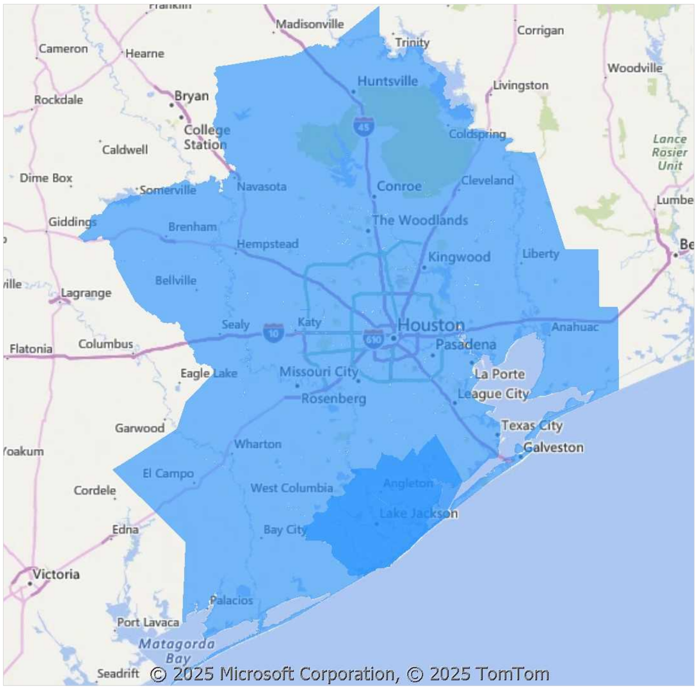
SEPTEMBER 2025

HOUSTON

MULTIFAMILY

RENTAL TRENDS
SUPPLY/DEMAND
EMPLOYMENT ANALYTICS

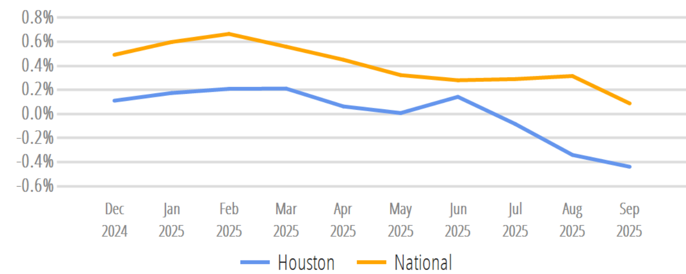
Yardi Matrix | MarketPoint



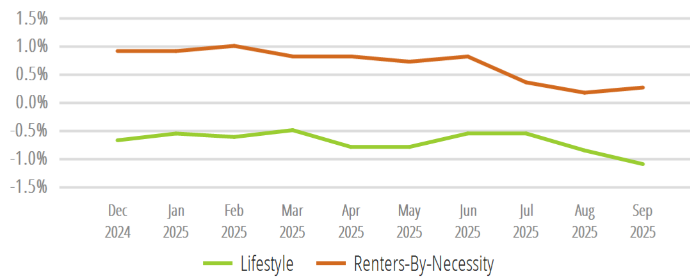
National Ranking Out of 140 Markets	104 Rent Growth	67 Employment Growth	87 Completions

RENTAL TRENDS

Houston vs National Rent Growth
Year-over-Year



Houston Rent Growth by Asset Class
Year-over-Year

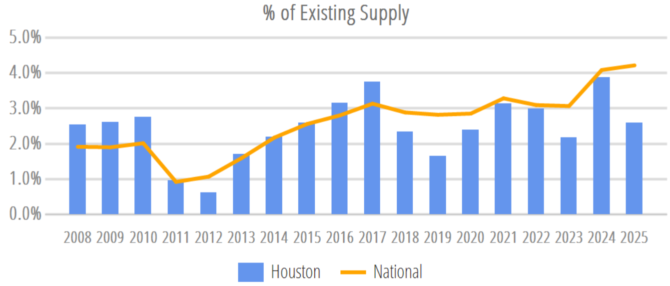


SUPPLY

Inventory by Property Status
# of Properties

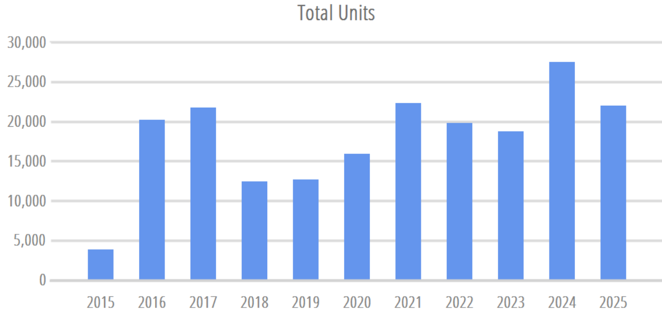
3,221 Completed	106 Under Construction	76 Planned	245 Prospective
782,700 Units	26,231 Units	17,886 Units	47,331 Units

Completions
% of Existing Supply



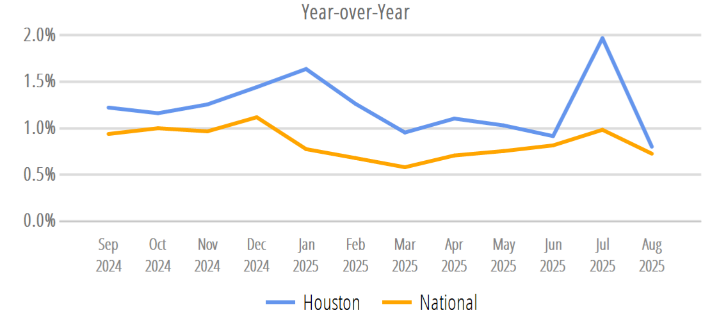
12-month period - September - August

Completions
Total Units



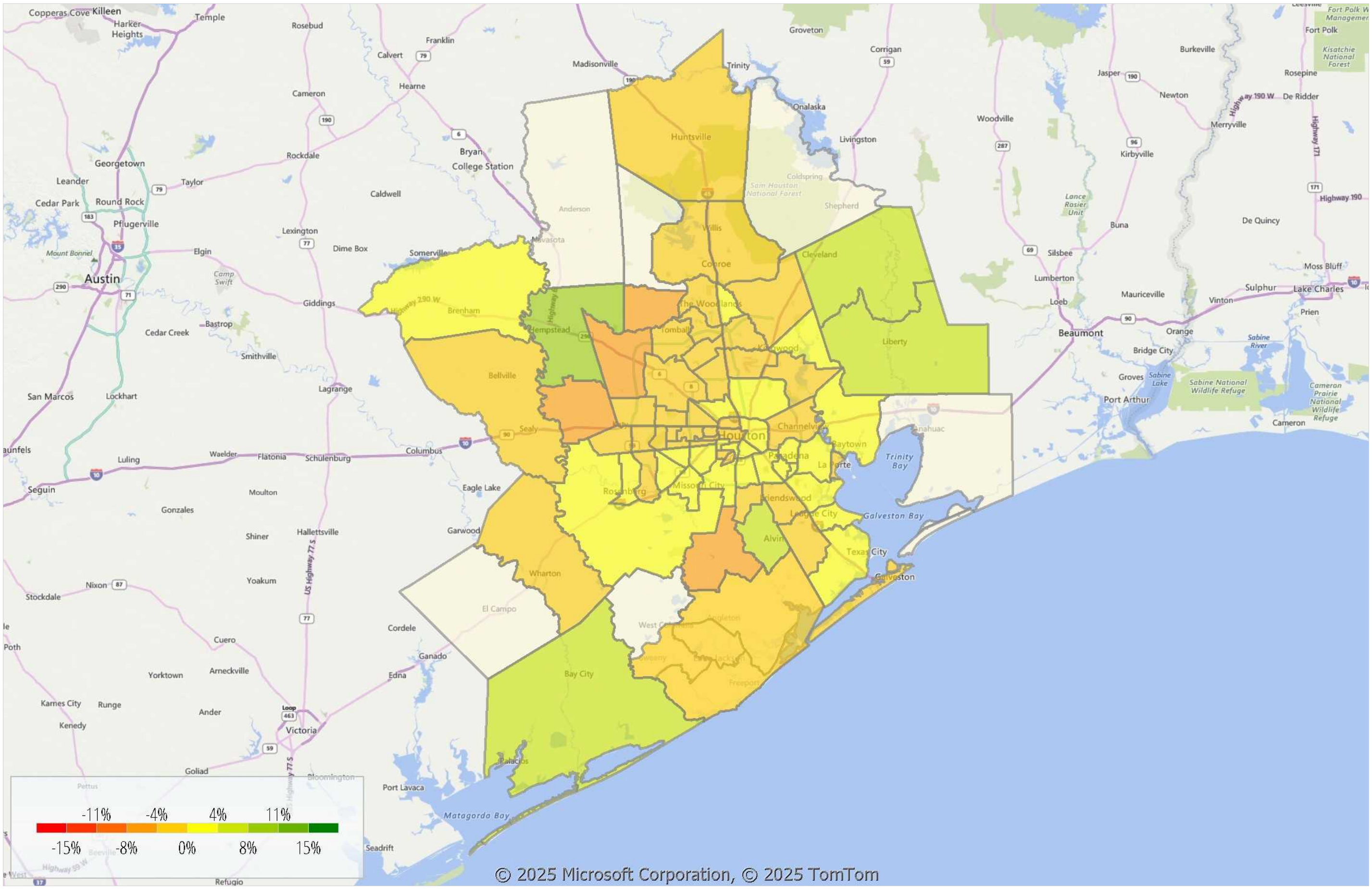
DEMAND

Employment Percentage Change
Year-over-Year



Employment Sector	Current Share	YOY Change	
Education and Health Services	13.7%	13,200	2.9%
Leisure and Hospitality	10.8%	7,200	2.0%
Trade, Transportation, and Utilities	20.3%	6,800	1.0%
Mining, Logging and Construction	9.2%	6,000	1.9%
Other Services	4.0%	4,500	3.4%
Government	12.8%	4,300	1.0%
Financial Activities	5.3%	2,000	1.1%
Information	0.8%	-700	-2.3%
Manufacturing	6.9%	-2,700	-1.1%
Professional and Business Services	16.1%	-13,100	-2.3%

SUBMARKETS YEAR-OVER-YEAR RENT GROWTH



HIGHEST OVERALL PERFORMING SUBMARKETS

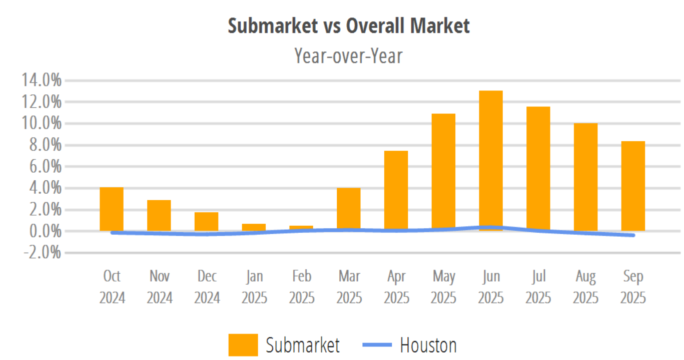
Submarket	Rent	Occupancy	YOY Change
Prairie View	$1,515	91.6%	8.4%
Dayton	$1,076	95.8%	6.9%
Cleveland	$1,045	96.1%	6.4%
Bay City	$982	86.7%	5.5%
Alvin	$1,147	94.6%	3.9%

LOWEST OVERALL PERFORMING SUBMARKETS

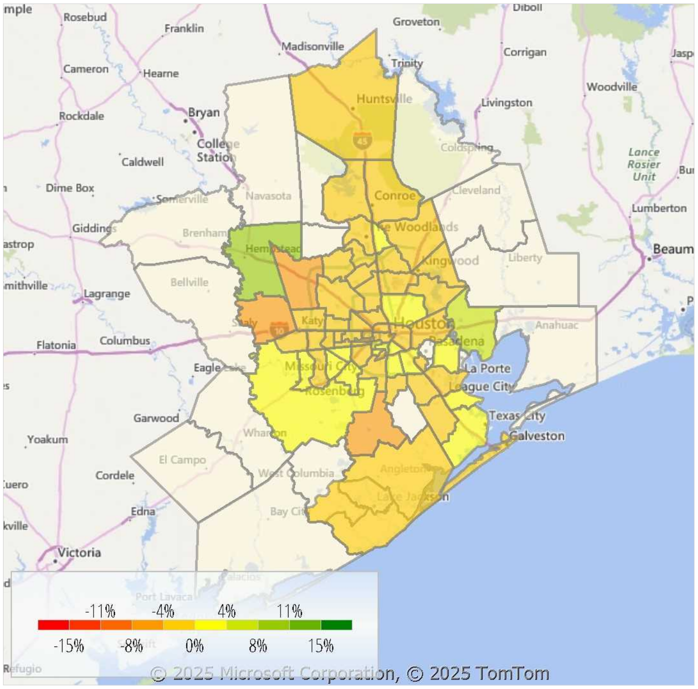
Submarket	Rent	Occupancy	YOY Change
Wharton	$918	95.6%	-3.4%
Brookshire	$1,949	94.7%	-3.9%
Magnolia	$1,343	94.5%	-4.3%
Northwest Brazoria County	$2,433	93%	-4.4%
Northwest Harris County	$1,786	93.1%	-5.3%

HIGHEST PERFORMING SUBMARKET - PRAIRIE VIEW

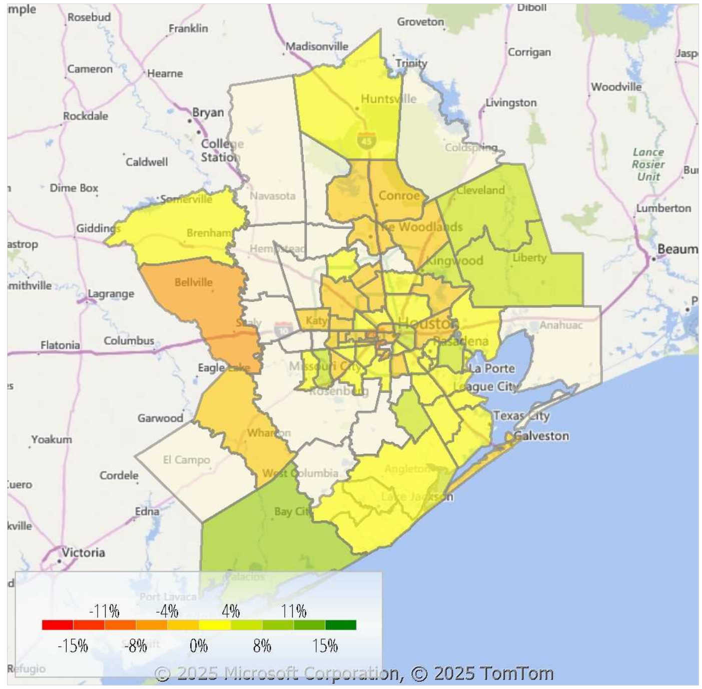
Properties	5
Units	1,190
Average Rent/Unit	$1,515
Effective YOY Chg	8.4%



LIFESTYLE APARTMENTS - YEAR-OVER-YEAR RENT GROWTH



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



HIGHEST PERFORMING SUBMARKETS - LIFESTYLE

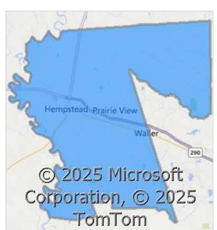
Submarket	Rent	Occupancy	YOY Change
Prairie View	$1,500	91.6%	7.8%
Baytown	$1,459	94.3%	3.9%
Pierce Junction	$1,676	89.5%	2.4%
Sugar Land - north	$1,455	95.5%	2.2%
Sugar Land - west	$1,587	95.1%	2.0%

HIGHEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
Bay City	$1,024	89.6%	9.4%
Dayton	$1,076	95.8%	6.9%
Cleveland	$1,045	96.1%	6.4%
Richmond	$1,281	90.1%	6.0%
Deer Park	$1,246	93.3%	5.7%

PRAIRIE VIEW

	Lifestyle	RBN	Overall
Properties	4	1	5
Units	1,070	120	1,190
Avg Rent/Unit	$1,500	$1,646	$1,515
Effective YOY Chg	7.8%	12.2%	8.4%



BAY CITY

	RBN	Lifestyle	Overall
Properties	3	N/A	5
Units	343	N/A	495
Avg Rent/Unit	$1,024	N/A	$982
Effective YOY Chg	9.4%	N/A	5.5%

LOWEST PERFORMING SUBMARKETS - LIFESTYLE

Submarket	Rent	Occupancy	YOY Change
The Heights	$1,843	94.6%	-2.9%
Tomball	$1,576	93.1%	-3.2%
Northwest Brazoria County	$2,433	93%	-4.4%
Brookshire	$2,091	96.9%	-4.5%
Northwest Harris County	$1,803	93.1%	-5.7%

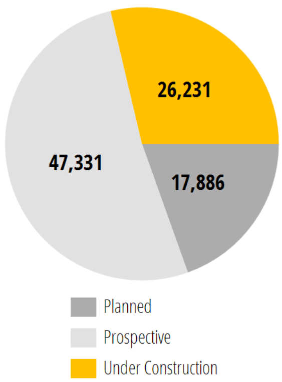
LOWEST PERFORMING SUBMARKETS - RBN

Submarket	Rent	Occupancy	YOY Change
Sugar Land - west	$1,302	94.8%	-3.3%
Wharton	$918	95.6%	-3.4%
Hunters Creek	$1,309	92.5%	-4.7%
River Oaks	$1,313	92.3%	-4.9%
Austin County	$1,025	97%	-5.4%

OVERALL DEVELOPMENT ACTIVITY

Composition

# of Units



National Ranking

Out of 140 Markets

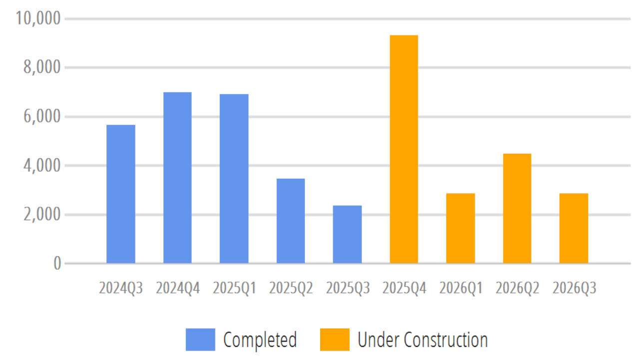
7
Overall
26,231 Units

7
Lifestyle
22,346 Units

14
Renters-by-Necessity
3,885 Units

Unit Completions by Quarter

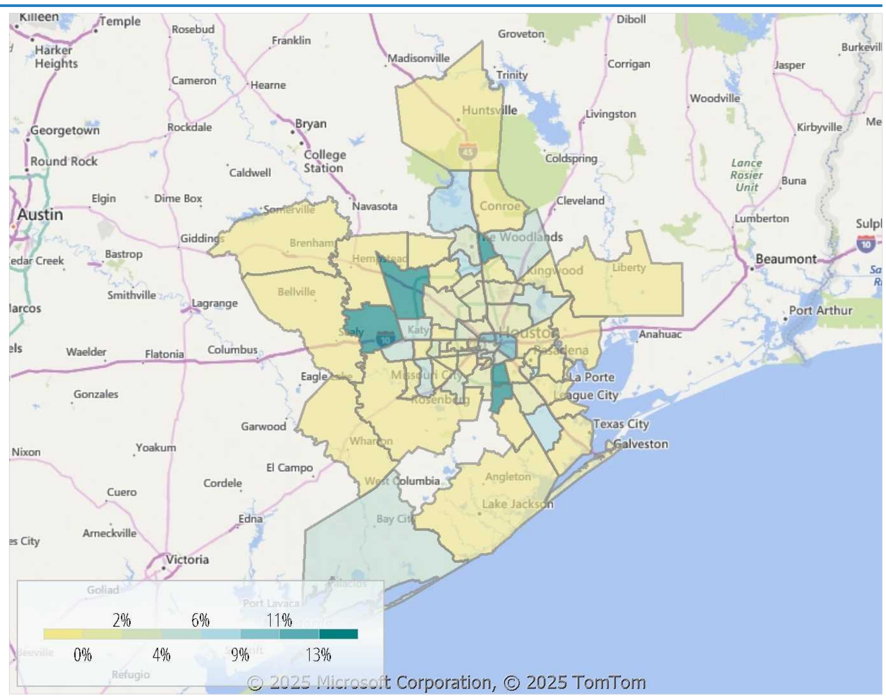
Historic and Projected



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

Submarket	Growth	# Units
Brookshire	44.1%	266
The Woodlands - east	32.0%	840
Northwest Harris County	17.6%	665
Clear Creek	15.4%	471
Pierce Junction	12.7%	861
The Heights	12.4%	1,508
East End	12.3%	1,422
South Houston - Crenshaw Park	8.5%	200
Conroe - west	7.9%	738
Avonak	7.9%	657
League City - west	7.4%	151
+ 30 More Submarkets		12,077

Market Overall **2.5%** 19,856 Units



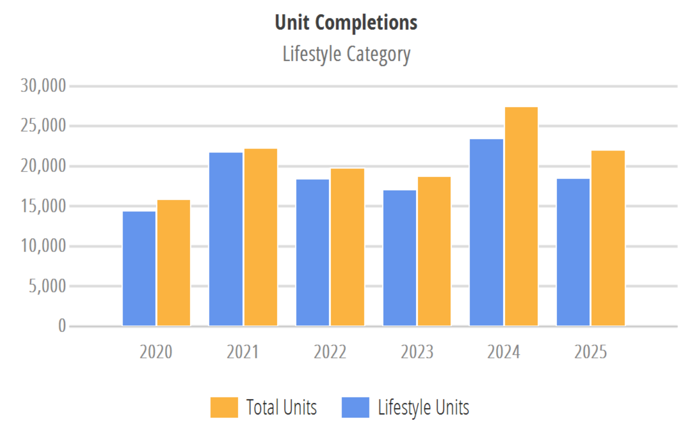
LARGEST COMMUNITIES UNDER CONSTRUCTION

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
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

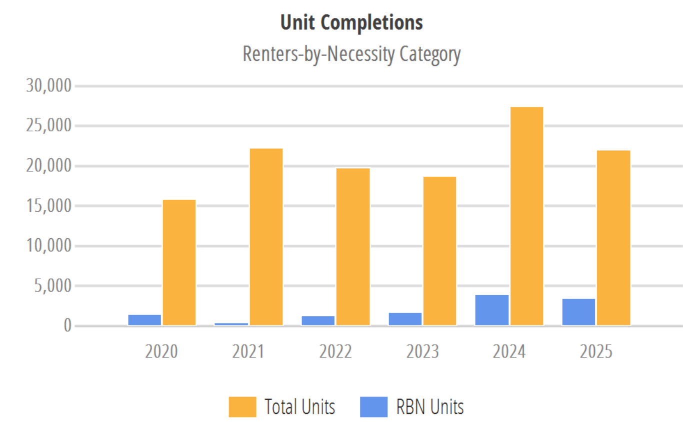
TOP DEVELOPERS BY UNITS UNDER CONSTRUCTION

Developer	# Units	# Props
Houston Housing Authority	1,358	5
Wan Bridge	963	2
Alliance Residential Company	899	3
Resia	840	1
Hanover Company, The	677	2
Tannos Construction & Development	612	2
Marquette Companies	604	2
Landmark Properties	598	2
Urban Genesis	585	2
Pelican Builders	497	2

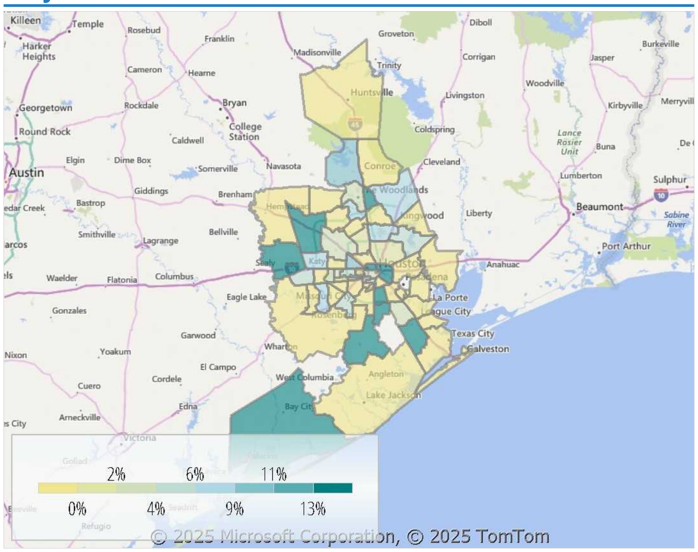
LIFESTYLE DEVELOPMENT ACTIVITY



RENTERS-BY-NECESSITY DEVELOPMENT ACTIVITY



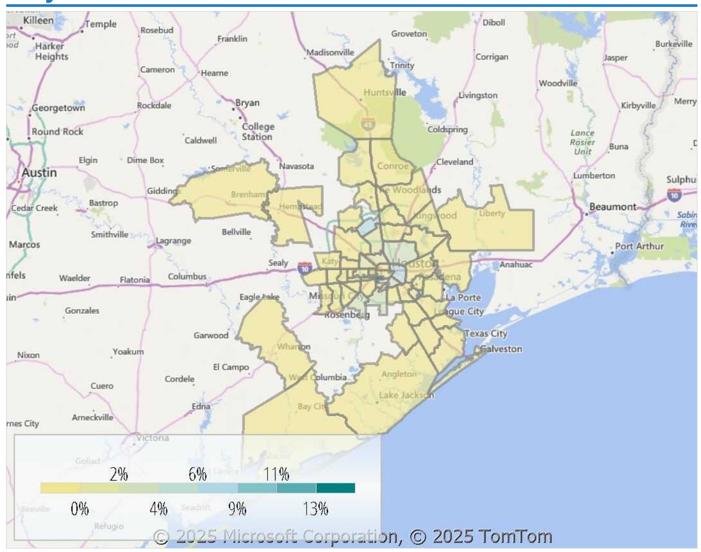
PROJECTED LIFESTYLE COMPLETIONS AS % OF INVENTORY



Submarket	Growth	# Units
Northwest Brazoria County	253.0%	812
The Woodlands - east	78.9%	840
Brookshire	64.1%	266
Pierce Junction	55.9%	861
East End	26.9%	904
Northwest Harris County	20.2%	665
Clear Creek	18.3%	471
The Heights	17.3%	1,508
Bay City	15.2%	84
League City - west	14.3%	151
Conroe - west	9.9%	738
+ 22 More Submarkets		9,602

Market Overall **4.3%** 16,902 Units

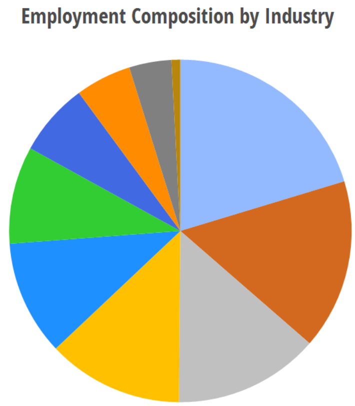
PROJECTED RBN COMPLETIONS AS % OF INVENTORY



Submarket	Growth	# Units
River Oaks	14.1%	228
South Houston - Crenshaw Park	9.8%	200
Louetta	7.3%	275
East End	6.3%	518
GreaterThird Ward	3.7%	211
Missouri City	2.8%	155
Mount Houston	2.3%	357
Sugar Land - south	2.2%	60
South Houston	2.1%	176
Rosslyn	1.7%	299
Galveston	1.6%	84
+ 2 More Submarkets		337

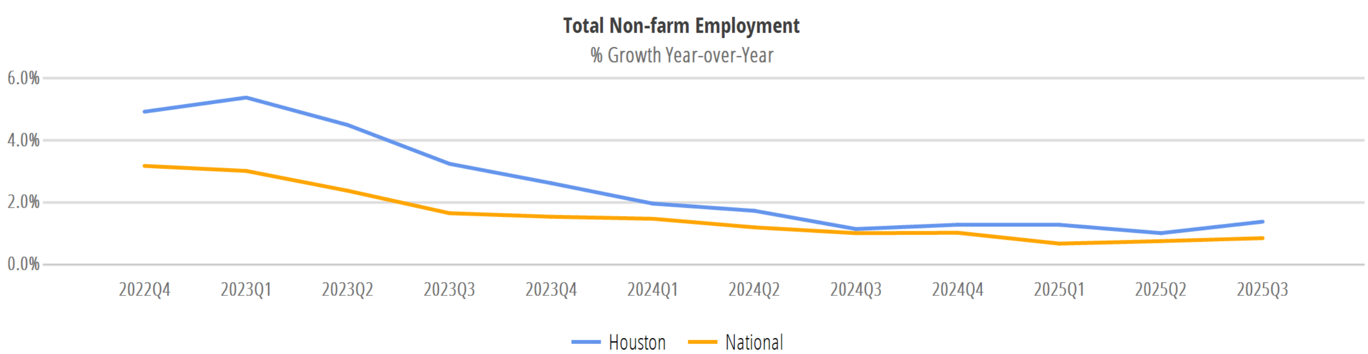
Market Overall **0.7%** 2,900 Units

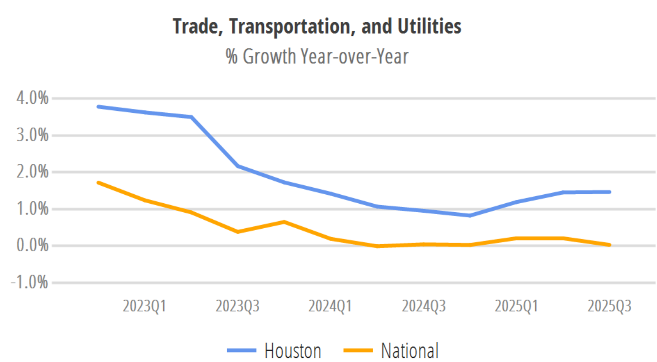
EMPLOYMENT COMPOSITION BY INDUSTRY SECTOR

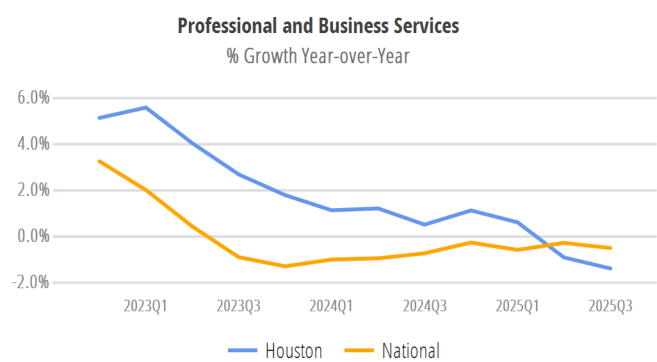


Employment Sector	Employment Jobs	Employment % Share	National Rank	YOY Change Jobs	YOY Change Pct.	5-Year Change Jobs	5-Year Change Pct.
Trade, Transportation, and Utilities	702K	20.3%	8	6.8K	1.0%	93.1K	15.3%
Professional and Business Services	555K	16.1%	11	-13.1K	-2.3%	71.8K	14.9%
Education and Health Services	475K	13.7%	12	13.2K	2.9%	81.6K	20.8%
Government	443K	12.8%	9	4.3K	1.0%	41.9K	10.4%
Leisure and Hospitality	375K	10.8%	9	7.2K	2.0%	107.2K	40.1%
Mining, Logging and Construction	318K	9.2%	2	6.0K	1.9%	48.1K	17.8%
Manufacturing	238K	6.9%	6	-2.7K	-1.1%	26.1K	12.3%
Financial Activities	182K	5.3%	12	2.0K	1.1%	18.1K	11.1%
Other Services	138K	4.0%	10	4.5K	3.4%	37.1K	37.0%
Information	29K	0.8%	26	-0.7K	-2.3%	1.8K	6.6%
Total Non-Farm	**3454K**	**100.0%**	**10**	**27.5K**	**0.8%**	**526.8K**	**18.0%**

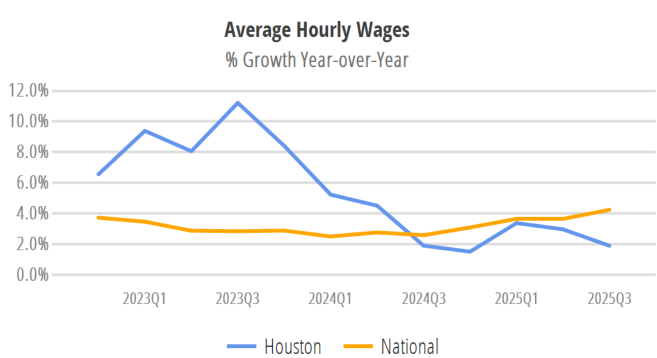
EMPLOYMENT GROWTH TREND FOR TOTAL NON-FARM AND TWO LARGEST INDUSTRY SECTORS

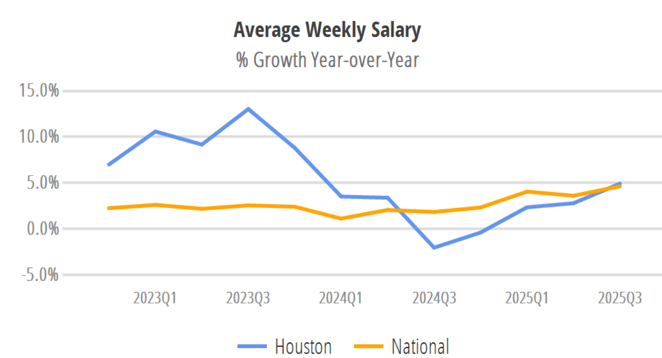






EARNINGS GROWTH TREND VS NATIONAL

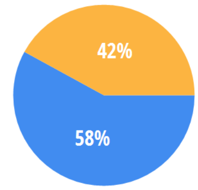




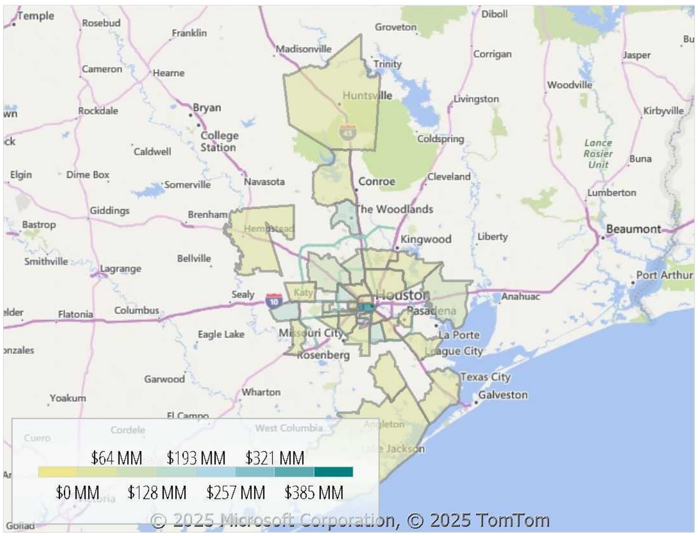
Prior 12 Months

National Ranking Out of 140 Markets	78 Sale Price	5 Sale Velocity	10 Sale Volume
	$148,885 Average Price/Unit	69 Properties Sold	$2,684MM Total Sales

	Lifestyle	RBN
# Properties	40	29
Total $MM	$1,981	$704
Avg $/Unit	$163,829	$118,461



MOST ACTIVE SUBMARKETS BY TRANSACTION VOLUME



Submarket	#	Units	$MM
West End/Downtown	8	2,233	$449.4
Bellaire	2	1,378	$196.6
Pierce Junction	1	240	$188.8
Spring Valley	5	1,615	$171.3
Katy	2	682	$131.9
The Woodlands	2	566	$128.4
Royal Oaks Country Club	3	869	$128.3
Piney Point Village - north	3	830	$119.9
Addicks	3	741	$103.9
Bammel	2	924	$103.4
+ 26 More Submarkets	38	7,952	$962.5
Total	**69**	**18,030**	**$2,684.4**

HIGHEST PRICED PREV. 3 MONTHS

Museum Tower, The

Buyer:	Finger Companies, The
Sale Date:	07/14/2025

MOST ACTIVE BUYERS BY # PROPERTIES PURCHASED

Company	#	Units	$MM
Bow River Capital	2	1,232	$107.3
CWS Capital Partners	2	704	$119.2
Post Investment Group	2	657	$103.0
GEM Realty Capital	2	614	$109.3
RPM	2	585	$103.6
Hasta Capital	2	560	$153.6
Hill Street Realty	2	481	$80.1
Lion Real Estate Group	2	431	$57.9

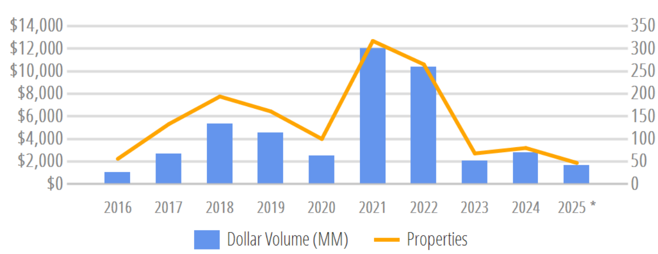
MOST ACTIVE SELLERS BY # PROPERTIES SOLD

Company	#	Units	$MM
Camden Property Trust	4	1,846	$216.6
Madera Companies	2	784	$125.7
Cortland	2	612	$122.8
Morgan Group	2	530	$70.4
Barvin Group	2	268	$30.4
Medistar	1	483	$142.9
Tremont Partners	1	289	$46.5
Nizinski, Loren	1	255	$19.0

SALE TRENDS

Sales Volume

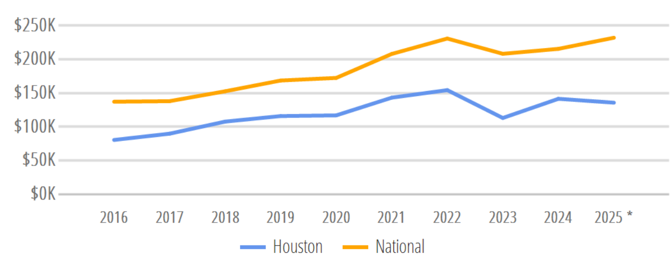
#Properties and Dollar Volume ($MM)



*partial year, ending September 2025

Sale Price (Average Per Unit)

Houston vs National



*partial year, ending September 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, Harris, Matagorda, Montgomery, Waller, Washington and Wharton

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 surveyors 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