

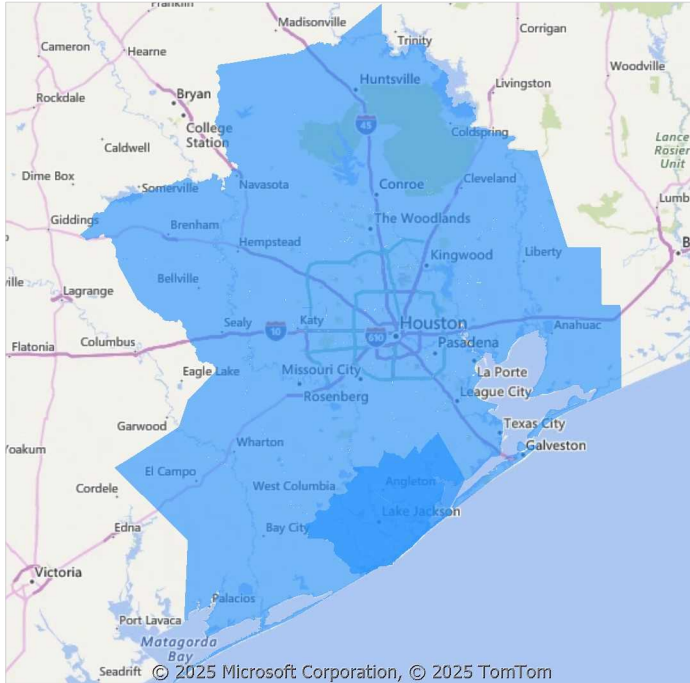


AUGUST 2025

# HOUSTON

## MULTIFAMILY

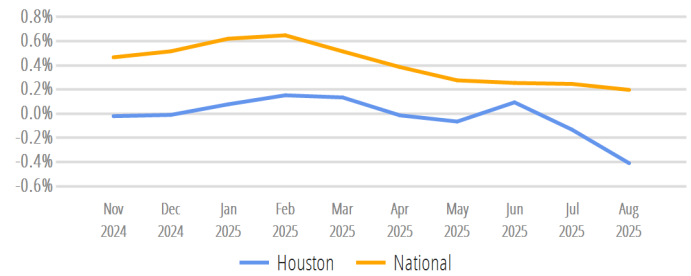
RENTAL TRENDS  
SUPPLY/DEMAND  
EMPLOYMENT ANALYTICS



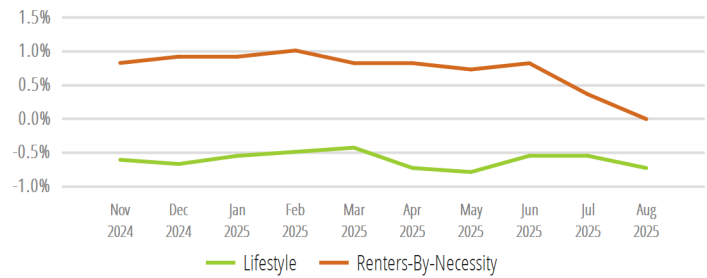
National Ranking **109** Rent Growth [-8] 34 Employment Growth [+45] 86 Completions [+4]

## RENTAL TRENDS

Houston vs National Rent Growth  
Year-over-Year



Houston Rent Growth by Asset Class  
Year-over-Year

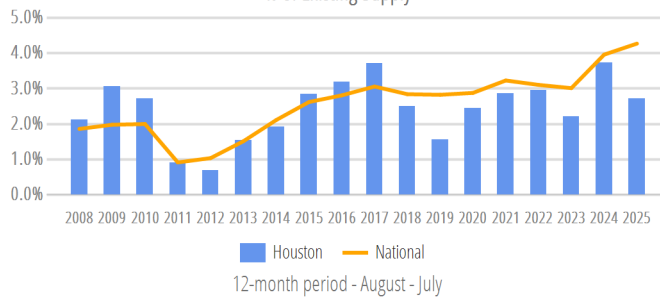


## SUPPLY

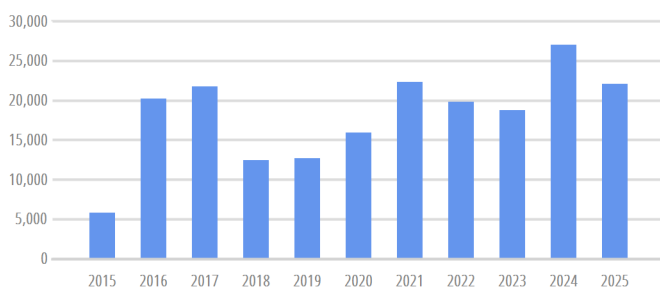
Inventory by Property Status  
# of Properties

**3,211** Completed 780,352 Units  
**109** Under Construction 26,612 Units  
**70** Planned 17,339 Units  
**248** Prospective 46,682 Units

Completions  
% of Existing Supply

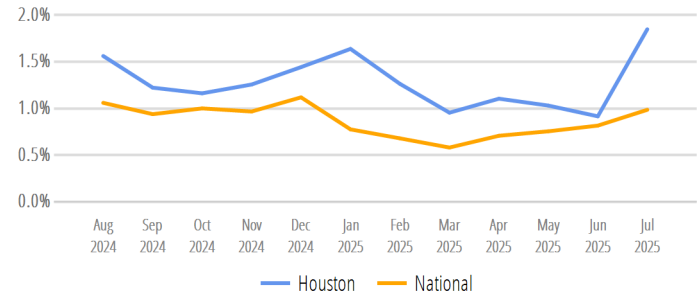


Completions  
Total Units



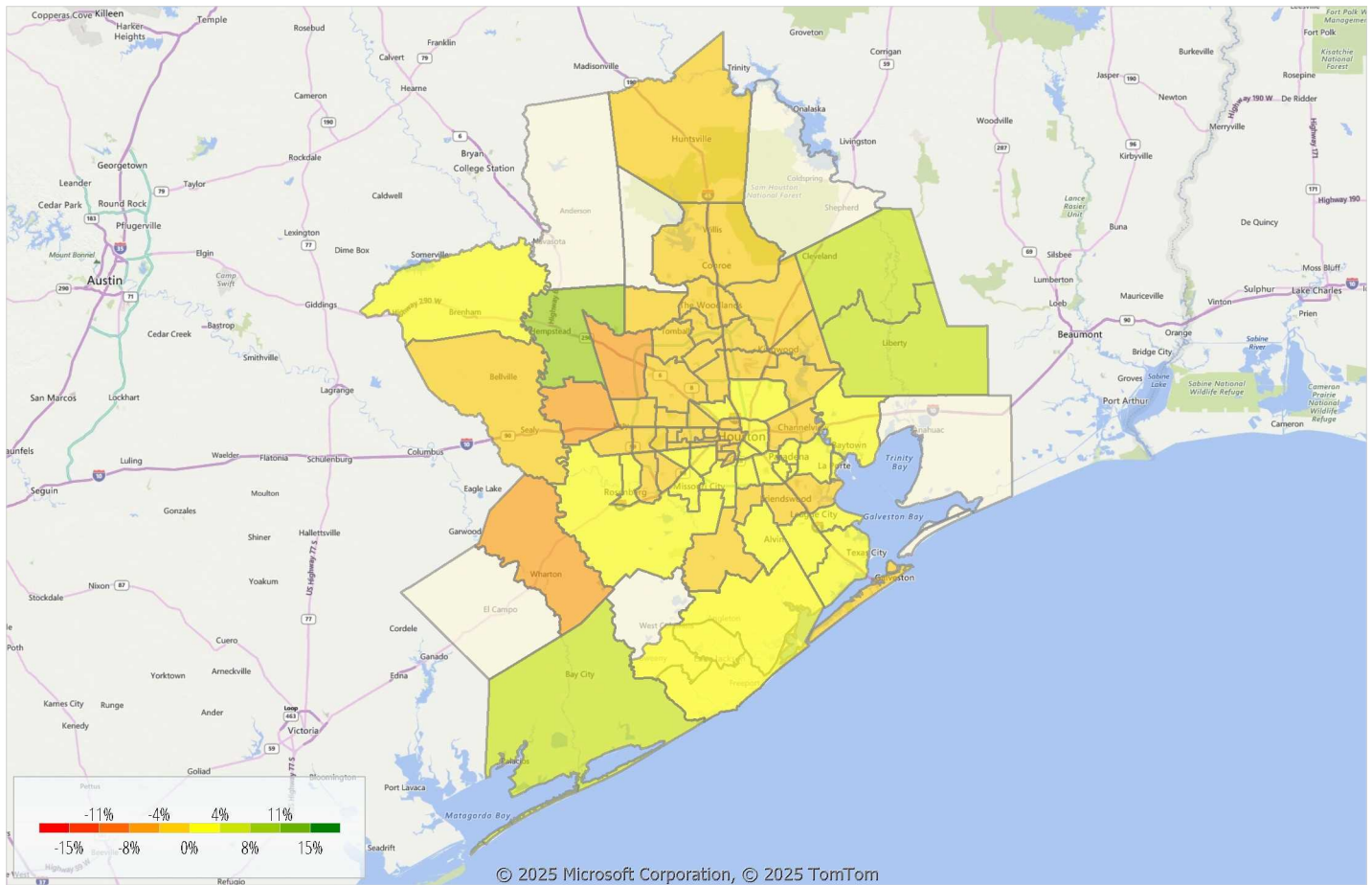
## DEMAND

Employment Percentage Change  
Year-over-Year



Employment Sector	Current Share	YOY Change
Education and Health Services	13.6%	17,300 3.8%
Leisure and Hospitality	11.0%	14,200 3.9%
Trade, Transportation, and Utilities	20.4%	14,200 2.1%
Mining, Logging and Construction	9.1%	10,300 3.4%
Other Services	4.0%	6,900 5.2%
Financial Activities	5.3%	3,500 1.9%
Manufacturing	7.0%	1,800 0.8%
Government	12.7%	-300 -0.1%
Information	0.9%	-700 -2.3%
Professional and Business Services	16.1%	-4,600 -0.8%

## SUBMARKETS YEAR-OVER-YEAR RENT GROWTH



### HIGHEST OVERALL PERFORMING SUBMARKETS


Submarket	Rent	Occupancy	YOY Change
Prairie View	\$1,520	91.6%	10.0%
Dayton	\$1,074	95.8%	6.8%
Cleveland	\$1,038	96.1%	5.8%
Bay City	\$982	86.7%	3.9%
Alvin	\$1,140	94.8%	3.2%

### LOWEST OVERALL PERFORMING SUBMARKETS

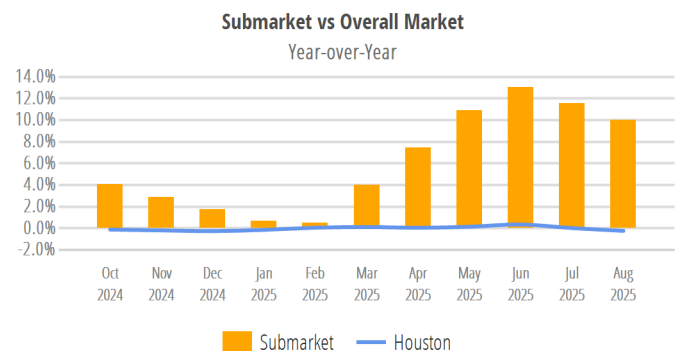
Submarket	Rent	Occupancy	YOY Change
Tomball	\$1,507	93.2%	-2.7%
Magnolia	\$1,337	94.5%	-3.7%
Wharton	\$918	95.4%	-4.1%
Northwest Harris County	\$1,703	93.1%	-5.1%
Brookshire	\$1,563	93.7%	-6.9%

### HIGHEST PERFORMING SUBMARKET - PRAIRIE VIEW

Properties	5
Units	1,190
Average Rent/Unit	\$1,520
Effective YOY Chg	10.0%

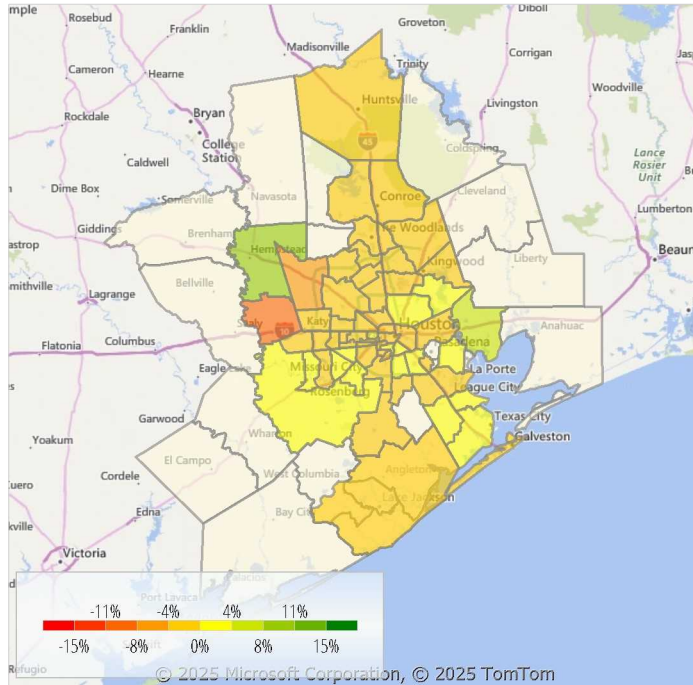


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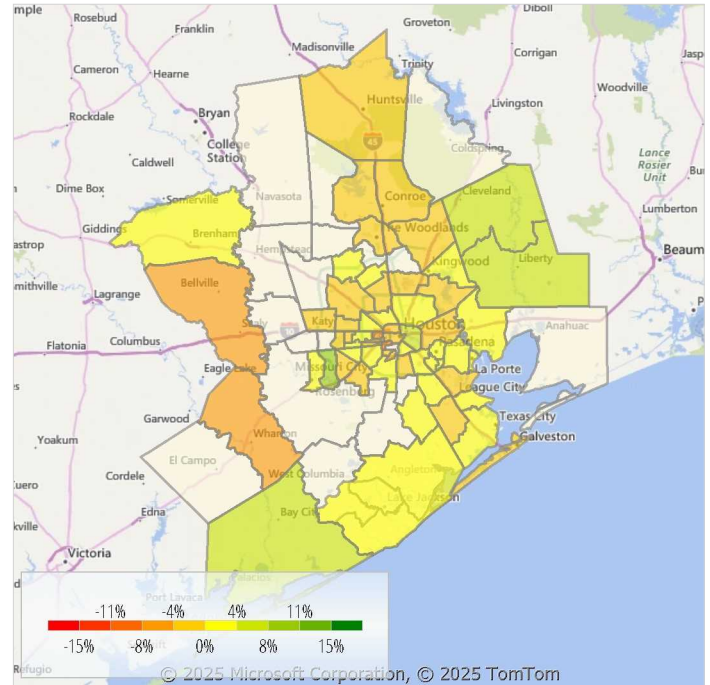




## LIFESTYLE APARTMENTS - YEAR-OVER-YEAR RENT GROWTH



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



## HIGHEST PERFORMING SUBMARKETS - LIFESTYLE

Submarket	Rent	Occupancy	YOY Change
Prairie View	\$1,506	91.6%	9.6%
Baytown	\$1,453	94.2%	3.8%
Pierce Junction	\$1,671	93.8%	3.2%
Sugar Land - north	\$1,456	95.5%	2.5%
Mount Houston	\$1,463	94.2%	1.8%

## HIGHEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
Richmond	\$1,310	89.9%	9.4%
Bay City	\$1,023	89.6%	6.9%
Dayton	\$1,074	95.8%	6.8%
Cleveland	\$1,038	96.1%	5.8%
East End	\$1,202	93.7%	5.8%

## PRAIRIE VIEW

	Lifestyle	RBN	Overall
Properties	4	1	5
Units	1,070	120	1,190
Avg Rent/Unit	\$1,506	\$1,645	\$1,520
Effective YOY Chg	9.6%	13.1%	10.0%

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## RICHMOND

	RBN	Lifestyle	Overall
Properties	3	N/A	38
Units	842	N/A	10,439
Avg Rent/Unit	\$1,310	N/A	\$1,596
Effective YOY Chg	9.4%	N/A	-1.4%

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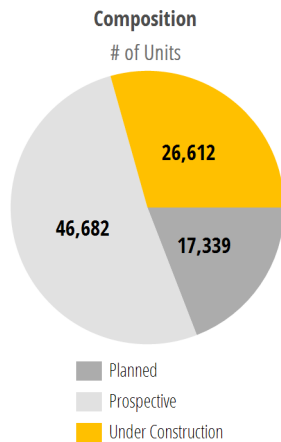
## LOWEST PERFORMING SUBMARKETS - LIFESTYLE

Submarket	Rent	Occupancy	YOY Change
Galveston	\$1,763	92.7%	-2.9%
The Heights	\$1,853	94.9%	-2.9%
Tomball	\$1,563	93.3%	-3.4%
Northwest Harris County	\$1,713	93.1%	-5.4%
Brookshire	\$1,699	84.5%	-9.0%

## LOWEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
Atascocita	\$1,191	93.3%	-3.6%
Wharton	\$918	95.4%	-4.1%
River Oaks	\$1,310	93.8%	-4.2%
Hunters Creek	\$1,292	92.5%	-5.8%
Austin County	\$1,023	97%	-6.0%

## OVERALL DEVELOPMENT ACTIVITY



## National Ranking

Out of 139 Markets

7

Overall

26,612 Units

7

Lifestyle

22,243 Units

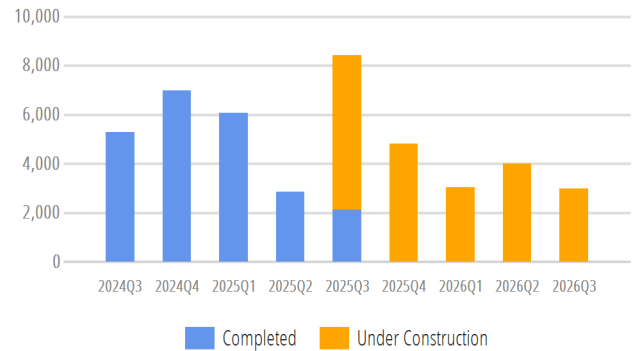
10

Renters-by-Necessity [+1]

4,369 Units

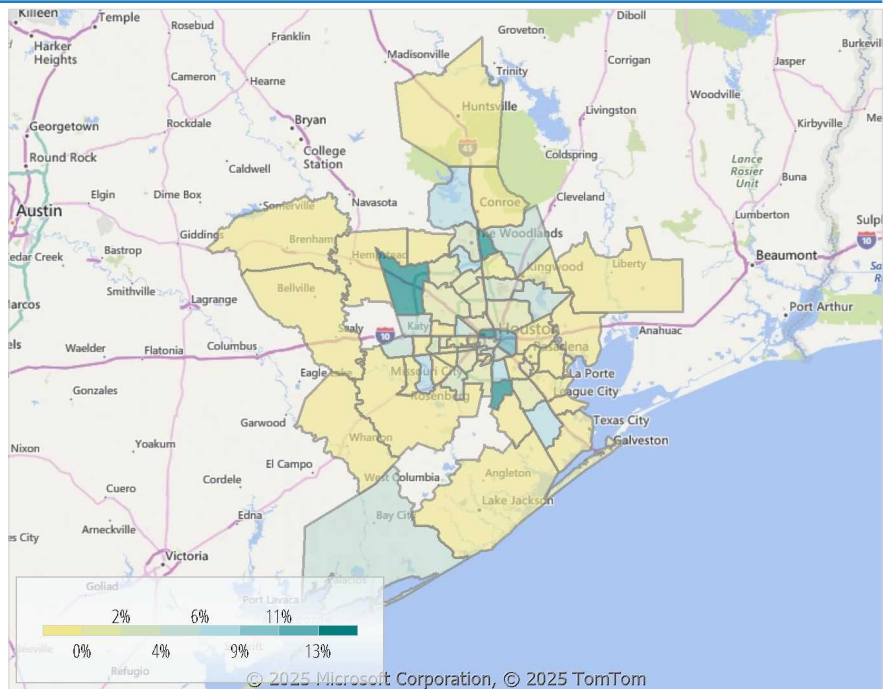
## Unit Completions by Quarter

Historic and Projected



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

Submarket	Growth	# Units
The Woodlands - east	32.0%	840
Northwest Harris County	17.6%	665
The Heights	15.8%	1,867
Clear Creek	15.4%	471
East End	12.3%	1,404
Conroe - west	7.9%	738
Avonak	7.9%	657
League City - west	7.4%	151
Pierce Junction	7.3%	492
Richmond	6.5%	661
Katy	6.2%	812
+ 31 More Submarkets		11,935
<b>Market Overall</b>	<b>2.6%</b>	<b>20,693 Units</b>



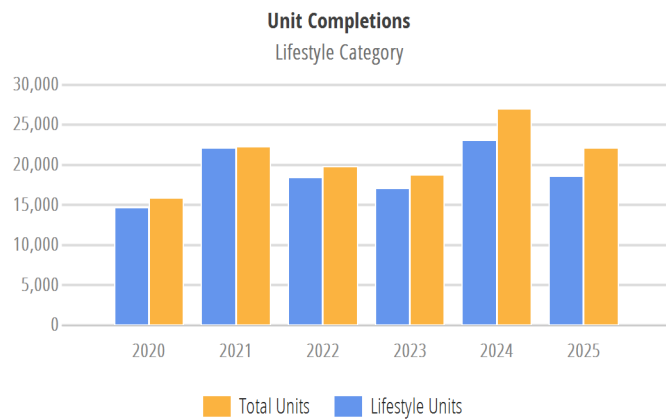
## LARGEST COMMUNITIES UNDER CONSTRUCTION

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
Friendswood City Center	Blackhawk Blvd & FM 528 Friendswood, TX 77546	500	Tannos Construction & Development
X Houston	5501 La Branch Street Houston, TX 77004	475	X Company, The
Landmark at NinetyNine	3999 John Sharp Drive Richmond, TX 77407	408	Landmark Properties

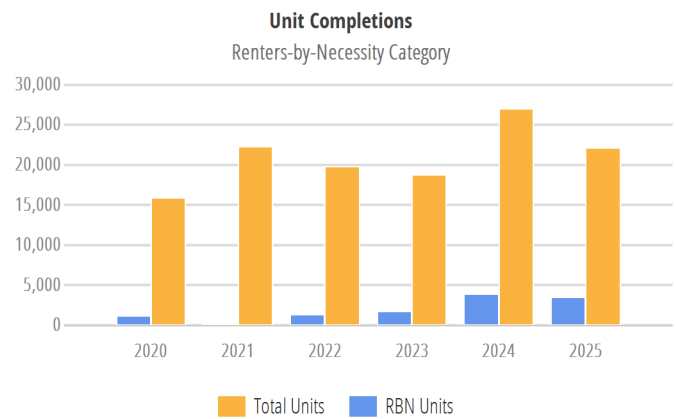
## TOP DEVELOPERS BY UNITS UNDER CONSTRUCTION

Developer	# Units	# Props
Houston Housing Authority	1,358	5
Alliance Residential Company	1,264	4
Wan Bridge	963	2
Resia	840	1
Hanover Company, The	686	2
OHT Partners	652	2
Tannos Construction & Development	612	2
Marquette Companies	604	2
Landmark Properties	598	2
Urban Genesis	585	2

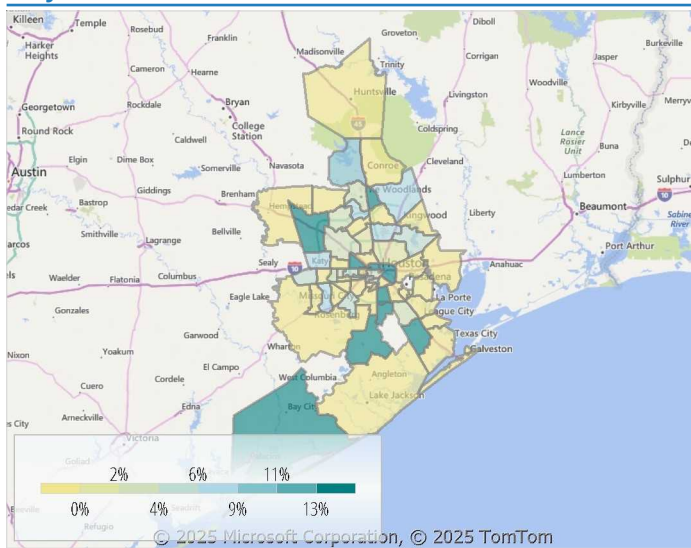
## LIFESTYLE DEVELOPMENT ACTIVITY



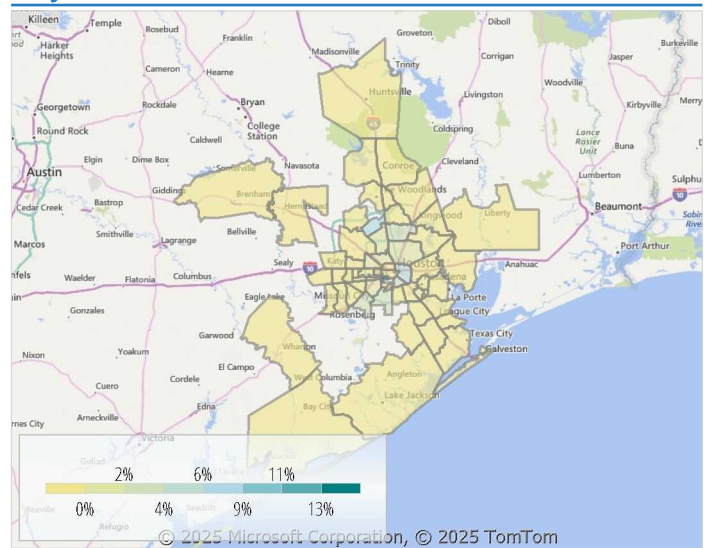
## RENTERS-BY-NECESSITY DEVELOPMENT ACTIVITY



## PROJECTED LIFESTYLE COMPLETIONS AS % OF INVENTORY



## PROJECTED RBN COMPLETIONS AS % OF INVENTORY



Submarket	Growth	# Units
Northwest Brazoria County	253.0%	812
The Woodlands - east	78.9%	840
Pierce Junction	31.9%	492
East End	26.9%	904
The Heights	21.5%	1,867
Northwest Harris County	20.2%	665
Clear Creek	18.3%	471
Spring Valley	17.7%	873
Bay City	15.2%	84
League City - west	14.3%	151
Conroe - west	9.9%	738
+ 23 More Submarkets		9,835

Market Overall

**4.6%**

17,732 Units

Submarket	Growth	# Units
River Oaks	17.1%	228
Louetta	7.3%	275
East End	6.2%	500
GreaterThird Ward	3.7%	211
Missouri City	2.8%	155
Humble/Westfield	2.2%	325
Sugar Land - south	2.2%	60
South Houston	2.1%	176
Rossllyn	1.7%	299
Galveston	1.6%	84
Mount Houston	1.2%	180
+ 3 More Submarkets		414

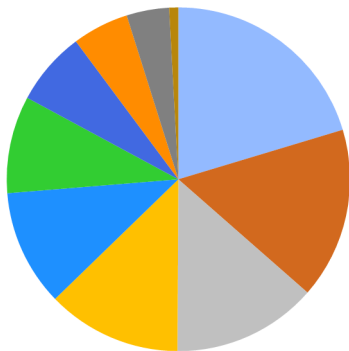
Market Overall

**0.7%**

2,907 Units

## EMPLOYMENT COMPOSITION BY INDUSTRY SECTOR

Employment Composition by Industry

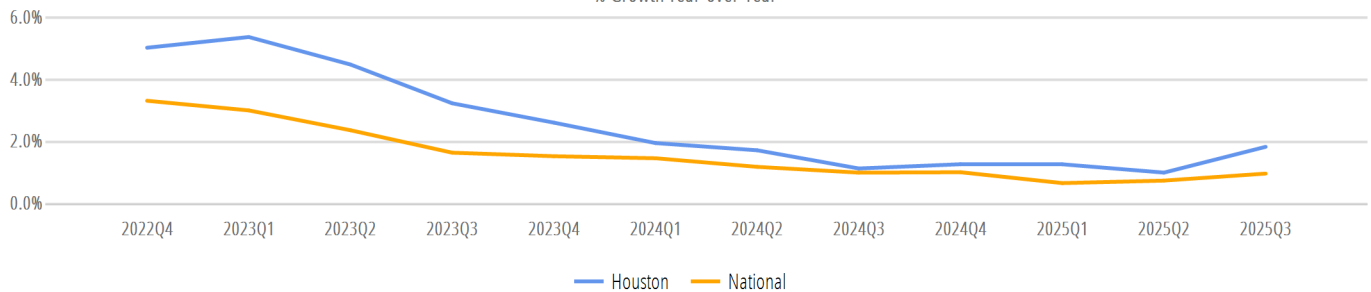


Employment Sector

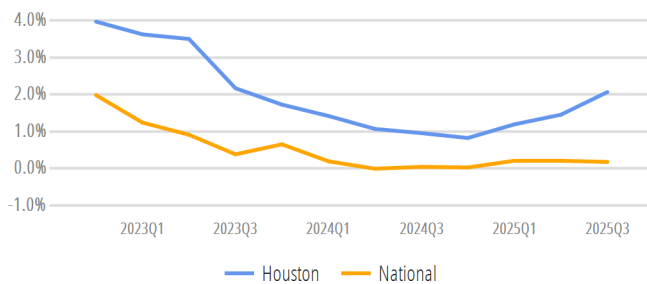
Employment Sector	Employment Jobs	% Share	National Rank	YOY Change		5-Year Change	
				Jobs	Pct.	Jobs	Pct.
Trade, Transportation, and Utilities	702K	20.4%	8	14.2K	2.1%	99.9K	16.6%
Professional and Business Services	555K	16.1%	11	-4.6K	-0.8%	73.1K	15.2%
Education and Health Services	471K	13.6%	12	17.3K	3.8%	81.7K	21.0%
Government	437K	12.7%	9	-0.3K	-0.1%	37.3K	9.3%
Leisure and Hospitality	378K	11.0%	9	14.2K	3.9%	114.0K	43.1%
Mining, Logging and Construction	316K	9.1%	2	10.3K	3.4%	42.8K	15.7%
Manufacturing	240K	7.0%	6	1.8K	0.8%	26.2K	12.3%
Financial Activities	183K	5.3%	12	3.5K	1.9%	19.2K	11.7%
Other Services	138K	4.0%	10	6.9K	5.2%	38.3K	38.3%
Information	30K	0.9%	25	-0.7K	-2.3%	1.6K	5.7%
<b>Total Non-Farm</b>	<b>3449K</b>	<b>100.0%</b>	<b>10</b>	<b>62.6K</b>	<b>1.8%</b>	<b>534.1K</b>	<b>18.3%</b>

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

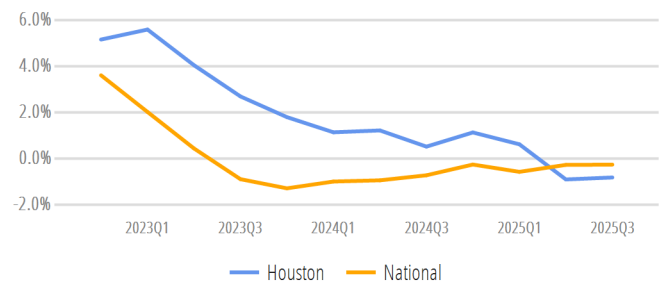
Total Non-farm Employment  
% Growth Year-over-Year



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

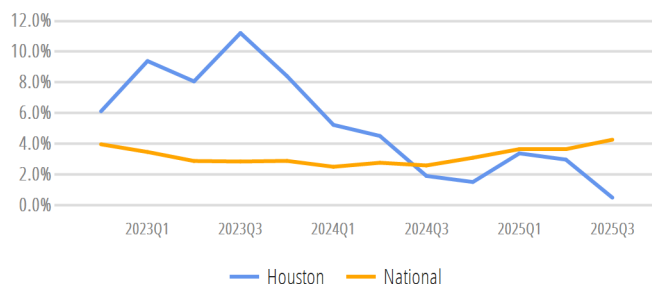


Professional and Business Services  
% Growth Year-over-Year

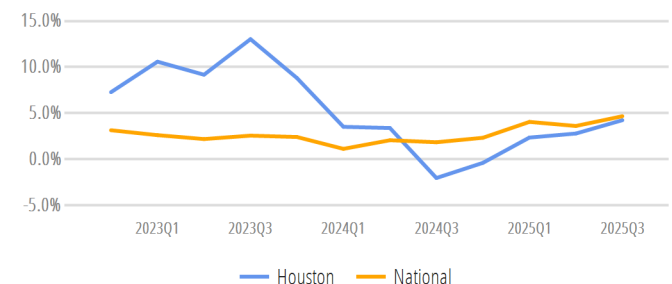


## EARNINGS GROWTH TREND VS NATIONAL

Average Hourly Wages  
% Growth Year-over-Year



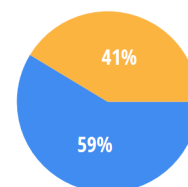
Average Weekly Salary  
% Growth Year-over-Year



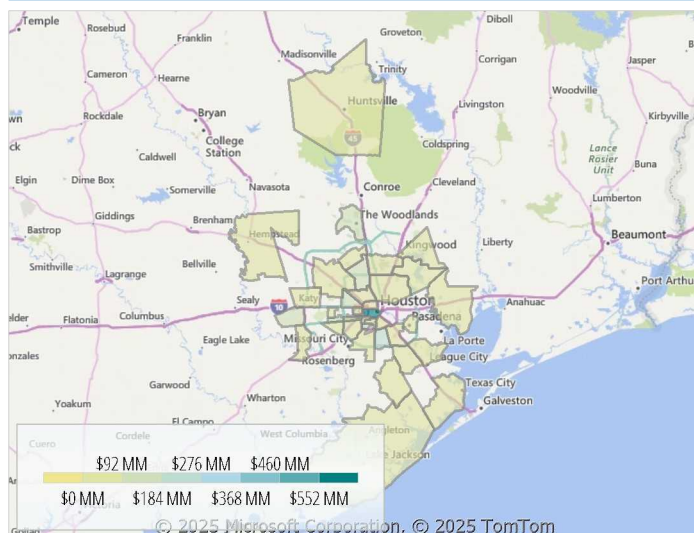
## Prior 12 Months

<b>78</b>	<b>3</b>	<b>9</b>
<b>National Ranking</b> Out of 139 Markets	<b>Sale Price [+1]</b> \$150,892 Average Price/Unit	<b>Sale Velocity [+1]</b> 75 Properties Sold
		<b>Sale Volume</b> \$2,905MM Total Sales

	Lifestyle	RBN
# Properties	44	31
Total \$MM	\$2,228	\$677
Avg \$/Unit	\$166,924	\$114,639



## MOST ACTIVE SUBMARKETS BY TRANSACTION VOLUME



Submarket	#	Units	\$MM
West End/Downtown	11	3,263	\$643.5
Bellaire	2	1,378	\$196.6
Pierce Junction	1	240	\$188.8
Spring Valley	5	1,615	\$171.3
Royal Oaks Country Club	3	869	\$128.3
The Woodlands	2	566	\$123.9
Katy	2	682	\$122.2
Piney Point Village - north	3	830	\$119.9
Bammel	2	924	\$103.4
River Oaks	2	493	\$79.1
+ 28 More Submarkets	42	8,391	\$1,027.8
<b>Total</b>	<b>75</b>	<b>19,251</b>	<b>\$2,904.8</b>

## HIGHEST PRICED PREV. 3 MONTHS

## Marcella at Memorial Heights



**\$76,000,000**  
**380 Units**

Buyer: Nuveen Real Estate  
Sale Date: 06/11/2025

## MOST ACTIVE BUYERS BY # PROPERTIES PURCHASED

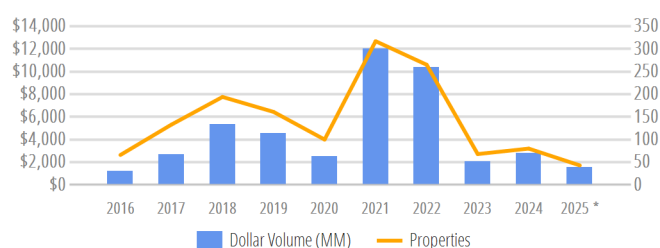
Company	#	Units	\$MM
Hasta Capital	3	888	\$234.0
Bow River Capital	2	1,232	\$107.3
CWS Capital Partners	2	704	\$109.5
Post Investment Group	2	657	\$103.0
GEM Realty Capital	2	614	\$109.3
RPM	2	585	\$103.6
Lion Real Estate Group	2	431	\$57.9
REEP Equity	2	293	\$30.0

## MOST ACTIVE SELLERS BY # PROPERTIES SOLD

Company	#	Units	\$MM
Camden Property Trust	4	1,846	\$216.6
Madera Companies	2	784	\$125.7
29th Street Capital	2	730	\$132.3
Bellrock Real Estate Partners	2	702	\$113.7
Cortland	2	612	\$113.2
Morgan Group	2	530	\$70.4
Barvin Group	2	268	\$30.4
Interurban Corporation	2	245	\$20.3

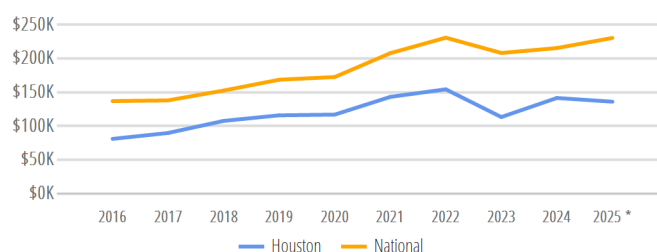
## SALE TRENDS

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



\*partial year, ending August 2025

**Sale Price (Average Per Unit)**  
Houston vs National



\*partial year, ending August 2025



## COVERAGE

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

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

**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: El Campo, TX | Bay City, TX | Houston-Pasadena-The Woodlands, TX | Brenham, 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