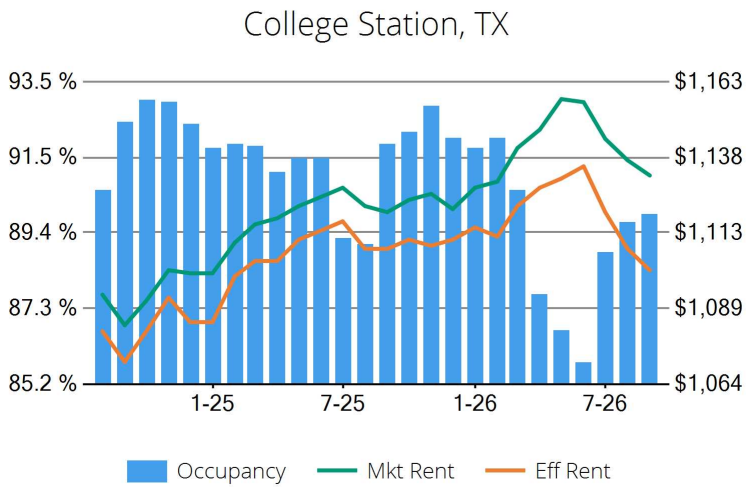
College Station, TX

End of September, 2026

General Overview

Conventional Properties	Sep 2026	Annual Chg
Occupancy	89.9	-2.0%
Unit Change	84	
Units Absorbed (Annual)	-333	
Average Size (SF)	839	+0.8%
Asking Rent	$1,132	+1.0%
Asking Rent per SF	$1.35	+0.2%
Effective Rent	$1,101	-0.8%
Effective Rent per SF	$1.31	-1.6%
% Offering Concessions	34%	+62.5%
Avg. Concession Package	6.8%	+59.5%



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	48%	178	21,897	89.9%	839	$1,132	$1,101	34.2%	6.8%
Affordable	7%	36	3,094	95.6%	941	$1,001	$989	11.8%	6.4%
Senior Living	5%	32	2,429	91.2%	903	$2,338	$2,307	15.4%	8.1%
Student Housing	40%	82	18,200	79.9%	1,075	$2,194	$2,173	10.8%	11.8%
Totals		**328**	**45,620**						

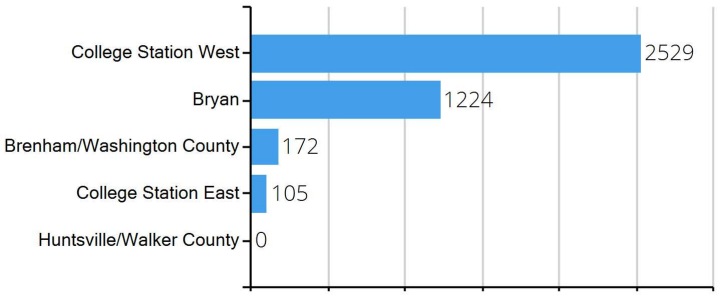
Top 5 Submarkets

Occupancy Annual Change	Sep-26	Change
College Station East	92.0%	0.6%
Huntsville/Walker County	87.6%	-2.0%
College Station West	88.3%	-2.1%
Brenham/Washington County	94.7%	-3.4%
Bryan	89.6%	-5.1%

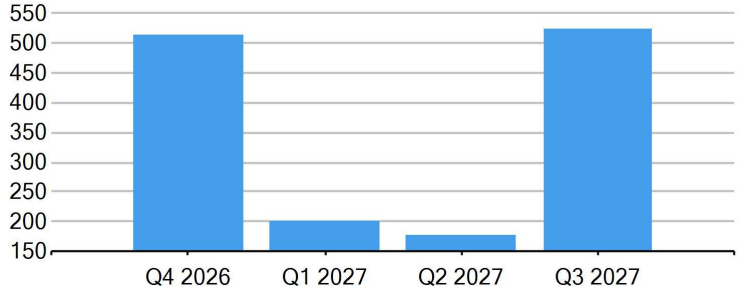
Effective Rent Gains	Sep-26	Change
Huntsville/Walker County	$1,001	7.3%
Brenham/Washington County	$1,056	4.3%
Bryan	$1,145	-0.7%
College Station East	$1,180	-2.2%
College Station West	$990	-2.8%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



ALN Apartment Data tracks 12K management companies with over 203K properties, comprised of over 26.3 million total units. We offer our clients feature-rich, user-friendly platforms to perform research with confidence, and our comprehensive services are available nationwide. Copyrights: All data, information and material provided through ALN Platforms or Reports are copyrighted. All resales, redistribution, or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing, questions, or additional information about our services, please contact Sales@alndata.com or call 800-643-6416 x 3.

ALN Apartment Data
www.alndata.com
NATIONWIDE MULTIFAMILY DATA