

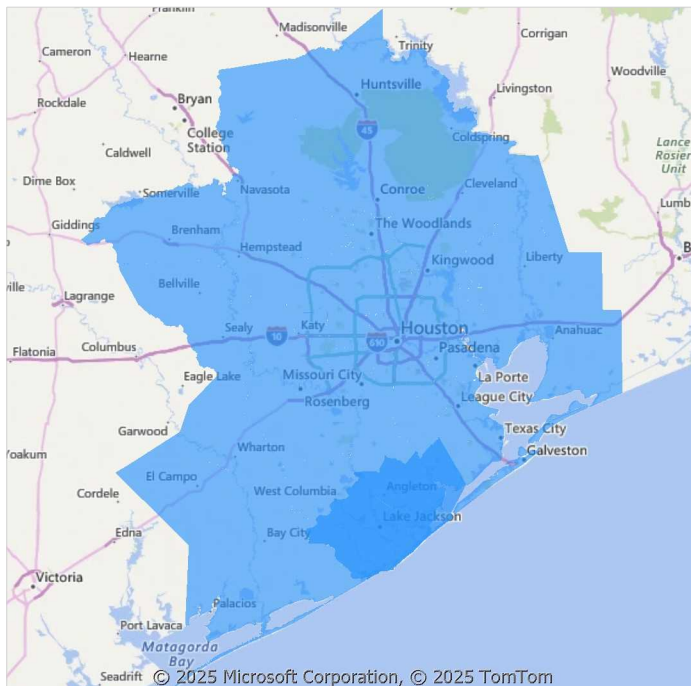
A nighttime photograph of the Houston skyline. Several tall skyscrapers are illuminated with lights, their windows glowing. In the foreground, there is a park area with green grass, trees, and a wooden walkway. The sky is dark blue. A large, curved white line separates the image from a solid blue background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

MAY 2025

HOUSTON

MULTIFAMILY

RENTAL TRENDS
SUPPLY/DEMAND
EMPLOYMENT ANALYTICS



National Ranking
Out of 136 Markets

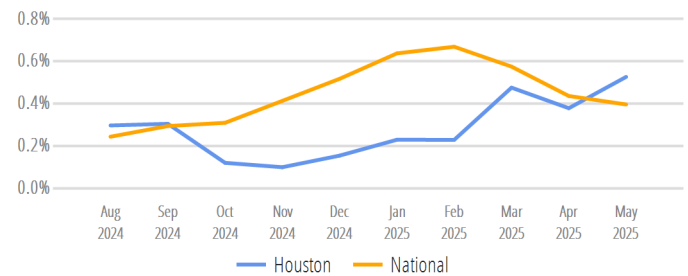
99 Rent Growth

50 Employment Growth

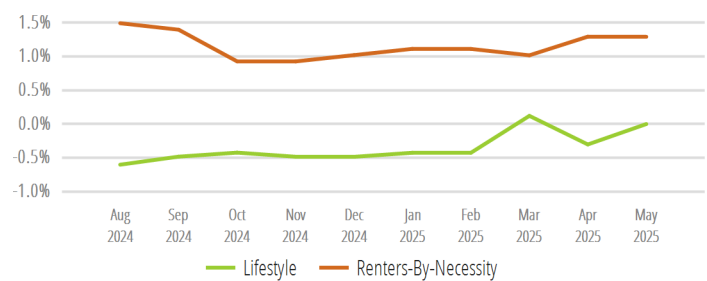
68 Completions

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

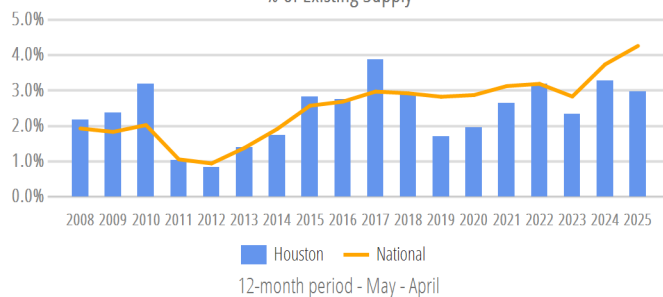
3,187 Completed
774,676 Units

116 Under Construction
28,708 Units

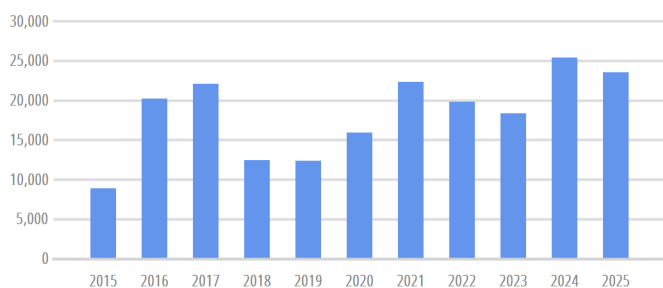
77 Planned
19,129 Units

249 Prospective
46,570 Units

Completions
% of Existing Supply

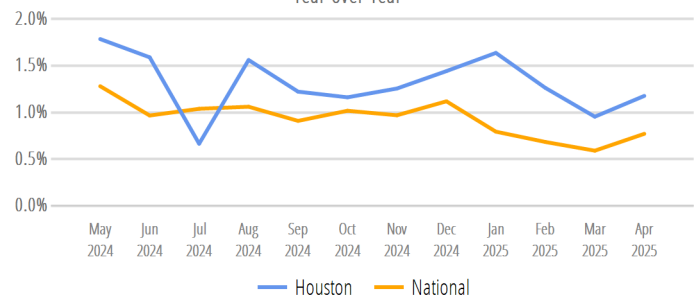


Completions
Total Units



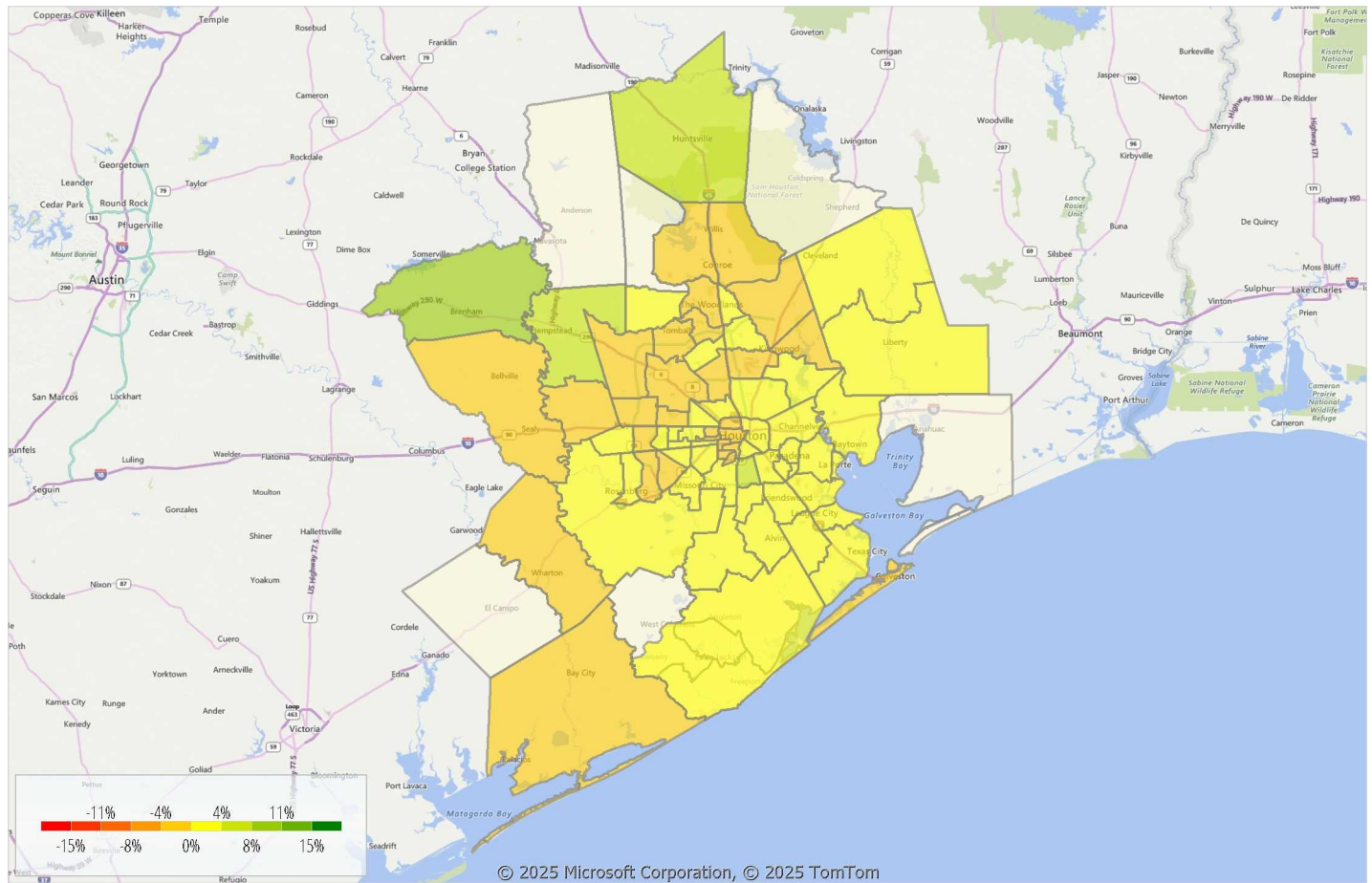
DEMAND

Employment Percentage Change
Year-over-Year



Employment Sector	Current Share	YOY Change
Trade, Transportation, and Utilities	20.2%	10,400 1.5%
Education and Health Services	13.5%	10,000 2.2%
Government	13.6%	6,300 1.4%
Other Services	3.9%	5,200 4.0%
Mining, Logging and Construction	9.1%	4,400 1.4%
Leisure and Hospitality	10.6%	3,000 0.8%
Manufacturing	6.9%	1,100 0.5%
Professional and Business Services	16.2%	700 0.1%
Financial Activities	5.2%	400 0.2%
Information	0.8%	-1,100 -3.6%

SUBMARKETS YEAR-OVER-YEAR RENT GROWTH



HIGHEST OVERALL PERFORMING SUBMARKETS

Submarket	Rent	Occupancy	YOY Change
Brenham	\$1,101	95.5%	10.2%
Pierce Junction	\$1,333	88.5%	4.7%
Huntsville	\$1,403	94.5%	4.4%
Prairie View	\$1,411	91.6%	4.1%
Pearland/Friendswood	\$1,398	93.4%	3.6%

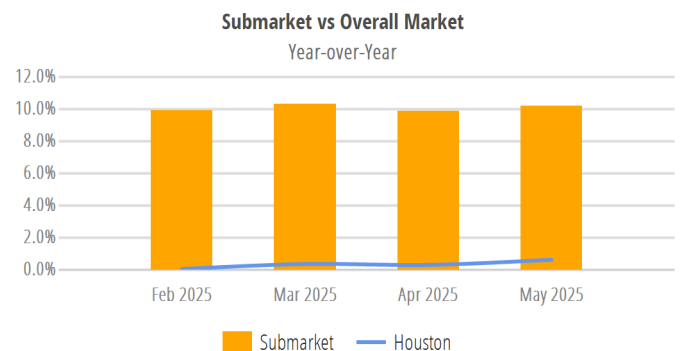
LOWEST OVERALL PERFORMING SUBMARKETS

Submarket	Rent	Occupancy	YOY Change
Northwest Harris County	\$1,868	93.3%	-1.9%
Wharton	\$939	94.6%	-2.0%
Conroe - west	\$1,363	92.3%	-2.2%
Bay City	\$930	92.3%	-2.2%
The Heights	\$1,740	94.1%	-2.3%

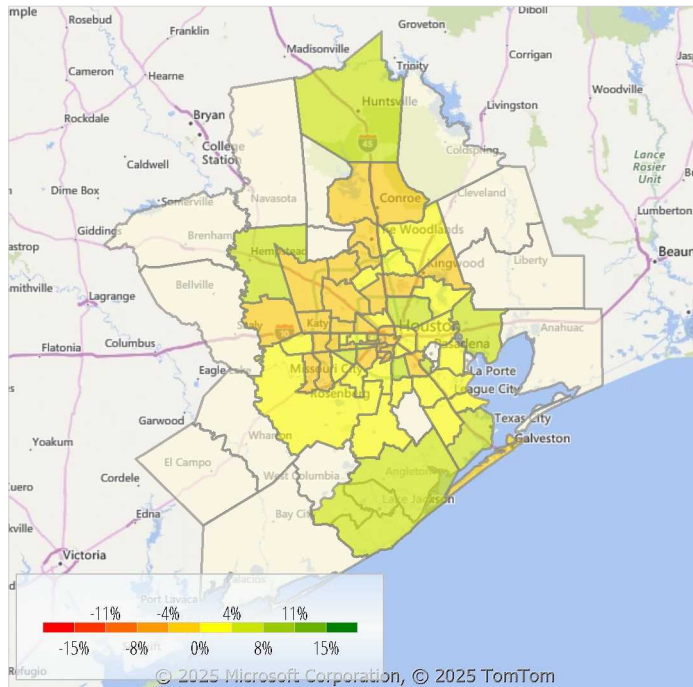
HIGHEST PERFORMING SUBMARKET - BRENHAM

Properties	6
Units	449
Average Rent/Unit	\$1,101
Effective YOY Chg	10.2%

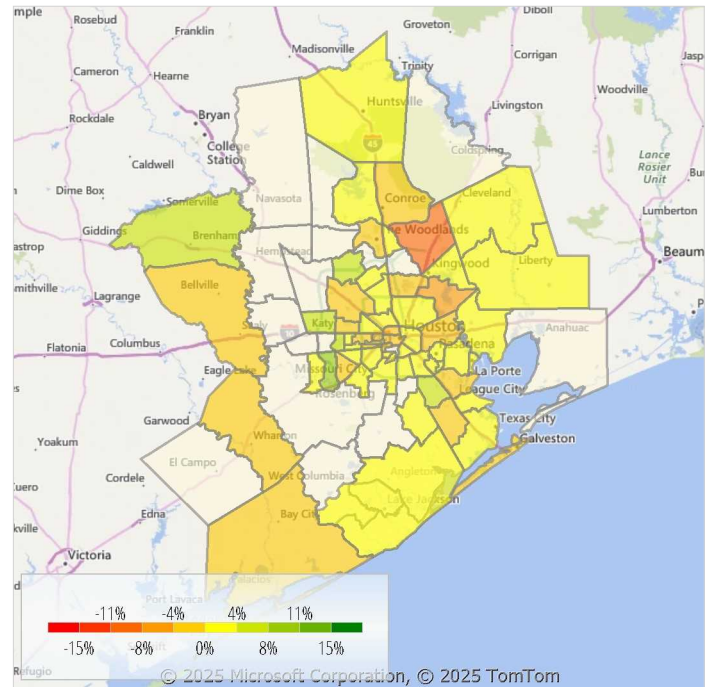
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LIFESTYLE APARTMENTS - YEAR-OVER-YEAR RENT GROWTH



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



HIGHEST PERFORMING SUBMARKETS - LIFESTYLE


Submarket	Rent	Occupancy	YOY Change
Lake Jackson/Angleton	\$1,323	92.9%	6.5%
Sugar Land - north	\$1,434	95.9%	6.4%
Huntsville	\$1,784	95.2%	6.3%
Pierce Junction	\$1,684	93.8%	6.2%
South Houston	\$1,185	96.6%	5.3%

HIGHEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
Richmond	\$1,274	90.3%	8.1%
Tomball	\$1,329	92.3%	5.7%
Brenham	\$1,067	97.3%	5.6%
Pearland/Friendswood	\$1,215	94.1%	5.4%
George Bush Park	\$1,291	90.6%	5.2%

LAKE JACKSON/ANGLETON


	Lifestyle	RBN	Overall
Properties	10	30	40
Units	1,967	5,269	7,236
Avg Rent/Unit	\$1,323	\$923	\$1,032
Effective YOY Chg	6.5%	0.4%	2.5%



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RICHMOND

	RBN	Lifestyle	Overall
Properties	3	34	37
Units	842	9,452	10,294
Avg Rent/Unit	\$1,274	\$1,632	\$1,603
Effective YOY Chg	8.1%	-0.5%	0.0%



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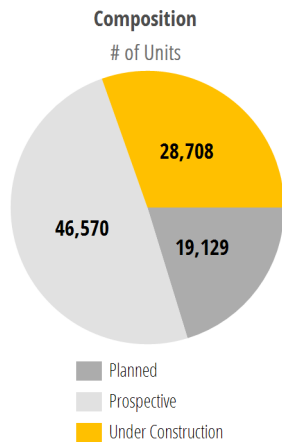
LOWEST PERFORMING SUBMARKETS - LIFESTYLE

Submarket	Rent	Occupancy	YOY Change
The Heights	\$1,885	94.1%	-2.5%
Brookshire	\$1,893	84.5%	-2.7%
Conroe - west	\$1,428	92%	-2.7%
West Bellaire	\$1,245	96%	-3.1%
Galveston	\$1,783	88%	-3.7%

LOWEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
The Woodlands	\$1,328	91.4%	-3.0%
League City - west	\$1,279	95.8%	-3.1%
Bay City	\$946	94.9%	-3.3%
Atascocita	\$1,211	93.3%	-3.9%
Porter	\$1,334	91.6%	-8.3%

OVERALL DEVELOPMENT ACTIVITY



National Ranking

Out of 136 Markets

7

Overall

28,708 Units

7

Lifestyle

24,190 Units

11

Renters-by-Necessity

4,518 Units

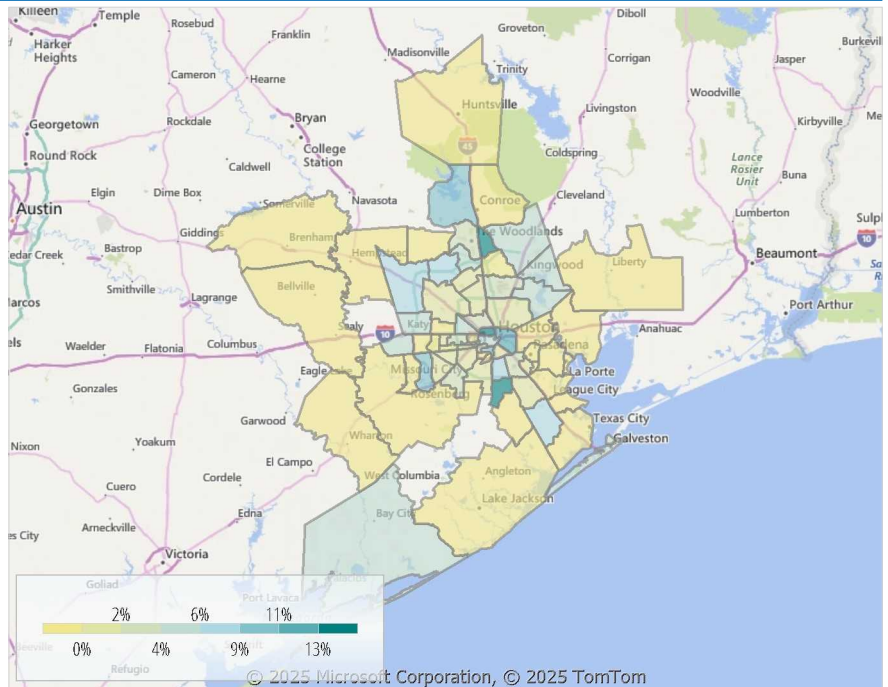
Unit Completions by Quarter

Historic and Projected



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

Submarket	Growth	# Units
The Woodlands - east	32.0%	840
The Heights	22.5%	2,518
Clear Creek	15.1%	463
East End	12.3%	1,404
Richmond	9.3%	955
Conroe - west	9.3%	861
Museum District	9.1%	889
Tomball	8.1%	550
Northwest Harris County	7.6%	266
League City - west	7.4%	151
Pierce Junction	7.3%	492
+ 33 More Submarkets		13,645
Market Overall	3.0%	23,034 Units



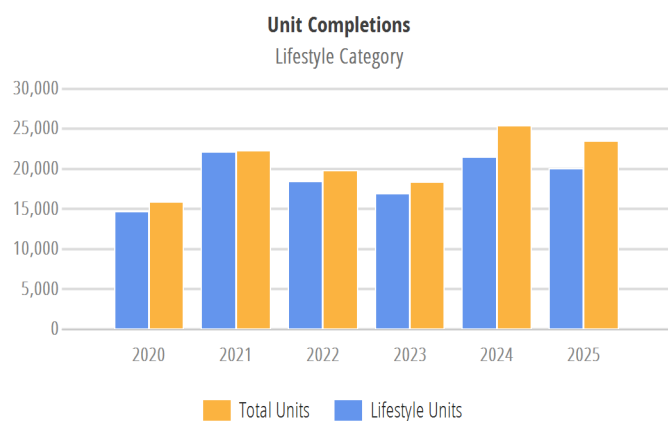
LARGEST COMMUNITIES UNDER CONSTRUCTION

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
X Houston	5501 La Branch Street Houston, TX 77004	475	X Company, The
Beckett West Fork	10485 League Line Road Conroe, TX 77304	408	Mill Creek Residential

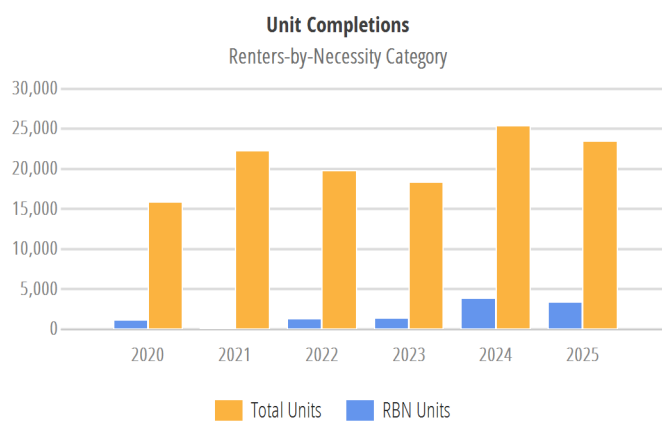
TOP DEVELOPERS BY UNITS UNDER CONSTRUCTION

Developer	# Units	# Props
Alliance Residential Company	1,869	6
Houston Housing Authority	1,397	5
Wan Bridge	963	2
Resia	840	1
Mill Creek Residential	735	2
Fairfield Residential	720	2
OHT Partners	652	2
Transwestern	644	1
Marquette Companies	604	2
Landmark Properties	598	2

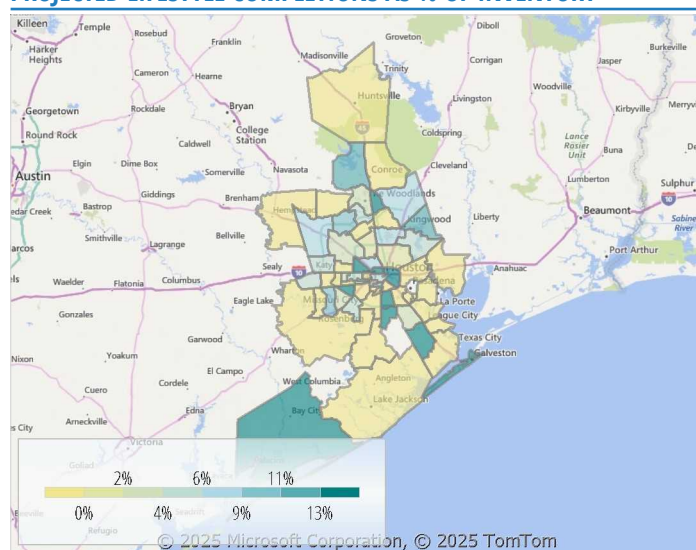
LIFESTYLE DEVELOPMENT ACTIVITY



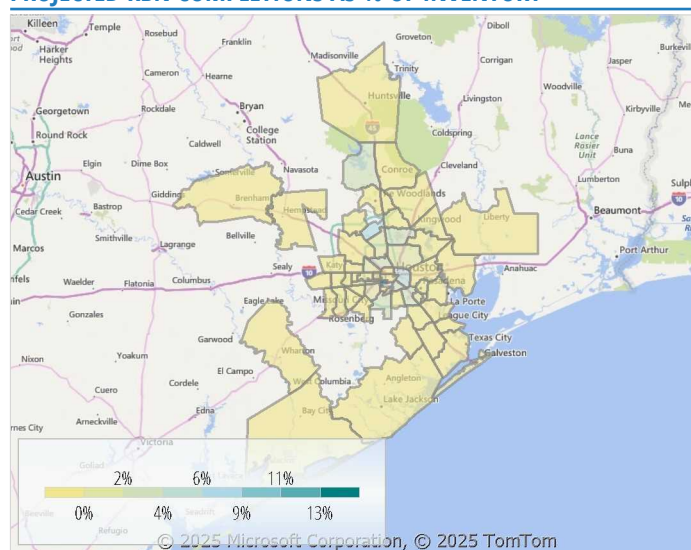
RENTERS-BY-NECESSITY DEVELOPMENT ACTIVITY



PROJECTED LIFESTYLE COMPLETIONS AS % OF INVENTORY



PROJECTED RBN COMPLETIONS AS % OF INVENTORY



Submarket	Growth	# Units
The Woodlands - east	78.9%	840
Pierce Junction	33.0%	492
The Heights	29.9%	2,518
East End	26.9%	904
Galveston	22.5%	300
Sugar Land - north	21.7%	341
Spring Valley	20.1%	925
Clear Creek	18.0%	463
Bay City	15.2%	84
League City - west	14.3%	151
Kingwood	11.7%	181
+ 26 More Submarkets		12,362

Market Overall

5.1%

19,561 Units

Submarket	Growth	# Units
River Oaks	17.1%	228
Louetta	7.3%	275
East End	6.2%	500
William P Hobby Airport	3.1%	381
Rosslyn	3.0%	515
Missouri City	2.8%	155
Conroe - west	2.8%	51
GreaterThird Ward	2.4%	135
Humble/Westfield	2.2%	325
South Houston	2.1%	176
Galveston	1.6%	84
+ 4 More Submarkets		594

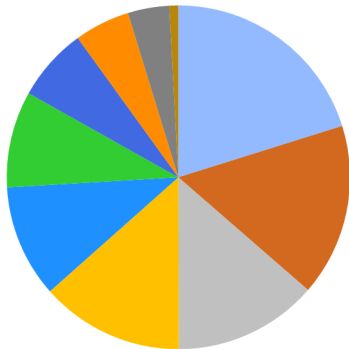
Market Overall

0.9%

3,419 Units

EMPLOYMENT COMPOSITION BY INDUSTRY SECTOR

Employment Composition by Industry

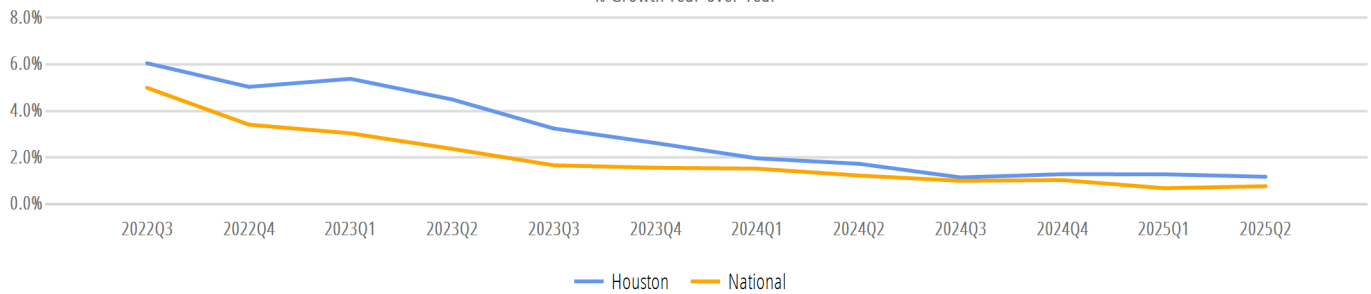


Employment Sector

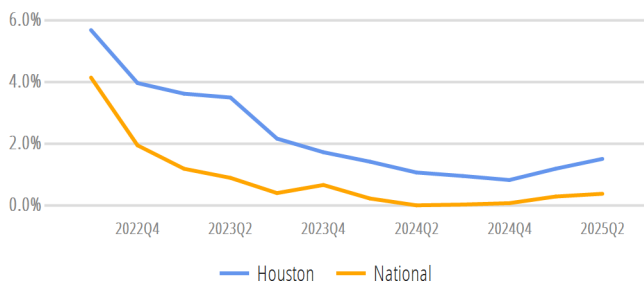
Employment Sector	Employment Jobs	% Share	National Rank	YOY Change Jobs	YOY Change Pct.	5-Year Change Jobs	5-Year Change Pct.
Trade, Transportation, and Utilities	700K	20.2%	8	10.4K	1.5%	122.6K	21.2%
Professional and Business Services	563K	16.2%	8	0.7K	0.1%	91.0K	19.3%
Government	471K	13.6%	8	6.3K	1.4%	48.9K	11.6%
Education and Health Services	469K	13.5%	11	10.0K	2.2%	99.0K	26.8%
Leisure and Hospitality	368K	10.6%	8	3.0K	0.8%	161.7K	78.3%
Mining, Logging and Construction	315K	9.1%	2	4.4K	1.4%	28.9K	10.1%
Manufacturing	239K	6.9%	5	1.1K	0.5%	16.1K	7.2%
Financial Activities	181K	5.2%	11	0.4K	0.2%	19.3K	11.9%
Other Services	136K	3.9%	9	5.2K	4.0%	47.1K	53.1%
Information	29K	0.8%	22	-1.1K	-3.6%	0.8K	2.8%
Total Non-Farm	3470K	100.0%	9	40.4K	1.2%	635.4K	22.4%

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

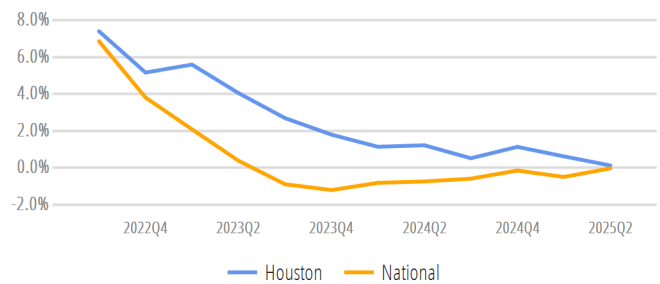
Total Non-farm Employment
% Growth Year-over-Year



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

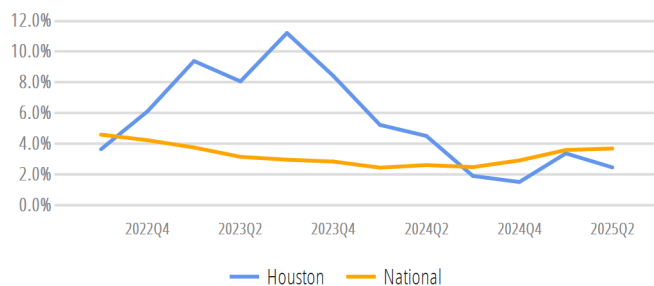


Professional and Business Services
% Growth Year-over-Year

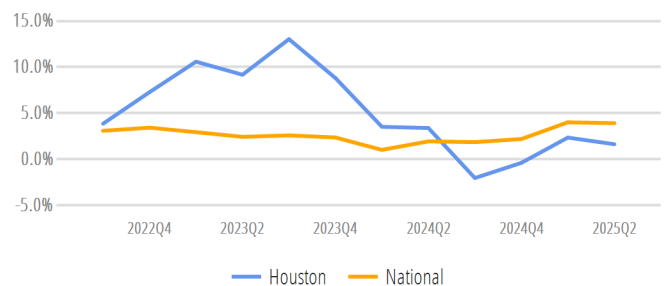


EARNINGS GROWTH TREND VS NATIONAL

Average Hourly Wages
% Growth Year-over-Year



Average Weekly Salary
% Growth Year-over-Year



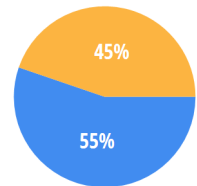
TRANSACTION ACTIVITY

MAY 2025

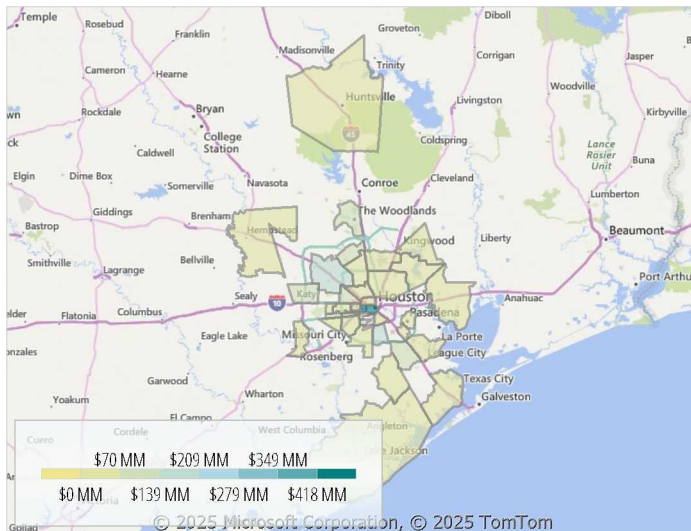
Prior 12 Months

National Ranking Out of 136 Markets	77 Sale Price \$144,535 Average Price/Unit	3 Sale Velocity 76 Properties Sold	10 Sale Volume \$2,589MM Total Sales
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	Lifestyle	RBN
# Properties	42	34
Total \$MM	\$1,951	\$638
Avg \$/Unit	\$162,271	\$108,339



MOST ACTIVE SUBMARKETS BY TRANSACTION VOLUME



Submarket	#	Units	\$MM
West End/Downtown	9	2,590	\$488.0
Pierce Junction	1	240	\$188.8
Jersey Village/Salsuma	5	1,271	\$173.9
Bellaire	1	483	\$142.9
Spring Valley	4	1,291	\$135.4
The Woodlands	2	566	\$123.9
Piney Point Village - north	4	936	\$121.3
Louetta	2	529	\$92.9
Cinco Ranch - north	2	525	\$81.5
Royal Oaks Country Club	2	773	\$73.6
+ 27 More Submarkets	44	8,707	\$966.5
Total	76	17,911	\$2,588.8

HIGHEST PRICED PREV. 3 MONTHS

Pecan Square Village



\$53,709,333
520 Units

Buyer: Ascension Commercial Real Estate

Sale Date: 03/28/2025

MOST ACTIVE BUYERS BY # PROPERTIES PURCHASED

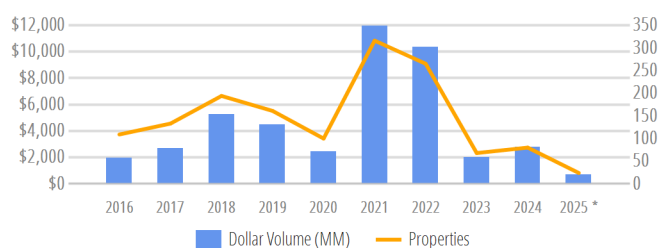
Company	#	Units	\$MM
Hamilton Point Investments	4	968	\$129.3
TriGate Capital	2	702	\$113.7
Post Investment Group	2	657	\$103.0
Hasta Capital	2	602	\$158.1
RPM	2	585	\$103.6
Houston Housing Authority	2	450	\$75.5
REEP Equity	2	293	\$26.0
Layne Property Partners	2	224	\$21.7

MOST ACTIVE SELLERS BY # PROPERTIES SOLD

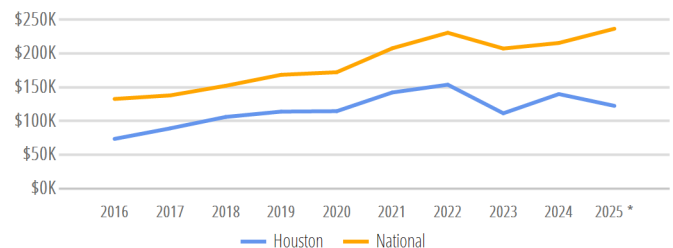
Company	#	Units	\$MM
Alliance Residential Company	3	814	\$110.3
29th Street Capital	2	730	\$125.7
Bellrock Real Estate Partners	2	702	\$113.7
Hines Interests	2	639	\$140.3
Morgan Group	2	530	\$70.3
Barvin Group	2	268	\$27.6
Interurban Corporation	2	245	\$18.4
Claye Properties	2	164	\$19.3

SALE TRENDS

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



Sale Price (Average Per Unit)
Houston vs National



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, Wharton, Washington, Waller, Montgomery, Matagorda 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-Pasadena-The Woodlands, 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