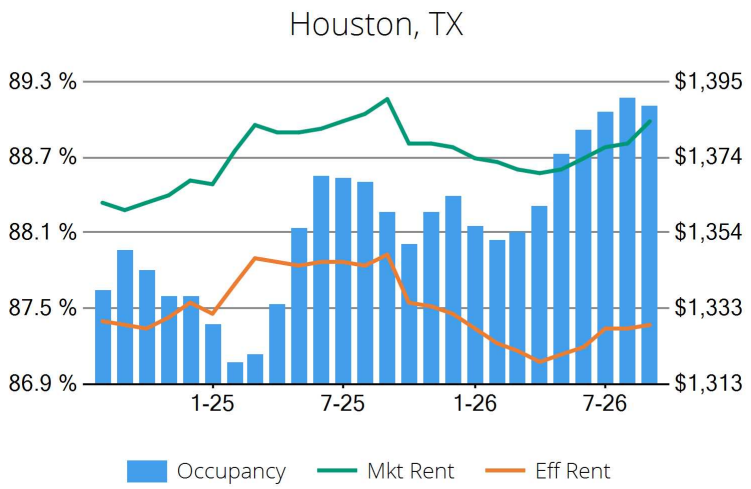
Houston, TX

End of September, 2026

General Overview

Conventional Properties	Sep 2026	Annual Chg
Occupancy	89.1	+0.8%
Unit Change	12,537	
Units Absorbed (Annual)	16,009	
Average Size (SF)	897	+0.3%
Asking Rent	$1,384	-0.2%
Asking Rent per SF	$1.54	-0.5%
Effective Rent	$1,329	-1.2%
Effective Rent per SF	$1.48	-1.5%
% Offering Concessions	46%	+22.2%
Avg. Concession Package	8.2%	+12.1%



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	80%	3,085	697,986	89.1%	897	$1,384	$1,329	45.6%	8.2%
Affordable	14%	696	119,172	88.9%	911	$1,219	$1,188	26.4%	7.4%
Senior Living	5%	381	46,805	86.9%	847	$1,730	$1,702	16.8%	9.3%
Student Housing	1%	27	5,858	71.0%	868	$2,059	$2,048	13.3%	5.1%
Totals		**4,189**	**869,821**						

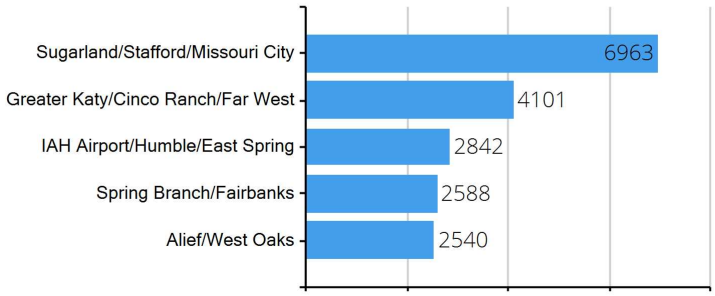
Top 5 Submarkets

Occupancy Annual Change	Sep-26	Change
Heights	91.8%	14.6%
Inner Loop East	88.6%	10.0%
Sugarland/Stafford/Missouri City	91.2%	8.7%
Midtown/Montrose/Museum District	92.7%	6.2%
Northwest Houston	90.5%	6.2%

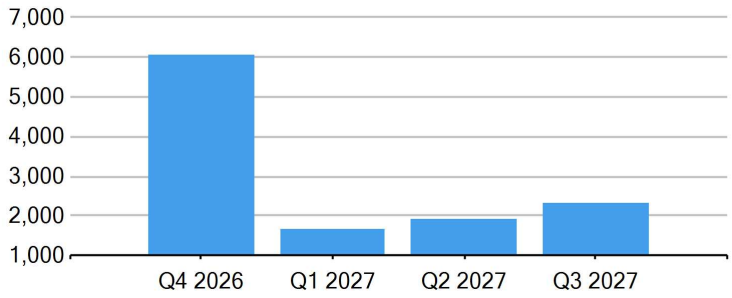
Effective Rent Gains	Sep-26	Change
Tomball/Far Northwest	$1,474	3.4%
Northwest Houston	$1,010	2.9%
Medical Center/West University	$1,748	2.1%
The Woodlands/Far North	$1,602	1.6%
Greenway Plaza	$1,994	1.5%

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