

Source: Apartment Data.com from MRI Software - April 18, 2025

Occupancy



88.8%
March 2025

89.2%
10 Yr Avg

T12 Rent Trends



0.3% ↗
March 2025

2.83%
10 Yr Avg

T12 Absorption



2.9K
March 2025

13.52
10 Yr Avg

T12 Completions



3.3K
March 2025

17.14K
10 Yr Avg

APRIL 2025 MARKET SNAPSHOT

Rental Growth Rate	0.3% ↗
# of Operating Units	775,879
Size (sf)	895
Price (\$/mo)	\$1,273
Rental Rate (\$/sf/mo)	\$1.42
Occupancy (%)	88.7%
Units Opened (Past 12 months)	23,876
Units Under Construction	11,283
Proposed Units	38,959
Units Absorbed (Past 12 months)	20,292

HOTTEST SUBMARKETS Over The Past 3 Months

Rank	Submarket	Annualized Growth %	% of Mk Absorbed
1	Sugar Land/ Stafford/ Sienna	1.9%	1.2%
2	Katy/ Cinco Ranch/ Waterside	1.8%	1.6%
3	Memorial/ Spring Branch	2.5%	0.9%
4	Highland Village/ Upper Kirby/ West U	6.6%	0.6%
5	Tomball/ Spring	-0.1%	1.5%

Based on the best combination of rental rate growth and absorption over the past 3 months 2025. There are a total of 42 submarket in the Houston area