascocita	\$1,207	94.8%	-3.6%
The Woodlands	\$1,304	90.7%	-5.2%
Hunters Creek	\$1,352	93.9%	-5.3%
Porter	\$1,200	90.9%	-5.7%

OVERALL DEVELOPMENT ACTIVITY



National Ranking

Out of 133 Markets

6

Overall

31,903 Units

7

Lifestyle

26,627 Units

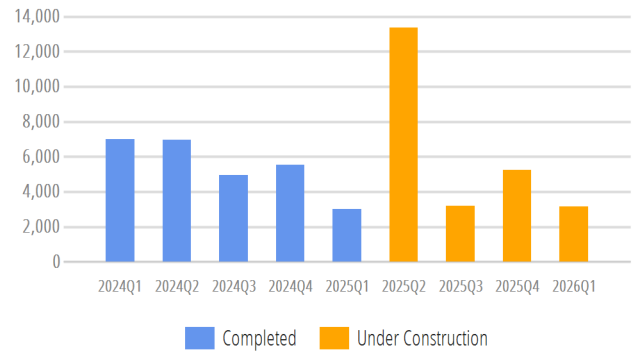
9

Renters-by-Necessity

5,276 Units

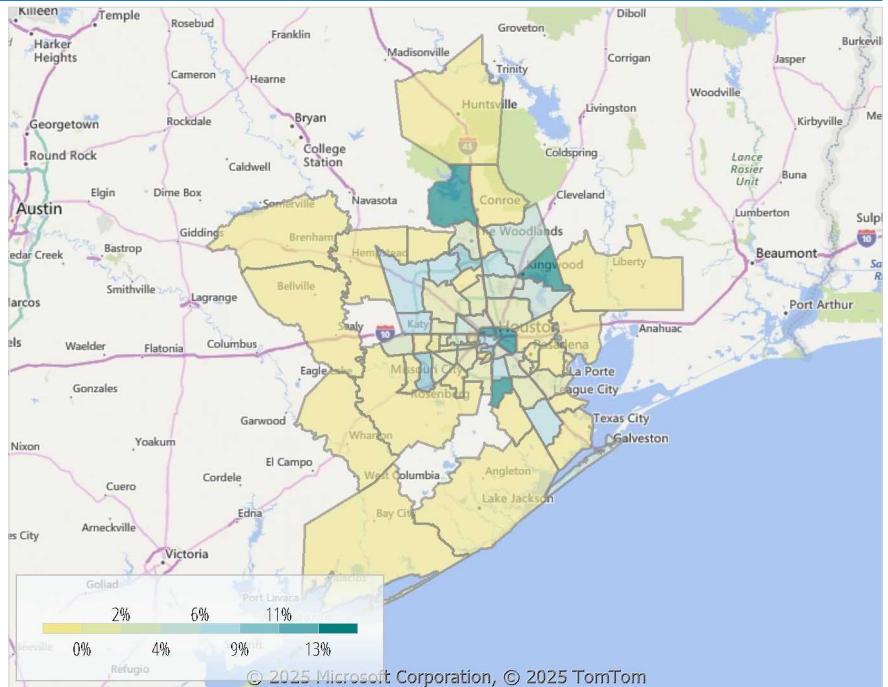
Unit Completions by Quarter

Historic and Projected



PROJECTED COMPLETIONS AS % OF PRIOR INVENTORY - 12 MONTHS ENDING FEBRUARY 2026

Submarket	Growth	# Units
The Heights	21.4%	2,391
Kingwood	16.7%	470
Clear Creek	15.1%	463
Conroe - west	13.5%	1,203
East End	13.1%	1,489
Richmond	9.3%	955
Museum District	9.1%	889
Avonak	8.9%	711
Tomball	8.1%	550
Spring	7.8%	269
Northwest Harris County	7.6%	266
+ 33 More Submarkets		14,829
Market Overall	3.2%	24,485 Units



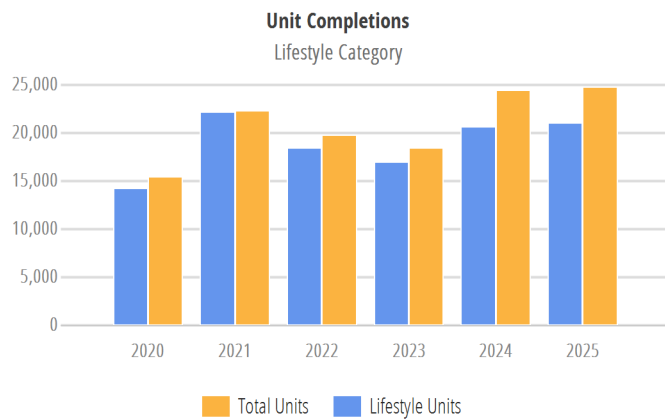
LARGEST COMMUNITIES UNDER CONSTRUCTION

Project	Address	# Units	Developer
Cathedral Lakes North	611 Basilica Bay Drive Spring, TX 77386	840	Resia
Pradera Oaks	19302 Pradera Meadows Loop Rosharon, TX 77583	812	Wan Bridge
RO, The	3120 Buffalo Speedway Houston, TX 77098	644	Transwestern
Warehouse District	813 McKee Street Houston, TX 77002	488	Urban Genesis
X Houston	5501 La Branch Street Houston, TX 77004	475	X Company, The

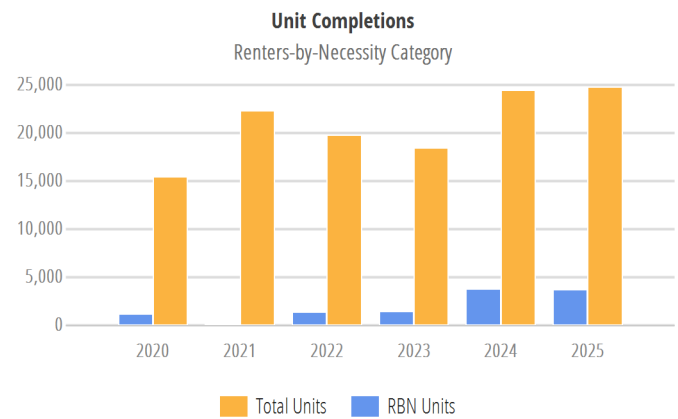
TOP DEVELOPERS BY UNITS UNDER CONSTRUCTION

Developer	# Units	# Props
Alliance Residential Company	2,249	7
Houston Housing Authority	1,397	5
Wan Bridge	1,305	3
Urban Genesis	1,063	3
Sueba USA	915	3
Resia	840	1
Mill Creek Residential	735	2
Fairfield Residential	720	2
High Street Residential	679	3
OHT Partners	652	2

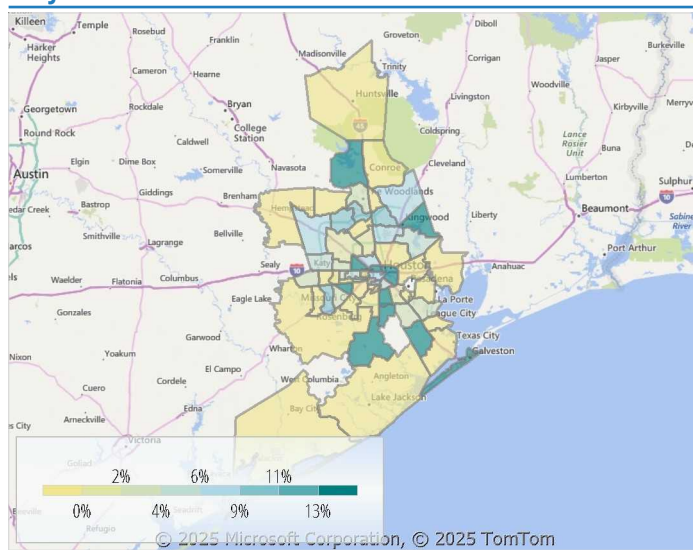
LIFESTYLE DEVELOPMENT ACTIVITY



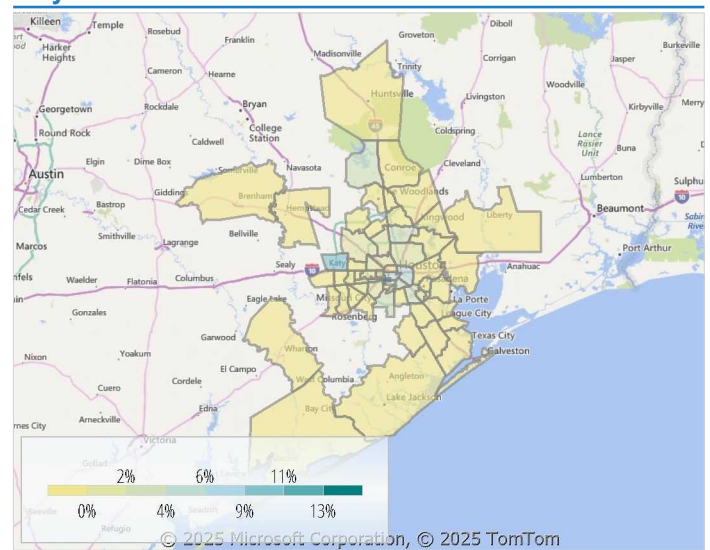
RENTERS-BY-NECESSITY DEVELOPMENT ACTIVITY



PROJECTED LIFESTYLE COMPLETIONS AS % OF INVENTORY



PROJECTED RBN COMPLETIONS AS % OF INVENTORY

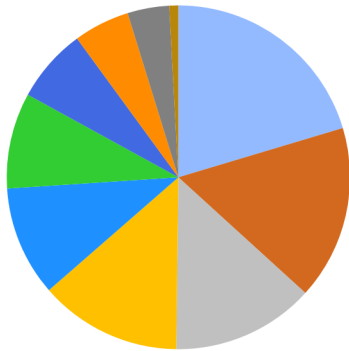


Submarket	Growth	# Units
Northwest Brazoria County	253.0%	812
Kingwood	37.3%	470
Pierce Junction	33.0%	492
East End	30.2%	989
The Heights	28.4%	2,391
Galveston	22.5%	300
Sugar Land - north	21.7%	341
Clear Creek	18.0%	463
Spring Valley	17.4%	800
Conroe - west	16.2%	1,152
League City - west	14.3%	151
+ 28 More Submarkets		12,427
Market Overall		5.5%
		20,788 Units

Submarket	Growth	# Units
River Oaks	17.1%	228
Cinco Ranch - north	10.3%	300
East End	6.2%	500
West End/Downtown	4.5%	149
William P Hobby Airport	3.1%	381
Missouri City	2.8%	155
Conroe - west	2.8%	51
GreaterThird Ward	2.4%	135
Humble/Westfield	2.2%	325
Jersey Village/Salsuma	2.0%	265
Galveston	1.6%	84
+ 7 More Submarkets		1,070
Market Overall		0.9%
		3,643 Units

EMPLOYMENT COMPOSITION BY INDUSTRY SECTOR

Employment Composition by Industry

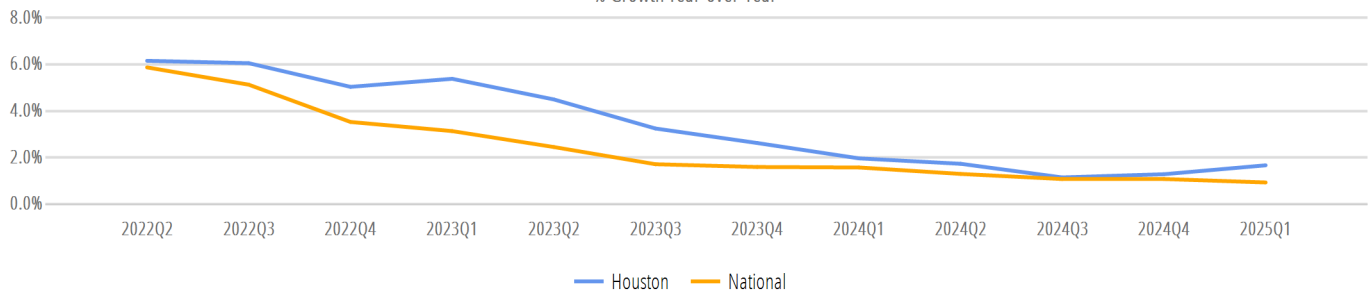


Employment Sector

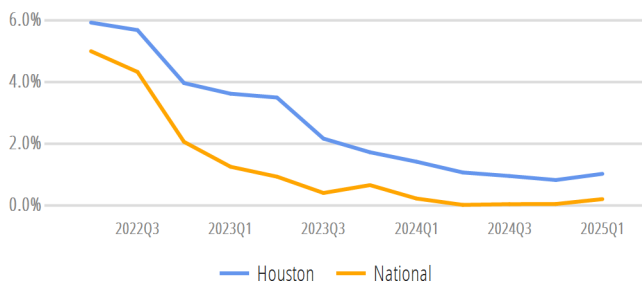
Employment Sector	Employment Jobs	% Share	National Rank	YOY Change Jobs	YOY Change Pct.	5-Year Change Jobs	5-Year Change Pct.
Trade, Transportation, and Utilities	701K	20.4%	8	7.1K	1.0%	66.1K	10.4%
Professional and Business Services	563K	16.4%	9	10.8K	2.0%	55.2K	10.9%
Education and Health Services	463K	13.5%	10	9.5K	2.1%	51.5K	12.5%
Government	461K	13.4%	8	7.0K	1.5%	41.0K	9.8%
Leisure and Hospitality	356K	10.4%	8	5.3K	1.5%	26.0K	7.9%
Mining, Logging and Construction	310K	9.0%	2	7.2K	2.4%	1.4K	0.5%
Manufacturing	240K	7.0%	5	3.2K	1.4%	5.1K	2.2%
Financial Activities	181K	5.3%	11	-0.4K	-0.2%	13.2K	7.9%
Other Services	135K	3.9%	9	8.3K	6.6%	18.7K	16.1%
Information	29K	0.9%	23	-1.5K	-4.9%	-3.4K	-10.4%
Total Non-Farm	3439K	100.0%	9	56.5K	1.7%	274.8K	8.7%

EMPLOYMENT GROWTH TREND FOR TOTAL NON-FARM AND TWO LARGEST INDUSTRY SECTORS

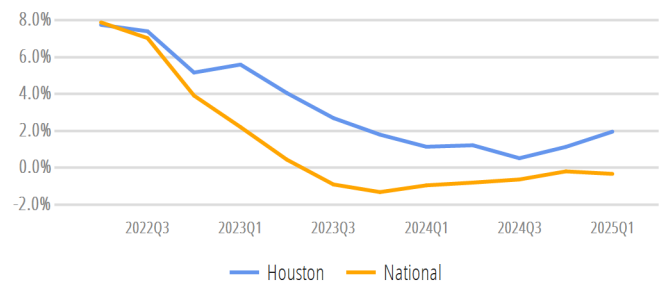
Total Non-farm Employment
% Growth Year-over-Year



Trade, Transportation, and Utilities
% Growth Year-over-Year

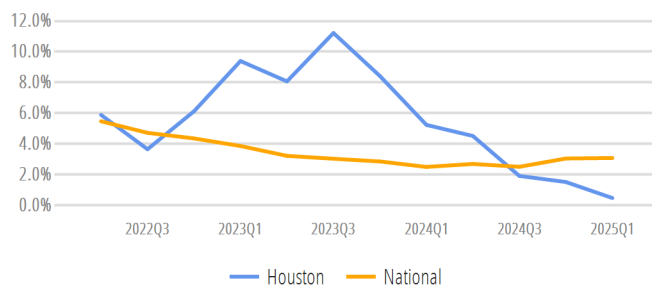


Professional and Business Services
% Growth Year-over-Year

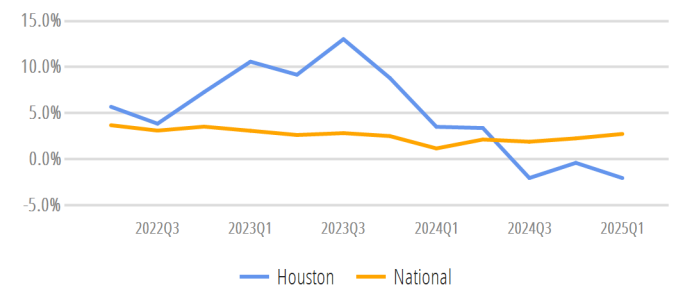


EARNINGS GROWTH TREND VS NATIONAL

Average Hourly Wages
% Growth Year-over-Year



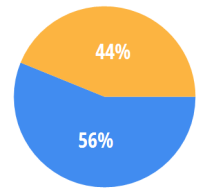
Average Weekly Salary
% Growth Year-over-Year



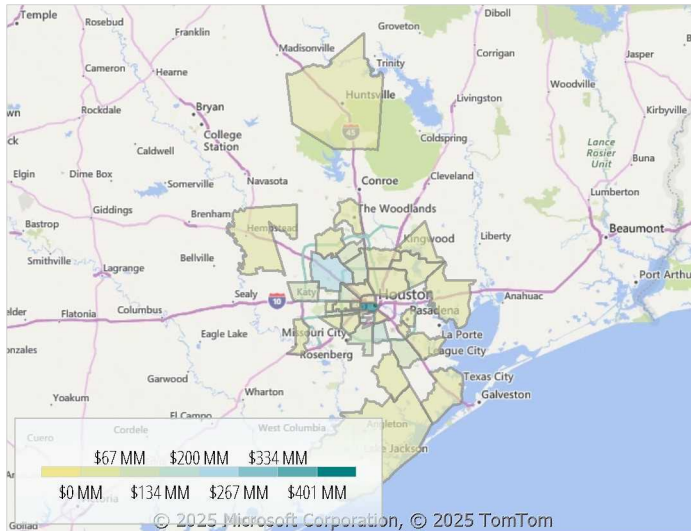
Prior 12 Months

National Ranking Out of 133 Markets	75 Sale Price \$140,901 Average Price/Unit	3 Sale Velocity 73 Properties Sold	8 Sale Volume \$2,588MM Total Sales
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	Lifestyle	RBN
# Properties	41	32
Total \$MM	\$1,868	\$720
Avg \$/Unit	\$162,237	\$105,075



MOST ACTIVE SUBMARKETS BY TRANSACTION VOLUME



Submarket	#	Units	\$MM
West End/Downtown	8	2,436	\$467.4
Jersey Village/Salsuma	6	2,235	\$257.9
Pierce Junction	1	240	\$188.8
Piney Point Village - north	5	1,626	\$177.2
Bellaire	1	483	\$142.9
Louetta	2	529	\$92.9
Spring Valley	2	695	\$88.7
Royal Oaks Country Club	2	800	\$87.7
Cinco Ranch - north	2	525	\$81.5
Bammel	3	684	\$79.3
+ 28 More Submarkets	41	8,115	\$923.8
Total	73	18,368	\$2,588.1

HIGHEST PRICED PREV. 3 MONTHS

Waterford Grove



\$83,333,333
580 Units

Buyer: Legacy Wealth Holdings
Sale Date: 02/17/2025

MOST ACTIVE BUYERS BY # PROPERTIES PURCHASED

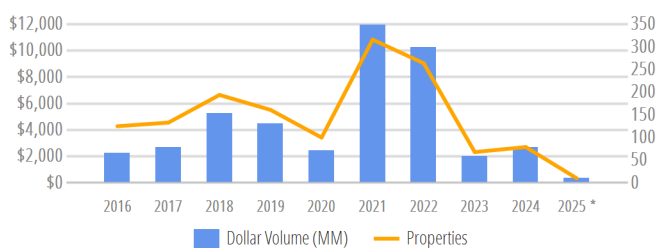
Company	#	Units	\$MM
Hamilton Point Investments	5	1,328	\$182.6
Houston Housing Authority	3	1,414	\$159.5
Bow River Capital	2	774	\$88.7
TriGate Capital	2	702	\$113.7
Post Investment Group	2	657	\$103.0
Hasta Capital	2	602	\$158.1
RPM	2	585	\$103.6
Lion Real Estate Group	2	431	\$50.2

MOST ACTIVE SELLERS BY # PROPERTIES SOLD

Company	#	Units	\$MM
Alliance Residential Company	4	1,174	\$163.6
Barvin Group	2	922	\$85.5
Knightvest Capital	2	746	\$83.7
29th Street Capital	2	730	\$125.7
Bellrock Real Estate Partners	2	702	\$113.7
Hines Interests	2	639	\$140.3
Claye Properties	2	164	\$19.3
InterTech Group, The	1	964	\$84.0

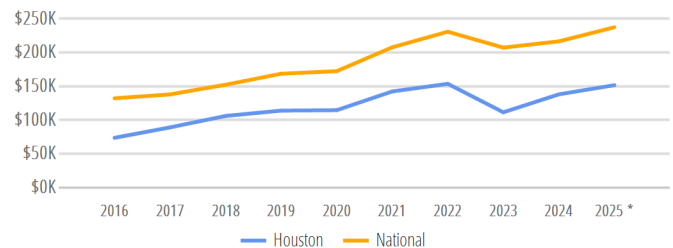
SALE TRENDS

Sales Volume
#Properties and Dollar Volume (\$MM)



*partial year, ending March 2025

Sale Price (Average Per Unit)
Houston vs National



*partial year, ending March 2025

COVERAGE

Yardi® Matrix reports on multi-family properties of 50+ units in size.

This report for the Houston metro area covers Counties: Austin, Fort Bend, Grimes, Matagorda, Montgomery, Wharton, Washington, Waller and Harris

Rental rate coverage is for Market Rate properties only. Fully Affordable properties are not included in our rental surveys and are not reported in rental rate averages.

GENERAL DEFINITIONS

Asset Class – refers to a generalized category of properties grouped by their Yardi® Matrix improvements rating

Lifestyle Asset Class – a grouping of all of the highest rated market rate properties A+, A, A- and B+

Renters-by-Necessity (RBN) Asset Class – a grouping of all of the lowest rated properties B, B-, C+, C, C- and D

COMMONLY USED CALCULATIONS

Year-over-Year Change – percentage growth from last year, for several months or quarters in a time-series. This analysis will highlight an overall direction of movement for a metro.

An upward slope means an accelerating growth. A downward slope means a slowing growth. Above the line (zero) for increases, below the line for loss.

Rankings – this metro is ranked nationally among other Yardi Matrix reported metros based on a single measure. For details on any specific ranking, see section descriptions below

DATA SOURCES

Rental Rates – are collected by Yardi® Matrix phone surveys three times annually for 95%+ of property and unit configurations. Additionally, a representative sample of the market (between 10% and 20%) are surveyed monthly.

Occupancy Rates – are derived from U.S. Postal Service data and Yardi® Matrix phone surveys

Development Activity – information is tracked by Yardi® Matrix researchers. Construction projects are discovered through various publications and local government sources. Projects are tracked on a monthly basis. Completion dates and lease-up information are confirmed by phone calls to properties under construction.

Employment – data is sourced from the U.S. Bureau of Labor Statistics. Reported employment is generally two months behind the current date for this report.

Transaction Activity – information is tracked by Yardi® Matrix researchers. Sales are discovered through various publications and local government sources, and updates are made continuously.

MARKET OVERVIEW

Rent Growth Ranking – based on rent growth over the past year, current month.

Employment Growth Ranking – based on employment growth over the past year, latest employment month.

Completions Ranking – based on inventory growth over the past year, current month.

EMPLOYMENT AND EARNINGS

Calculations – total employment size (jobs) is expressed as a sum of employment in areas overlapping the reported market: Houston-The Woodlands-Sugar Land, TX

Industry Sectors – are defined by the NAICS Supersector designations. For more information visit: <http://www.bls.gov/sae/saesuper.htm>

Sector National Ranking – is based on the absolute size of the industry sector within this metro, when compared to the same industry in other metro areas nationally.

Earnings weekly vs hourly – differentiates hourly wage workers, from weekly salaried workers.

DEVELOPMENT ACTIVITY

Prospective Properties – announced construction projects, with no specific documents or government filings

Planned Properties – are in the planning stages of construction, with documents having been filed with the county or city

Under Construction Properties – have received permits for construction and broken ground.

Rankings – are based on the number of units currently under construction: Overall, Lifestyle and Renters-by-Necessity Asset Classifications

Projected Completions – Projected completions reported by Yardi® Matrix are limited to a year out and are based on properties currently under construction and their expected completion date.

Projected Completions as a % of Prior Inventory – This forward-looking metric uses projected unit completions to calculate a relative growth over the next year for a particular area. Submarkets with a total share of market inventory below 1% are assigned an N/A value, to avoid over-stating their significance in rankings and color-coded map displays.

Construction and Completion Counts – are reported based on property status as of the start of the month.

TRANSACTION ACTIVITY

Price – is expressed as Price/Unit as a standard measure. This is also used for national ranking

Velocity – is measured by the number of properties sold per year. This is also used for national ranking

Volume – measures the total amount of money spent in multi-family sale transactions in the prior year, expressed as millions of U.S. Dollars (\$MM). This is also used for national ranking