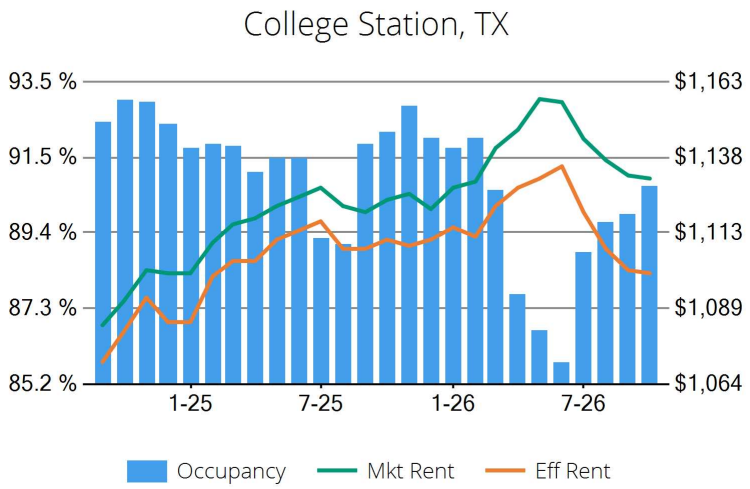
College Station, TX

End of October, 2026

General Overview

Conventional Properties	Oct 2026	Annual Chg
Occupancy	90.6	-1.5%
Unit Change	84	
Units Absorbed (Annual)	-229	
Average Size (SF)	839	+0.8%
Asking Rent	$1,131	+0.5%
Asking Rent per SF	$1.35	-0.5%
Effective Rent	$1,100	-1.2%
Effective Rent per SF	$1.31	-2.1%
% Offering Concessions	33%	+71.2%
Avg. Concession Package	6.9%	+30.2%



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%	179	21,938	90.6%	839	$1,131	$1,100	33.0%	6.9%
Affordable	7%	38	3,181	96.2%	936	$989	$966	23.5%	7.2%
Senior Living	5%	32	2,429	91.1%	903	$2,338	$2,305	15.4%	8.3%
Student Housing	40%	82	18,200	79.3%	1,075	$2,163	$2,144	9.2%	12.5%
Totals		**331**	**45,748**						

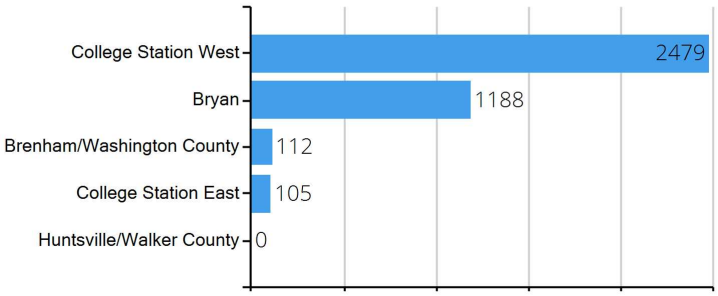
Top 5 Submarkets

Occupancy Annual Change	Oct-26	Change
College Station East	92.4%	2.7%
Brenham/Washington County	94.7%	-2.4%
College Station West	88.6%	-3.6%
Bryan	91.8%	-3.7%
Huntsville/Walker County	87.7%	-4.7%

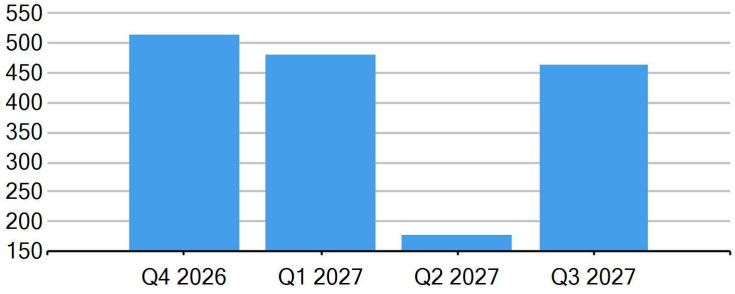
Effective Rent Gains	Oct-26	Change
Huntsville/Walker County	$1,016	7.4%
Brenham/Washington County	$1,060	4.8%
Bryan	$1,141	-0.5%
College Station West	$996	-1.8%
College Station East	$1,171	-4.0%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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