


	OVERALL MARKET									STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT			
	Jul-16	Jul-17	bps	%CHG	Jul-16	Jul-17	%CHG	Jul-16	Jul-17	bps	%CHG	Jul-16	Jul-17	%CHG	
AK - Anchorage	94.6%	92.5%	-209	-2.2%	N/A	\$1,034	N/A	94.6%	92.5%	-209	-2.2%	N/A	\$1,030	N/A	
AK - Misc. AK	87.0%	94.1%	709	8.3%	N/A	\$1,393	N/A	87.0%	94.1%	709	8.3%	N/A	\$1,393	N/A	
Alaska Average	93.3%	93.1%	-20	-0.2%	N/A	\$1,166	N/A	93.3%	93.1%	-20	-0.2%	N/A	\$1,165	N/A	
AL - Birmingham	89.2%	90.7%	150	1.7%	\$836	\$867	3.7%	91.5%	92.2%	70	0.8%	\$819	\$843	2.9%	
AL - Huntsville	90.2%	93.1%	290	3.2%	\$692	\$728	5.3%	92.1%	94.5%	239	2.5%	\$678	\$711	4.9%	
AL - Misc. AL	92.4%	93.7%	130	1.5%	N/A	\$627	N/A	92.3%	93.7%	140	1.6%	N/A	\$627	N/A	
AL - Mobile	92.5%	93.3%	80	0.9%	\$783	\$798	1.9%	92.9%	93.3%	40	0.5%	\$776	\$791	2.0%	
AL - Montgomery	88.3%	90.7%	240	2.7%	\$743	\$757	1.8%	89.7%	91.0%	130	1.5%	\$737	\$750	1.8%	
Alabama Average	90.0%	91.7%	170	1.9%	\$778	\$794	2.0%	91.7%	92.8%	110	1.2%	\$765	\$778	1.7%	
AR - Little Rock	91.7%	90.5%	-120	-1.2%	\$712	\$724	1.6%	91.7%	91.4%	-30	-0.3%	\$712	\$721	1.2%	
AR - Misc. AR	94.7%	93.0%	-169	-1.8%	N/A	\$567	N/A	95.5%	93.0%	-249	-2.5%	N/A	\$564	N/A	
AR - Northwest Arkansas	92.3%	89.6%	-270	-2.9%	\$606	\$640	5.6%	97.5%	96.0%	-150	-1.6%	\$602	\$614	2.0%	
Arkansas Average	92.0%	90.0%	-200	-2.2%	\$666	\$679	1.9%	93.4%	92.8%	-60	-0.7%	\$665	\$668	0.5%	
AZ - Flagstaff	93.3%	94.1%	79	0.9%	N/A	\$1,414	N/A	95.6%	94.7%	-90	-0.9%	N/A	\$1,394	N/A	
AZ - Misc. AZ	91.7%	93.2%	150	1.7%	N/A	\$705	N/A	91.7%	93.2%	150	1.7%	N/A	\$705	N/A	
AZ - Phoenix	92.0%	92.5%	50	0.5%	\$928	\$978	5.4%	94.1%	93.8%	-30	-0.3%	\$913	\$955	4.6%	
AZ - Tucson	91.8%	92.7%	90	1.1%	\$673	\$715	6.2%	92.7%	93.1%	40	0.3%	\$666	\$707	6.0%	
Arizona Average	92.0%	92.5%	50	0.6%	\$880	\$933	6.1%	93.8%	93.7%	-9	-0.2%	\$866	\$911	5.3%	
CA - Central Coast	N/A	96.4%	N/A	N/A	N/A	\$1,834	N/A	N/A	96.5%	N/A	N/A	N/A	\$1,823	N/A	
CA - Los Angeles	93.3%	93.9%	59	0.6%	\$1,966	\$2,068	5.2%	96.1%	95.9%	-20	-0.2%	\$1,947	\$2,028	4.1%	
CA - Misc. CA	95.8%	96.7%	90	1.0%	N/A	\$938	N/A	95.8%	97.9%	210	2.2%	N/A	\$931	N/A	
CA - Sacramento	95.7%	95.8%	10	0.1%	\$1,213	\$1,328	9.5%	96.8%	96.5%	-30	-0.3%	\$1,211	\$1,322	9.2%	
CA - San Bernardino/Riverside	95.1%	95.5%	40	0.4%	\$1,341	\$1,410	5.2%	95.9%	95.7%	-20	-0.1%	\$1,339	\$1,406	5.0%	
CA - San Diego	95.0%	94.6%	-40	-0.5%	\$1,717	\$1,794	4.5%	96.4%	96.1%	-30	-0.2%	\$1,707	\$1,779	4.2%	
CA - San Francisco/Oakland	93.9%	93.9%	0	0.0%	\$2,543	\$2,607	2.5%	95.5%	95.6%	10	0.1%	\$2,518	\$2,559	1.6%	
CA - San Joaquin Valley	96.4%	96.8%	40	0.3%	\$941	\$1,001	6.4%	96.5%	97.1%	60	0.6%	\$941	\$998	6.1%	
California Average	94.2%	94.5%	30	0.3%	\$1,867	\$1,943	4.1%	96.1%	96.0%	-10	0.0%	\$1,848	\$1,906	3.1%	
CO - Denver/Co Springs	93.2%	91.6%	-160	-1.7%	\$1,306	\$1,374	5.2%	95.1%	95.0%	-10	0.0%	\$1,295	\$1,344	3.8%	
CO - Misc. CO	97.5%	95.5%	-200	-2.0%	N/A	\$950	N/A	97.5%	95.5%	-200	-2.0%	N/A	\$950	N/A	
Colorado Average	93.0%	91.6%	-140	-1.4%	\$1,306	\$1,370	4.8%	95.1%	95.0%	-10	-0.1%	\$1,295	\$1,340	3.5%	
FL - Fort Myers/Naples	91.6%	92.3%	70	0.8%	\$1,158	\$1,211	4.5%	95.1%	94.4%	-70	-0.7%	\$1,152	\$1,190	3.3%	
FL - Gainesville	94.3%	92.4%	-189	-2.0%	\$1,018	\$1,099	7.9%	94.3%	94.8%	50	0.5%	\$1,018	\$1,071	5.2%	
FL - Jacksonville	93.2%	94.3%	109	1.2%	\$933	\$981	5.2%	94.3%	94.7%	40	0.4%	\$930	\$974	4.7%	
FL - Melbourne	94.5%	96.2%	170	1.8%	\$908	\$982	8.2%	96.4%	96.3%	-10	-0.1%	\$908	\$974	7.3%	
FL - Miami/Ft Lauderdale	89.7%	90.0%	30	0.3%	\$1,527	\$1,587	3.9%	95.4%	94.3%	-110	-1.2%	\$1,498	\$1,536	2.5%	
FL - Orlando	92.8%	92.9%	10	0.1%	\$1,115	\$1,184	6.2%	95.4%	95.3%	-10	-0.2%	\$1,103	\$1,163	5.4%	
FL - Palm Beach	89.6%	89.2%	-40	-0.4%	\$1,475	\$1,514	2.7%	93.3%	93.6%	30	0.3%	\$1,436	\$1,456	1.4%	
FL - Pensacola	95.7%	92.1%	-359	-3.7%	\$922	\$986	6.9%	96.5%	95.1%	-140	-1.4%	\$922	\$969	5.1%	
FL - Tallahassee	93.3%	91.5%	-180	-1.9%	\$855	\$888	3.8%	93.3%	93.3%	0	-0.1%	\$855	\$884	3.5%	
FL - Tampa	93.9%	93.0%	-89	-1.0%	\$1,064	\$1,113	4.7%	94.9%	94.6%	-30	-0.3%	\$1,055	\$1,089	3.2%	
Florida Average	92.2%	92.2%	0	0.0%	\$1,167	\$1,226	5.1%	95.0%	94.7%	-30	-0.3%	\$1,150	\$1,191	3.6%	
GA - Albany	90.1%	90.7%	60	0.7%	\$642	\$657	2.4%	90.1%	90.7%	60	0.7%	\$642	\$657	2.4%	
GA - Atlanta	92.0%	91.7%	-30	-0.3%	\$1,067	\$1,127	5.7%	94.0%	93.6%	-39	-0.4%	\$1,050	\$1,098	4.6%	
GA - Augusta	91.9%	92.7%	80	0.8%	\$764	\$780	2.1%	93.8%	93.3%	-49	-0.5%	\$746	\$764	2.3%	
GA - Columbus	91.6%	92.7%	110	1.1%	\$812	\$806	-0.7%	91.6%	92.7%	110	1.1%	\$812	\$806	-0.7%	
GA - Macon	94.2%	94.7%	50	0.4%	\$732	\$751	2.6%	94.2%	94.7%	50	0.5%	\$732	\$749	2.4%	
GA - Misc. Georgia	97.3%	96.2%	-110	-1.2%	N/A	\$558	N/A	97.3%	96.2%	-110	-1.2%	N/A	\$558	N/A	
GA - Savannah	92.4%	94.1%	169	1.9%	\$923	\$983	6.5%	92.7%	94.6%	189	2.0%	\$921	\$971	5.4%	
Georgia Average	92.1%	92.0%	-10	-0.1%	\$1,019	\$1,072	5.2%	93.8%	93.6%	-19	-0.1%	\$1,004	\$1,046	4.1%	
IA - Des Moines	94.1%	92.1%	-199	-2.1%	N/A	\$880	N/A	96.2%	94.9%	-130	-1.3%	N/A	\$849	N/A	
IA - Misc. IA	81.2%	86.7%	549	6.7%	N/A	\$758	N/A	98.1%	95.6%	-250	-2.5%	N/A	\$703	N/A	
Iowa Average	93.3%	90.4%	-290	-3.1%	N/A	\$872	N/A	96.3%	95.0%	-130	-1.4%	N/A	\$840	N/A	
ID - Boise	90.5%	93.3%	280	3.1%	N/A	\$953	N/A	96.8%	96.3%	-50	-0.5%	N/A	\$939	N/A	
ID - Misc. ID	95.3%	96.6%	130	1.3%	N/A	\$820	N/A	95.3%	96.6%	130	1.3%	N/A	\$820	N/A	
Idaho Average	91.0%	93.8%	279	3.0%	N/A	\$931	N/A	96.6%	96.3%	-30	-0.3%	N/A	\$917	N/A	
IL - Chicago	92.0%	91.8%	-20	-0.2%	N/A	\$1,512	N/A	95.0%	94.4%	-60	-0.6%	N/A	\$1,449	N/A	
IL - Misc. IL	85.3%	85.3%	0	0.1%	N/A	\$1,031	N/A	85.3%	85.3%	0	0.1%	N/A	\$1,031	N/A	
IL - Moline	95.3%	94.4%	-90	-1.0%	N/A	\$735	N/A	95.3%	94.9%	-40	-0.4%	N/A	\$729	N/A	
IL - Peoria	94.9%	92.1%	-279	-2.9%	N/A	\$724	N/A	94.9%	92.1%	-279	-2.9%	N/A	\$724	N/A	
IL - Springfield	95.0%	91.7%	-329	-3.5%	N/A	\$733	N/A	95.0%	91.7%	-329	-3.5%	N/A	\$733	N/A	
Illinois Average	92.3%	91.4%	-90	-0.9%	N/A	\$1,414	N/A	95.0%	94.2%	-80	-0.8%	N/A	\$1,355	N/A	
IN - Evansville	93.9%	93.4%	-49	-0.5%	N/A	\$714	N/A	94.1%	93.4%	-69	-0.8%	N/A	\$714	N/A	
IN - Fort Wayne	94.0%	93.2%	-79	-0.9%	N/A	\$710	N/A	94.2%	94.0%	-20	-0.2%	N/A	\$705	N/A	
IN - Indianapolis	92.5%	93.0%	50	0.5%	N/A	\$827	N/A	93.5%	93.3%	-20	-0.2%	N/A	\$820	N/A	
IN - Misc. IN	N/A	100.0%	N/A	N/A	N/A	\$508	N/A	N/A	100.0%	N/A	N/A	N/A	\$508	N/A	
IN - South Bend	94.1%	92.7%	-139	-1.5%	N/A	\$787	N/A	94.1%	92.9%	-119	-1.2%	N/A	\$781	N/A	
Indiana Average	92.9%	92.9%	0	0.1%	N/A	\$806	N/A	93.7%	93.4%	-30	-0.3%	N/A	\$799	N/A	

	OVERALL MARKET								STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Jul-16	Jul-17	bps	%CHG	Jul-16	Jul-17	%CHG	Jul-16	Jul-17	bps	%CHG	Jul-16	Jul-17	%CHG
KS - Misc. KS	90.4%	87.9%	-250	-2.8%	N/A	\$701	N/A	90.4%	89.2%	-120	-1.4%	N/A	\$702	N/A
KS - Wichita	92.6%	92.2%	-40	-0.4%	\$647	\$639	-1.2%	93.7%	92.6%	-110	-1.1%	\$642	\$633	-1.4%
<b>Kansas Average</b>	92.0%	91.4%	-60	-0.6%	\$648	\$652	0.6%	93.2%	92.0%	-120	-1.3%	\$644	\$648	0.6%
KY - Lexington	92.2%	90.6%	-160	-1.7%	N/A	\$809	N/A	92.7%	92.6%	-10	-0.1%	N/A	\$800	N/A
KY - Louisville	94.3%	92.2%	-209	-2.3%	N/A	\$854	N/A	95.2%	94.5%	-70	-0.7%	N/A	\$840	N/A
KY - Misc. KY	94.5%	96.0%	150	1.6%	N/A	\$682	N/A	94.5%	96.7%	220	2.3%	N/A	\$675	N/A
<b>Kentucky Average</b>	93.7%	91.9%	-180	-1.9%	N/A	\$830	N/A	94.5%	94.1%	-40	-0.4%	N/A	\$817	N/A
LA - Baton Rouge	90.4%	89.2%	-120	-1.4%	\$893	\$918	2.8%	91.4%	91.0%	-40	-0.4%	\$887	\$900	1.5%
LA - Lake Charles	90.0%	91.5%	150	1.6%	N/A	\$1,026	N/A	95.3%	90.7%	-459	-4.8%	N/A	\$985	N/A
LA - Misc. LA	88.2%	87.5%	-70	-0.9%	N/A	\$798	N/A	89.2%	87.7%	-150	-1.7%	N/A	\$791	N/A
LA - Monroe	91.7%	89.9%	-180	-1.9%	N/A	\$750	N/A	91.7%	89.9%	-180	-1.9%	N/A	\$750	N/A
LA - New Orleans	91.8%	93.7%	190	2.1%	\$953	\$971	1.8%	93.1%	94.0%	89	0.9%	\$944	\$965	2.2%
LA - Shreveport	90.0%	90.6%	60	0.7%	\$774	\$781	0.9%	90.6%	90.6%	0	0.0%	\$768	\$776	0.9%
<b>Louisiana Average</b>	90.4%	90.5%	10	0.1%	\$893	\$903	1.1%	91.7%	91.4%	-30	-0.3%	\$884	\$892	0.8%
MA - Boston	91.5%	91.1%	-40	-0.4%	N/A	\$2,229	N/A	95.7%	96.2%	50	0.5%	N/A	\$2,161	N/A
MA - Misc. MA	99.7%	99.7%	0	-0.1%	N/A	\$1,066	N/A	99.7%	99.7%	0	-0.1%	N/A	\$1,066	N/A
MA - Springfield	96.9%	96.0%	-90	-0.9%	N/A	\$1,112	N/A	97.1%	96.0%	-110	-1.1%	N/A	\$1,112	N/A
<b>Massachusetts Average</b>	92.0%	91.2%	-80	-0.9%	N/A	\$2,135	N/A	95.9%	96.2%	30	0.3%	N/A	\$2,063	N/A
MD - Baltimore	93.6%	92.8%	-80	-0.8%	N/A	\$1,286	N/A	94.6%	94.2%	-40	-0.4%	N/A	\$1,271	N/A
MD - Misc. MD	93.5%	95.8%	229	2.4%	N/A	\$1,165	N/A	96.1%	96.0%	-10	-0.1%	N/A	\$1,141	N/A
<b>Maryland Average</b>	93.6%	93.1%	-50	-0.5%	N/A	\$1,274	N/A	94.7%	94.4%	-30	-0.3%	N/A	\$1,259	N/A
MI - Detroit	96.1%	96.0%	-10	-0.2%	\$929	\$958	3.1%	96.9%	96.3%	-60	-0.6%	\$926	\$951	2.7%
MI - Grand Rapids / Kalamazoo / Battle Creek	96.6%	96.4%	-20	-0.2%	N/A	\$828	N/A	96.9%	96.4%	-50	-0.5%	N/A	\$824	N/A
MI - Misc. MI	93.2%	94.2%	99	1.0%	N/A	\$763	N/A	95.2%	94.2%	-100	-1.0%	N/A	\$761	N/A
<b>Michigan Average</b>	96.0%	96.0%	0	0.0%	N/A	\$926	N/A	96.8%	96.3%	-50	-0.6%	N/A	\$919	N/A
MN - Minneapolis - St. Paul	96.0%	95.8%	-20	-0.3%	N/A	\$1,194	N/A	97.2%	97.3%	10	0.1%	N/A	\$1,160	N/A
MN - Misc. MN	97.1%	92.1%	-499	-5.1%	N/A	\$977	N/A	97.1%	93.5%	-359	-3.7%	N/A	\$937	N/A
<b>Minnesota Average</b>	96.1%	95.7%	-40	-0.4%	N/A	\$1,189	N/A	97.2%	97.2%	0	0.0%	N/A	\$1,154	N/A
MO - Columbia	94.5%	92.4%	-209	-2.2%	N/A	\$668	N/A	94.7%	92.4%	-229	-2.5%	N/A	\$668	N/A
MO - Kansas City	92.1%	91.8%	-30	-0.4%	\$896	\$910	1.6%	94.2%	94.3%	10	0.1%	\$884	\$888	0.5%
MO - Misc. MO	92.8%	92.0%	-80	-0.9%	N/A	\$688	N/A	92.8%	92.0%	-80	-0.9%	N/A	\$688	N/A
MO - Springfield	95.6%	96.1%	50	0.5%	N/A	\$663	N/A	96.6%	96.0%	-60	-0.6%	N/A	\$663	N/A
MO - St. Louis	92.1%	92.3%	20	0.2%	\$893	\$908	1.7%	93.4%	93.8%	39	0.4%	\$889	\$886	-0.3%
<b>Missouri Average</b>	92.2%	92.1%	-10	-0.1%	\$885	\$885	0.0%	93.9%	94.1%	20	0.2%	\$875	\$864	-1.3%
MS - Gulfport/Biloxi	91.5%	92.6%	110	1.2%	\$716	\$725	1.3%	91.5%	92.6%	110	1.2%	\$716	\$725	1.3%
MS - Jackson/Central MS	93.8%	92.2%	-159	-1.6%	\$800	\$809	1.1%	93.8%	92.2%	-159	-1.7%	\$800	\$803	0.5%
MS - Misc. MS	92.0%	89.5%	-250	-2.8%	N/A	\$810	N/A	92.4%	91.7%	-70	-0.7%	N/A	\$801	N/A
<b>Mississippi Average</b>	92.8%	91.6%	-120	-1.3%	\$771	\$788	2.2%	92.9%	92.2%	-70	-0.8%	\$771	\$783	1.5%
NC - Asheville	93.7%	94.1%	39	0.4%	\$1,053	\$1,096	4.0%	94.7%	96.0%	130	1.4%	\$1,053	\$1,091	3.5%
NC - Charlotte	90.8%	91.7%	90	1.0%	\$1,007	\$1,054	4.7%	95.2%	94.8%	-40	-0.4%	\$985	\$1,015	3.0%
NC - Fayetteville	89.8%	90.3%	50	0.6%	\$767	\$785	2.3%	89.8%	90.3%	50	0.6%	\$767	\$785	2.3%
NC - Greensboro / Winston-Salem	90.1%	91.8%	170	1.8%	\$740	\$776	4.9%	91.7%	93.4%	170	1.8%	\$735	\$764	4.0%
NC - Misc. NC	91.9%	94.5%	259	2.9%	N/A	\$895	N/A	91.9%	94.5%	259	2.9%	N/A	\$895	N/A
NC - Raleigh-Durham	91.2%	90.6%	-60	-0.7%	\$1,016	\$1,052	3.5%	93.9%	94.0%	10	0.2%	\$1,004	\$1,028	2.4%
NC - Wilmington	94.3%	92.0%	-229	-2.4%	\$838	\$881	5.2%	94.3%	93.7%	-59	-0.6%	\$838	\$871	3.9%
<b>North Carolina Average</b>	90.9%	91.2%	30	0.3%	\$945	\$984	4.2%	93.8%	94.0%	20	0.3%	\$931	\$957	2.9%
ND - Bismarck	86.4%	89.3%	290	3.3%	N/A	\$839	N/A	86.4%	89.3%	290	3.3%	N/A	\$839	N/A
ND - Fargo	90.5%	91.5%	100	1.1%	N/A	\$771	N/A	94.7%	93.7%	-99	-1.1%	N/A	\$761	N/A
<b>North Dakota Average</b>	80.6%	88.0%	739	9.1%	N/A	\$850	N/A	86.3%	88.6%	230	2.6%	N/A	\$831	N/A
NE - Lincoln	95.5%	95.1%	-40	-0.4%	N/A	\$848	N/A	97.4%	95.6%	-180	-1.8%	N/A	\$847	N/A
NE - Misc. NE	97.9%	93.7%	-419	-4.3%	N/A	\$741	N/A	97.9%	93.7%	-419	-4.3%	N/A	\$741	N/A
NE - Omaha	94.7%	94.6%	-10	-0.1%	N/A	\$890	N/A	95.9%	96.0%	10	0.1%	N/A	\$882	N/A
<b>Nebraska Average</b>	94.9%	94.2%	-70	-0.8%	N/A	\$873	N/A	96.2%	95.8%	-40	-0.4%	N/A	\$867	N/A
NM - Albuquerque	94.6%	94.7%	10	0.1%	\$800	\$826	3.2%	94.6%	94.7%	10	0.1%	\$800	\$826	3.2%
NM - Misc. NM	91.5%	91.3%	-20	-0.2%	N/A	\$781	N/A	91.5%	91.3%	-20	-0.2%	N/A	\$781	N/A
<b>New Mexico Average</b>	94.4%	94.5%	10	0.1%	\$802	\$823	2.7%	94.4%	94.5%	10	0.1%	\$802	\$823	2.7%
NV - Las Vegas	93.4%	93.5%	10	0.1%	\$893	\$947	6.0%	94.2%	94.1%	-10	-0.1%	\$888	\$934	5.2%
NV - Misc. NV	90.5%	92.0%	150	1.6%	N/A	\$624	N/A	90.5%	92.0%	150	1.6%	N/A	\$624	N/A
NV - Reno	95.7%	96.0%	30	0.4%	\$992	\$1,140	14.9%	96.3%	96.6%	30	0.3%	\$990	\$1,136	14.8%
<b>Nevada Average</b>	93.7%	93.8%	9	0.1%	\$909	\$975	7.3%	94.5%	94.5%	0	0.0%	\$904	\$964	6.6%
NY - Albany	89.3%	92.9%	360	4.1%	N/A	\$1,151	N/A	96.5%	96.9%	40	0.4%	N/A	\$1,113	N/A
NY - Buffalo/Rochester/Syracuse	95.8%	94.6%	-120	-1.2%	N/A	\$943	N/A	96.3%	95.2%	-110	-1.1%	N/A	\$934	N/A
NY - Misc. NY	95.6%	95.0%	-60	-0.7%	N/A	\$1,319	N/A	95.6%	94.8%	-80	-0.8%	N/A	\$1,295	N/A
NY - New York City	91.7%	90.6%	-110	-1.3%	N/A	\$2,501	N/A	95.9%	96.7%	80	0.8%	N/A	\$2,442	N/A
<b>New York Average</b>	92.2%	91.2%	-100	-1.2%	N/A	\$2,168	N/A	96.0%	96.3%	30	0.3%	N/A	\$2,109	N/A

(Continued on next page)



# ALN Apartment Data

Nationwide Multifamily Data

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	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Jul-16	Jul-17	bps	%CHG	Jul-16	Jul-17	%CHG	Jul-16	Jul-17	bps	%CHG	Jul-16	Jul-17	%CHG
OH - Cincinnati/Dayton	93.9%	93.2%	-69	-0.8%	N/A	\$865	N/A	95.3%	94.4%	-90	-0.9%	N/A	\$845	N/A
OH - Cleveland/Akron	95.1%	94.8%	-30	-0.3%	N/A	\$826	N/A	95.5%	95.2%	-30	-0.3%	N/A	\$820	N/A
OH - Columbus	93.8%	94.4%	60	0.7%	N/A	\$904	N/A	95.2%	95.4%	20	0.2%	N/A	\$886	N/A
OH - Misc. OH	94.1%	95.0%	90	1.0%	N/A	\$605	N/A	94.1%	95.0%	90	1.0%	N/A	\$605	N/A
OH - Toledo	95.8%	94.8%	-100	-1.1%	N/A	\$695	N/A	95.8%	94.8%	-100	-1.0%	N/A	\$688	N/A
Ohio Average	94.3%	94.1%	-20	-0.2%	N/A	\$854	N/A	95.3%	95.0%	-30	-0.3%	N/A	\$840	N/A
OK - Misc. OK	95.5%	92.4%	-309	-3.2%	N/A	\$661	N/A	95.6%	92.3%	-329	-3.4%	N/A	\$661	N/A
OK - Oklahoma City	88.3%	88.0%	-30	-0.4%	\$721	\$716	-0.7%	90.2%	89.0%	-120	-1.4%	\$708	\$699	-1.2%
OK - Tulsa	90.8%	90.0%	-80	-0.8%	\$681	\$676	-0.7%	91.9%	90.8%	-110	-1.2%	\$675	\$666	-1.4%
Oklahoma Average	89.5%	88.8%	-70	-0.8%	\$706	\$699	-1.0%	91.0%	89.8%	-120	-1.4%	\$695	\$685	-1.5%
OR - Misc. OR	98.4%	96.7%	-170	-1.6%	N/A	\$868	N/A	98.4%	96.7%	-170	-1.6%	N/A	\$868	N/A
OR - Portland	94.0%	93.7%	-29	-0.3%	N/A	\$1,314	N/A	96.1%	95.8%	-30	-0.3%	N/A	\$1,293	N/A
Oregon Average	94.0%	93.4%	-59	-0.7%	N/A	\$1,310	N/A	96.2%	95.8%	-40	-0.4%	N/A	\$1,289	N/A
PA - Misc. PA	95.5%	96.3%	80	0.9%	N/A	\$935	N/A	95.5%	96.3%	80	0.9%	N/A	\$935	N/A
PA - Philadelphia	94.6%	93.9%	-70	-0.7%	N/A	\$1,239	N/A	95.8%	95.4%	-40	-0.4%	N/A	\$1,220	N/A
PA - Pittsburgh	87.1%	91.6%	450	5.2%	\$1,051	\$1,091	3.8%	94.1%	94.1%	0	0.0%	\$1,006	\$1,029	2.3%
PA - State College / Altoona	98.6%	97.8%	-80	-0.9%	N/A	\$1,313	N/A	98.6%	97.8%	-80	-0.9%	N/A	\$1,313	N/A
Pennsylvania Average	93.8%	93.7%	-9	-0.1%	N/A	\$1,209	N/A	95.6%	95.3%	-30	-0.3%	N/A	\$1,187	N/A
SC - Charleston	89.4%	89.9%	50	0.5%	\$1,081	\$1,130	4.5%	94.7%	94.6%	-10	-0.2%	\$1,062	\$1,090	2.6%
SC - Columbia	92.6%	93.2%	60	0.7%	\$852	\$882	3.5%	93.6%	93.4%	-20	-0.2%	\$847	\$862	1.9%
SC - Greenville-Spartanburg	89.3%	90.7%	140	1.5%	\$879	\$893	1.5%	95.1%	94.1%	-100	-1.1%	\$857	\$861	0.4%
SC - Misc. SC	85.9%	92.6%	670	7.8%	N/A	\$825	N/A	93.2%	94.1%	89	1.0%	N/A	\$824	N/A
SC - Myrtle Beach	90.8%	89.2%	-160	-1.8%	N/A	\$968	N/A	97.2%	97.0%	-20	-0.2%	N/A	\$946	N/A
South Carolina Average	90.2%	91.0%	80	0.8%	\$936	\$963	2.9%	94.6%	94.1%	-50	-0.5%	\$920	\$931	1.3%
SD - Rapid City	98.9%	95.6%	-330	-3.4%	N/A	\$885	N/A	98.9%	97.4%	-150	-1.6%	N/A	\$875	N/A
SD - Sioux Falls	91.2%	90.3%	-90	-0.9%	N/A	\$801	N/A	95.6%	94.3%	-130	-1.4%	N/A	\$798	N/A
South Dakota Average	92.0%	92.3%	30	0.3%	N/A	\$837	N/A	95.0%	95.3%	30	0.3%	N/A	\$832	N/A
TN - Chattanooga	94.3%	94.3%	0	0.0%	\$850	\$870	2.4%	94.9%	94.3%	-60	-0.6%	\$846	\$864	2.2%
TN - Knoxville	94.1%	93.8%	-30	-0.4%	\$832	\$859	3.3%	95.6%	95.5%	-10	0.0%	\$821	\$844	2.8%
TN - Memphis	91.1%	92.2%	110	1.2%	\$772	\$796	3.2%	91.9%	92.2%	30	0.3%	\$768	\$793	3.2%
TN - Misc. TN	91.7%	91.1%	-60	-0.7%	N/A	\$743	N/A	95.6%	96.1%	50	0.6%	N/A	\$727	N/A
TN - Nashville	91.5%	90.9%	-60	-0.7%	\$1,087	\$1,124	3.3%	95.8%	94.6%	-120	-1.3%	\$1,057	\$1,075	1.7%
Tennessee Average	91.6%	91.4%	-20	-0.1%	\$932	\$959	2.9%	94.5%	93.9%	-60	-0.6%	\$912	\$928	1.8%
TX - Dallas/Ft. Worth	92.6%	91.6%	-100	-1.1%	\$1,048	\$1,101	5.1%	95.0%	94.5%	-50	-0.5%	\$1,034	\$1,073	3.8%
TX - Greater Dallas	92.0%	91.0%	-100	-1.1%	\$1,092	\$1,142	4.6%	94.9%	94.4%	-50	-0.5%	\$1,075	\$1,109	3.2%
TX - Greater Fort Worth	94.4%	93.5%	-89	-1.0%	\$950	\$1,010	6.3%	95.1%	94.8%	-30	-0.2%	\$946	\$999	5.6%
TX - Abilene	92.8%	90.3%	-250	-2.7%	\$705	\$727	3.1%	92.8%	90.0%	-280	-3.0%	\$705	\$720	2.2%
TX - Amarillo	88.8%	89.5%	70	0.8%	\$707	\$716	1.4%	89.3%	89.6%	30	0.4%	\$701	\$712	1.5%
TX - Austin	91.5%	91.0%	-50	-0.6%	\$1,207	\$1,224	1.4%	94.7%	94.1%	-60	-0.7%	\$1,189	\$1,195	0.5%
TX - Beaumont	92.0%	91.7%	-30	-0.3%	\$769	\$794	3.3%	92.5%	91.7%	-80	-0.9%	\$768	\$794	3.4%
TX - Corpus Station	79.0%	78.0%	-100	-1.3%	\$1,193	\$1,229	3.0%	91.7%	87.6%	-410	-4.4%	\$1,148	\$1,135	-1.2%
TX - Corpus Christi	86.7%	86.3%	-40	-0.5%	\$923	\$907	-1.8%	91.6%	90.4%	-120	-1.3%	\$906	\$878	-3.1%
TX - El Paso	90.8%	92.2%	140	1.5%	\$754	\$762	1.1%	91.0%	92.6%	160	1.7%	\$752	\$760	1.0%
TX - Harlingen	90.5%	89.2%	-130	-1.4%	\$741	\$750	1.1%	93.5%	92.2%	-130	-1.4%	\$739	\$735	-0.5%
TX - Houston	89.2%	88.6%	-60	-0.7%	\$1,018	\$1,012	-0.6%	92.6%	91.4%	-120	-1.3%	\$993	\$970	-2.4%
TX - Longview/Tyler	90.7%	89.8%	-90	-1.0%	\$787	\$792	0.7%	90.7%	89.8%	-90	-1.0%	\$787	\$792	0.7%
TX - Lubbock	89.3%	88.7%	-60	-0.6%	\$731	\$737	0.9%	91.6%	90.4%	-120	-1.4%	\$731	\$724	-1.0%
TX - Lufkin	90.6%	88.7%	-190	-2.1%	N/A	\$713	N/A	90.6%	88.7%	-190	-2.1%	N/A	\$713	N/A
TX - Midland-Odessa	85.2%	94.3%	909	10.6%	\$914	\$1,125	23.2%	86.7%	94.5%	779	9.0%	\$904	\$1,107	22.5%
TX - San Antonio	90.1%	90.1%	0	0.1%	\$924	\$949	2.6%	93.1%	92.4%	-70	-0.7%	\$909	\$923	1.6%
TX - Texarkana	92.1%	91.0%	-110	-1.2%	N/A	\$653	N/A	92.1%	91.0%	-110	-1.2%	N/A	\$653	N/A
TX - Waco/Temple/Killeen	88.5%	89.4%	90	1.0%	\$733	\$753	2.7%	90.9%	90.7%	-20	-0.2%	\$730	\$742	1.6%
TX - Wichita Falls	88.2%	87.2%	-100	-1.1%	\$615	\$636	3.4%	88.2%	87.2%	-100	-1.1%	\$615	\$636	3.4%
Texas Average	90.7%	90.2%	-50	-0.6%	\$1,010	\$1,033	2.2%	93.5%	92.9%	-60	-0.6%	\$993	\$1,002	0.9%
VA - Norfolk	91.7%	92.4%	70	0.9%	\$1,030	\$1,054	2.4%	93.1%	93.2%	10	0.1%	\$1,026	\$1,044	1.8%
VA - Richmond	93.3%	94.3%	99	1.1%	\$1,026	\$1,061	3.4%	94.6%	94.8%	20	0.3%	\$1,021	\$1,053	3.1%
VA - Roanoke	91.5%	94.1%	259	2.8%	\$798	\$821	2.9%	93.2%	95.6%	239	2.6%	\$796	\$811	1.9%
Virginia Average	92.1%	93.3%	120	1.4%	\$1,008	\$1,036	2.8%	93.7%	94.1%	39	0.4%	\$1,003	\$1,027	2.3%
WA - Misc. WA	93.9%	95.8%	190	2.1%	N/A	\$974	N/A	93.9%	95.8%	190	2.1%	N/A	\$974	N/A
WA - Seattle	94.4%	93.0%	-139	-1.4%	N/A	\$1,648	N/A	96.2%	95.8%	-40	-0.5%	N/A	\$1,609	N/A
WA - Spokane	97.0%	96.7%	-30	-0.3%	N/A	\$927	N/A	97.4%	97.2%	-20	-0.1%	N/A	\$925	N/A
Washington Average	94.2%	93.3%	-89	-1.0%	N/A	\$1,560	N/A	96.3%	95.9%	-40	-0.4%	N/A	\$1,522	N/A

	OVERALL MARKET								STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Jul-16	Jul-17	bps	%CHG	Jul-16	Jul-17	%CHG	Jul-16	Jul-17	bps	%CHG	Jul-16	Jul-17	%CHG
WI - Green Bay/Appleton/Oshkosh	N/A	98.6%	N/A	N/A	N/A	\$711	N/A	N/A	98.6%	N/A	N/A	N/A	\$711	N/A
WI - Madison	95.4%	96.4%	100	1.1%	N/A	\$1,068	N/A	97.8%	97.7%	-10	-0.1%	N/A	\$1,063	N/A
WI - Milwaukee	94.5%	92.0%	-249	-2.7%	N/A	\$1,047	N/A	97.4%	96.7%	-70	-0.7%	N/A	\$1,010	N/A
WI - Misc. WI	97.7%	96.2%	-150	-1.6%	N/A	\$739	N/A	97.7%	96.7%	-100	-1.1%	N/A	\$728	N/A
Wisconsin Average	95.1%	94.2%	-90	-1.0%	N/A	\$975	N/A	97.6%	97.3%	-30	-0.3%	N/A	\$953	N/A
WV - Charleston	96.0%	97.8%	180	1.8%	N/A	\$771	N/A	96.0%	97.8%	180	1.8%	N/A	\$771	N/A
WV - Miscellaneous	90.5%	95.0%	449	4.9%	N/A	\$887	N/A	93.2%	95.3%	209	2.3%	N/A	\$881	N/A
West Virginia Average	91.6%	95.9%	429	4.7%	N/A	\$840	N/A	93.8%	96.1%	230	2.5%	N/A	\$836	N/A
CT - Hartford	91.2%	92.9%	170	1.9%	N/A	\$1,298	N/A	94.3%	95.4%	110	1.2%	N/A	\$1,270	N/A
DC - Washington	92.9%	93.0%	10	0.1%	\$1,671	\$1,738	4.0%	94.9%	95.3%	40	0.4%	\$1,656	\$1,707	3.1%
DE - Miscellaneous	86.0%	90.5%	450	5.2%	N/A	\$1,070	N/A	96.0%	95.2%	-80	-0.9%	N/A	\$1,002	N/A
HI - Honolulu	82.6%	92.7%	1010	12.4%	N/A	\$1,916	N/A	92.5%	95.9%	339	3.7%	N/A	\$1,843	N/A
ME - Misc. ME	97.2%	95.1%	-210	-2.2%	N/A	\$1,185	N/A	97.2%	97.2%	0	0.0%	N/A	\$1,177	N/A
MT - All of Montana	95.3%	93.6%	-169	-1.8%	N/A	\$916	N/A	95.3%	94.2%	-110	-1.2%	N/A	\$909	N/A
NH - Concord	98.0%	97.7%	-30	-0.4%	N/A	\$1,262	N/A	98.0%	98.4%	40	0.4%	N/A	\$1,257	N/A
RI - Providence	95.0%	97.2%	220	2.3%	N/A	\$1,352	N/A	96.3%	97.4%	110	1.2%	N/A	\$1,343	N/A
UT - Salt Lake City	91.2%	92.3%	110	1.2%	\$986	\$1,055	7.0%	94.7%	95.1%	40	0.4%	\$979	\$1,029	5.1%
VT - All of Vermont	59.7%	84.7%	2500	41.9%	N/A	\$1,552	N/A	59.7%	0.0%	-5970	-100.0%	N/A	\$1,497	N/A
WY - All of Wyoming	80.9%	85.3%	439	5.5%	N/A	\$864	N/A	80.9%	85.3%	439	5.5%	N/A	\$864	N/A
National Average	92.4%	92.2%	-20	-0.2%	N/A	\$1,238	N/A	94.6%	94.4%	-20	-0.2%	N/A	\$1,208	N/A

On a monthly basis, ALN surveys all apartment communities in each of the markets that we cover and an average of 92% of these surveys are successfully completed. The above statistics reflect only Conventional, Midrise, and High-Rise apartment communities. In addition, unless otherwise noted, these statistics do not include Income Restricted, Student Housing, or Senior Independent Housing. In-depth, property level research and data is available for all property types (including Senior and Income Restricted) through ALN OnLine, which includes Market and Effective Rents, Occupancy, Floor Plan & Unit Mix information, Market & Submarket statistics, Market Surveys, Historical Trends & Customizable Reports. By using ALN OnLine, you are able to see monthly fluctuations in any submarket you need which will greatly enhance your ability to respond to changes quickly and efficiently.

### Why Does ALN Update Monthly?

Most data providers update their data quarterly. For some, that is often enough. However, this industry moves way too quickly and many opportunities are missed when waiting on slow reacting data providers to catch up with your market. Only ALN can provide you with monthly updated data throughout the U.S.

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