Introduction:
Ohio

ALN OnLine
For Asset/Fee Managers, Owners, Brokers, Lenders, Appraisers, Developers

Compass
For national or multi-regional multifamily vendors and suppliers

Vendor Edge Plus
For local and regional vendors and suppliers

Independently owned, ALN began with the inception of our Locator Program (1991) and then ALN OnLine (1993/2015), providing Market Analysis for the Owner/Manager. Since then, our programs and markets have grown to what ALN is known for today - Market Data with integrity. In the last 10 years, the evolution of our Vendor programs have grown to 140+ Vendor Edge Plus markets and cover over 120,000 properties for our national program, Compass. Our services provide Client-specific tools built for any multifamily professional.

Call or email today to setup a webinar or to discuss getting started today!

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ALN

APARTMENT DATA, INC.

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	OVERALL MARKET						STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT	
	Jan-16	Jan-17	bps	%CHG	Jan-16	Jan-17	%CHG	Jan-16	Jan-17	bps	%CHG	Jan-16	Jan-17	%CHG
AL - Birmingham	88.1%	89.3%	120	1.4%	$797	$830	4.1%	90.0%	90.4%	40	0.5%	$788	$809	2.6%
AL - Huntsville	87.8%	92.0%	420	4.8%	$671	$690	2.9%	89.6%	92.7%	310	3.4%	$656	$668	1.8%
AL - Mobile	91.6%	91.5%	-10	-0.2%	$749	$768	2.6%	91.6%	91.6%	0	-0.1%	$749	$759	1.3%
AL - Montgomery	86.8%	91.0%	420	4.8%	$734	$748	1.9%	88.1%	91.3%	320	3.6%	$729	$740	1.5%
Alabama Average	88.5%	90.4%	190	2.1%	$751	$776	3.3%	90.0%	91.2%	120	1.4%	$743	$759	2.1%
AR - Little Rock	90.4%	91.3%	90	1.0%	$697	$713	2.2%	90.5%	91.2%	70	0.7%	$695	$704	1.4%
AR - Northwest Arkansas	97.5%	90.7%	-679	-7.0%	$586	$626	6.9%	97.5%	96.5%	-100	-1.0%	$586	$602	2.7%
Arkansas Average	92.3%	91.1%	-120	-1.3%	$655	$678	3.4%	92.4%	92.8%	40	0.4%	$654	$664	1.6%
AZ - Phoenix	92.3%	92.6%	30	0.3%	$884	$936	5.9%	94.2%	94.0%	-20	-0.2%	$867	$914	5.5%
AZ - Tucson	90.0%	91.6%	160	1.8%	$658	$687	4.4%	91.2%	92.3%	110	1.2%	$652	$679	4.1%
Arizona Average	91.9%	92.3%	40	0.5%	$841	$890	5.8%	93.6%	93.7%	10	0.0%	$826	$869	5.3%
CA - Los Angeles	94.5%	93.4%	-109	-1.2%	N/A	$2,003	N/A	96.0%	96.0%	0	0.0%	N/A	$1,969	N/A
CA - Sacramento	96.2%	95.3%	-90	-0.9%	N/A	$1,246	N/A	96.4%	96.3%	-10	-0.1%	N/A	$1,237	N/A
CA - San Bernardino/Riverside	94.8%	95.0%	20	0.2%	N/A	$1,360	N/A	95.3%	95.6%	30	0.3%	N/A	$1,348	N/A
CA - San Diego	94.9%	94.7%	-20	-0.3%	N/A	$1,712	N/A	96.5%	96.0%	-50	-0.5%	N/A	$1,691	N/A
CA - San Francisco/Oakland	93.6%	92.4%	-120	-1.2%	N/A	$2,497	N/A	95.5%	95.0%	-50	-0.5%	N/A	$2,441	N/A
CA - San Joaquin Valley	96.3%	96.4%	10	0.1%	N/A	$968	N/A	96.3%	96.4%	10	0.1%	N/A	$967	N/A
California Average	94.6%	93.8%	-80	-0.9%	N/A	$1,885	N/A	95.9%	95.8%	-10	-0.1%	N/A	$1,845	N/A
FL - Fort Myers/Naples	94.5%	91.6%	-289	-3.0%	$1,159	$1,192	2.9%	96.8%	95.3%	-150	-1.5%	$1,150	$1,168	1.5%
FL - Gainesville	96.5%	93.9%	-260	-2.7%	$989	$1,060	7.2%	96.5%	96.3%	-20	-0.2%	$989	$1,031	4.3%
FL - Jacksonville	93.3%	93.2%	-10	-0.2%	$898	$938	4.5%	93.8%	94.1%	30	0.3%	$893	$924	3.6%
FL - Melbourne	95.3%	95.9%	60	0.5%	$861	$928	7.8%	95.3%	96.0%	70	0.7%	$861	$920	6.8%
FL - Miami/Ft Lauderdale	92.5%	90.3%	-220	-2.3%	$1,498	$1,559	4.1%	95.8%	95.2%	-60	-0.6%	$1,477	$1,509	2.2%
FL - Orlando	93.3%	92.6%	-70	-0.7%	$1,075	$1,127	4.9%	95.6%	95.2%	-40	-0.4%	$1,062	$1,106	4.1%
FL - Palm Beach	92.8%	90.5%	-230	-2.4%	$1,433	$1,488	3.8%	94.8%	94.4%	-40	-0.4%	$1,429	$1,440	0.7%
FL - Pensacola	94.4%	90.5%	-389	-4.2%	$884	$925	4.7%	94.4%	92.9%	-149	-1.6%	$884	$918	3.8%
FL - Tallahassee	93.6%	93.7%	10	0.1%	$844	$858	1.6%	93.6%	93.7%	10	0.1%	$844	$858	1.6%
FL - Tampa	94.1%	92.5%	-159	-1.7%	$1,022	$1,078	5.5%	95.2%	94.6%	-60	-0.7%	$1,013	$1,053	3.9%
Florida Average	93.5%	91.9%	-160	-1.8%	$1,128	$1,185	5.0%	95.2%	94.8%	-40	-0.5%	$1,116	$1,152	3.2%
GA - Albany	90.2%	90.6%	40	0.5%	$631	$649	2.9%	90.2%	90.6%	40	0.5%	$631	$649	2.9%
GA - Atlanta	91.9%	91.7%	-20	-0.2%	$1,009	$1,080	7.0%	93.1%	93.4%	30	0.2%	$997	$1,051	5.4%
GA - Augusta	90.3%	91.4%	110	1.3%	$732	$758	3.5%	93.2%	92.9%	-30	-0.3%	$716	$738	3.1%
GA - Columbus	91.7%	91.4%	-30	-0.3%	$808	$804	-0.6%	91.7%	91.4%	-30	-0.3%	$808	$804	-0.6%
GA - Macon	93.4%	93.4%	0	0.0%	$719	$735	2.2%	93.5%	93.4%	-10	-0.1%	$718	$734	2.3%
GA - Savannah	92.1%	92.6%	50	0.6%	$913	$947	3.7%	93.7%	93.9%	19	0.2%	$912	$934	2.4%
Georgia Average	91.7%	91.7%	0	0.0%	$970	$1,030	6.3%	93.1%	93.3%	20	0.2%	$958	$1,004	4.8%
IL - Chicago	92.0%	91.7%	-30	-0.4%	N/A	$1,424	N/A	93.8%	94.0%	20	0.2%	N/A	$1,379	N/A
IL - Moline	95.7%	94.1%	-160	-1.7%	N/A	$717	N/A	95.7%	94.6%	-110	-1.1%	N/A	$711	N/A
IL - Peoria	92.8%	89.7%	-310	-3.3%	N/A	$734	N/A	92.8%	89.7%	-310	-3.3%	N/A	$734	N/A
IL - Springfield	95.2%	93.9%	-130	-1.4%	N/A	$738	N/A	95.2%	93.9%	-130	-1.4%	N/A	$738	N/A
Illinois Average	92.4%	91.4%	-100	-1.0%	N/A	$1,339	N/A	94.0%	93.9%	-10	0.0%	N/A	$1,296	N/A
IN - Evansville	91.9%	92.2%	30	0.3%	N/A	$725	N/A	91.9%	92.2%	30	0.3%	N/A	$725	N/A
IN - Fort Wayne	94.2%	92.6%	-159	-1.7%	N/A	$686	N/A	94.2%	92.7%	-149	-1.6%	N/A	$681	N/A
IN - Indianapolis	91.1%	92.6%	150	1.6%	N/A	$808	N/A	92.2%	93.2%	100	1.1%	N/A	$795	N/A
IN - South Bend	93.3%	93.0%	-30	-0.3%	N/A	$776	N/A	93.2%	93.8%	59	0.6%	N/A	$771	N/A
Indiana Average	91.6%	92.5%	90	0.9%	N/A	$788	N/A	92.4%	93.2%	80	0.8%	N/A	$777	N/A
KY - Lexington	92.1%	88.8%	-330	-3.6%	N/A	$782	N/A	92.7%	92.5%	-20	-0.2%	N/A	$771	N/A
KY - Louisville	93.1%	91.8%	-130	-1.3%	N/A	$827	N/A	94.3%	93.9%	-40	-0.4%	N/A	$811	N/A
Kentucky Average	92.8%	90.4%	-240	-2.6%	N/A	$813	N/A	93.8%	93.4%	-39	-0.3%	N/A	$798	N/A
LA - Baton Rouge	91.3%	92.1%	80	0.9%	$874	$911	4.3%	91.5%	92.9%	140	1.6%	$871	$900	3.4%
LA - New Orleans	93.3%	92.3%	-100	-1.1%	$897	$955	6.5%	93.4%	93.1%	-30	-0.4%	$895	$926	3.5%
LA - Shreveport	88.7%	88.2%	-50	-0.6%	$756	$758	0.3%	89.3%	88.6%	-70	-0.8%	$748	$753	0.6%
Louisiana Average	91.4%	91.0%	-40	-0.4%	$859	$899	4.6%	91.6%	92.0%	40	0.4%	$856	$881	3.0%

| | OVERALL MARKET | | | | | | STABILIZED PROPERTIES | | | | | | |
| | OCCUPANCY | | CHANGE | | EFFECTIVE RENT | | | OCCUPANCY | | CHANGE | | EFFECTIVE RENT | | |
	Jan-16	Jan-17	bps	%CHG	Jan-16	Jan-17	%CHG	Jan-16	Jan-17	bps	%CHG	Jan-16	Jan-17	%CHG
MO - Kansas City	92.2%	91.1%	-110	-1.2%	N/A	$887	N/A	93.3%	93.4%	10	0.2%	N/A	$855	N/A
MO - Springfield	95.4%	93.7%	-169	-1.8%	N/A	$645	N/A	95.4%	95.9%	50	0.5%	N/A	$645	N/A
MO - St. Louis	91.5%	91.7%	20	0.2%	N/A	$879	N/A	92.0%	93.0%	100	1.0%	N/A	$855	N/A
Missouri Average	92.0%	91.3%	-70	-0.8%	N/A	$868	N/A	92.9%	93.4%	50	0.5%	N/A	$840	N/A
MS - Gulfport/Biloxi	88.0%	91.2%	320	3.6%	$702	$710	1.1%	89.0%	91.2%	220	2.5%	$695	$702	1.1%
MS - Jackson/Central MS	93.6%	92.8%	-80	-0.9%	$781	$791	1.3%	93.6%	93.2%	-40	-0.4%	$781	$785	0.6%
Mississippi Average	91.8%	92.3%	50	0.5%	$753	$763	1.3%	92.1%	92.5%	40	0.5%	$751	$757	0.7%
NC - Asheville	91.8%	92.9%	110	1.2%	$1,048	$1,066	1.8%	95.7%	94.4%	-130	-1.3%	$1,034	$1,052	1.7%
NC - Charlotte	90.8%	91.6%	80	0.9%	$964	$1,017	5.5%	94.5%	94.7%	20	0.3%	$942	$980	4.0%
NC - Fayetteville	86.8%	89.0%	220	2.5%	$751	$777	3.5%	86.8%	89.0%	220	2.5%	$751	$777	3.5%
NC - Greensboro / Winston-Salem	90.9%	92.2%	130	1.5%	$716	$744	3.9%	92.4%	93.3%	90	0.9%	$709	$730	2.9%
NC - Raleigh-Durham	91.8%	91.1%	-70	-0.8%	$965	$1,012	4.9%	93.4%	93.9%	49	0.5%	$953	$989	3.8%
NC - Wilmington	92.3%	89.7%	-260	-2.8%	$800	$848	6.1%	92.5%	91.9%	-60	-0.7%	$798	$830	4.0%
North Carolina Average	91.1%	91.3%	20	0.3%	$905	$949	4.9%	93.2%	93.7%	50	0.5%	$891	$923	3.6%
NE - Lincoln	96.6%	93.0%	-359	-3.7%	N/A	$837	N/A	96.6%	96.2%	-40	-0.4%	N/A	$834	N/A
NE - Omaha	94.9%	94.4%	-50	-0.5%	N/A	$866	N/A	94.9%	94.7%	-20	-0.2%	N/A	$863	N/A
Nebraska Average	95.1%	93.9%	-120	-1.4%	N/A	$859	N/A	95.1%	94.9%	-20	-0.3%	N/A	$857	N/A
NV - Las Vegas	92.8%	93.0%	20	0.1%	$850	$903	6.3%	93.3%	93.6%	30	0.3%	$845	$890	5.3%
NV - Reno	95.8%	95.5%	-30	-0.3%	N/A	$1,022	N/A	95.8%	96.1%	30	0.4%	N/A	$1,016	N/A
Nevada Average	93.1%	93.3%	20	0.3%	N/A	$922	N/A	93.7%	94.0%	29	0.3%	N/A	$910	N/A
OH - Cincinnati/Dayton	93.2%	92.9%	-30	-0.3%	N/A	$846	N/A	94.0%	93.9%	-10	-0.2%	N/A	$824	N/A
OH - Cleveland/Akron	94.2%	94.1%	-10	-0.1%	N/A	$808	N/A	94.6%	94.3%	-30	-0.4%	N/A	$801	N/A
OH - Columbus	93.7%	92.6%	-110	-1.1%	N/A	$881	N/A	94.5%	94.6%	10	0.0%	N/A	$861	N/A
OH - Toledo	95.6%	94.7%	-90	-0.9%	N/A	$673	N/A	95.6%	95.2%	-40	-0.4%	N/A	$664	N/A
Ohio Average	93.8%	93.2%	-59	-0.6%	N/A	$834	N/A	94.5%	94.3%	-20	-0.2%	N/A	$818	N/A
OK - Oklahoma City	87.7%	88.5%	80	0.8%	$708	$711	0.5%	89.8%	89.8%	0	0.0%	$695	$692	-0.3%
OK - Tulsa	90.5%	89.9%	-60	-0.6%	$674	$663	-1.6%	91.3%	90.1%	-120	-1.3%	$669	$655	-2.1%
Oklahoma Average	88.9%	89.1%	20	0.3%	$695	$692	-0.5%	90.4%	89.9%	-50	-0.5%	$685	$677	-1.2%
PA - Philadelphia	94.3%	93.8%	-50	-0.5%	N/A	$1,204	N/A	95.0%	95.0%	0	0.0%	N/A	$1,182	N/A
PA - Pittsburgh	90.3%	90.4%	10	0.0%	N/A	$1,044	N/A	93.8%	93.6%	-19	-0.2%	N/A	$998	N/A
Pennsylvania Average	93.8%	93.1%	-69	-0.7%	N/A	$1,182	N/A	94.9%	94.9%	0	0.0%	N/A	$1,158	N/A
SC - Charleston	89.8%	90.7%	90	1.0%	$1,036	$1,110	7.1%	93.9%	94.1%	20	0.3%	$1,011	$1,061	4.9%
SC - Columbia	91.7%	91.8%	10	0.1%	$817	$864	5.8%	92.9%	93.2%	30	0.3%	$812	$837	3.1%
SC - Greenville-Spartanburg	93.3%	90.9%	-240	-2.6%	$824	$862	4.6%	94.0%	94.0%	0	0.0%	$818	$836	2.2%
South Carolina Average	91.6%	90.7%	-90	-0.9%	$891	$943	5.8%	93.6%	93.8%	19	0.2%	$877	$907	3.5%
TN - Chattanooga	93.1%	94.2%	109	1.2%	$816	$836	2.6%	95.2%	94.9%	-30	-0.3%	$804	$812	1.0%
TN - Knoxville	92.6%	93.4%	80	0.8%	$804	$831	3.4%	95.3%	95.1%	-20	-0.3%	$795	$815	2.5%
TN - Memphis	90.7%	91.3%	60	0.7%	$743	$775	4.3%	90.7%	91.7%	100	1.1%	$743	$769	3.5%
TN - Nashville	93.0%	89.5%	-350	-3.8%	$1,026	$1,099	7.1%	95.3%	94.6%	-70	-0.7%	$1,007	$1,052	4.5%
Tennessee Average	92.0%	90.9%	-110	-1.2%	$888	$939	5.8%	93.7%	93.7%	0	-0.1%	$874	$907	3.7%

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| | OVERALL MARKET | | | | | | STABILIZED PROPERTIES | | | | | | |
| | OCCUPANCY | | CHANGE | | EFFECTIVE RENT | | | OCCUPANCY | | CHANGE | | EFFECTIVE RENT | |
	Jan-16	Jan-17	bps	%CHG	Jan-16	Jan-17	%CHG	Jan-16	Jan-17	bps	%CHG	Jan-16	Jan-17	%CHG
TX - Dallas/Ft. Worth	92.5%	91.8%	-70	-0.7%	$1,000	$1,053	5.3%	94.6%	94.5%	-10	-0.1%	$983	$1,027	4.4%
TX - Greater Dallas	92.2%	91.2%	-100	-1.1%	$1,040	$1,093	5.0%	94.6%	94.4%	-20	-0.2%	$1,021	$1,063	4.1%
TX - Greater Fort Worth	93.1%	93.6%	50	0.5%	$911	$964	5.9%	94.4%	94.6%	20	0.2%	$902	$951	5.4%
TX - Abilene	91.8%	89.0%	-280	-3.1%	$700	$697	-0.5%	91.8%	89.2%	-260	-2.8%	$700	$689	-1.6%
TX - Amarillo	88.1%	88.6%	50	0.6%	$684	$714	4.4%	88.5%	89.1%	60	0.6%	$681	$691	1.5%
TX - Austin	91.6%	90.8%	-80	-0.9%	$1,164	$1,185	1.9%	94.6%	93.6%	-99	-1.0%	$1,148	$1,157	0.8%
TX - Beaumont	92.0%	91.4%	-60	-0.7%	N/A	$768	N/A	92.0%	91.3%	-70	-0.7%	N/A	$768	N/A
TX - College Station	94.4%	86.8%	-759	-8.0%	$1,144	$1,208	5.6%	96.8%	91.8%	-499	-5.1%	$1,117	$1,137	1.9%
TX - Corpus Christi	89.8%	86.5%	-330	-3.7%	$921	$907	-1.6%	92.7%	89.4%	-330	-3.5%	$913	$881	-3.5%
TX - El Paso	90.7%	90.4%	-30	-0.3%	$750	$749	-0.1%	91.1%	90.4%	-70	-0.7%	$748	$747	-0.2%
TX - Harlingen	92.9%	92.3%	-60	-0.7%	N/A	$732	N/A	93.4%	93.4%	0	0.1%	N/A	$722	N/A
TX - Houston	90.2%	87.9%	-230	-2.6%	$1,003	$1,001	-0.2%	92.5%	90.9%	-160	-1.8%	$984	$965	-1.9%
TX - Laredo	81.2%	91.5%	1029	12.6%	N/A	$885	N/A	91.6%	90.4%	-120	-1.4%	N/A	$857	N/A
TX - Longview/Tyler	89.7%	89.6%	-10	-0.2%	$773	$774	0.2%	90.4%	89.4%	-100	-1.1%	$763	$764	0.1%
TX - Lubbock	93.9%	92.3%	-159	-1.7%	$729	$750	3.0%	93.9%	92.3%	-159	-1.7%	$729	$740	1.6%
TX - Midland-Odessa	86.9%	87.5%	60	0.8%	$1,019	$919	-9.8%	88.0%	88.8%	80	1.0%	$1,010	$903	-10.6%
TX - San Angelo	88.9%	91.2%	230	2.5%	N/A	$718	N/A	88.9%	91.2%	230	2.5%	N/A	$707	N/A
TX - San Antonio	89.0%	89.6%	60	0.7%	$897	$922	2.7%	91.8%	92.1%	30	0.3%	$884	$898	1.5%
TX - Victoria	79.6%	89.5%	989	12.4%	N/A	$787	N/A	88.2%	89.1%	90	1.0%	N/A	$732	N/A
TX - Waco/Temple/Killeen	88.3%	87.8%	-50	-0.5%	$708	$746	5.3%	89.2%	90.1%	90	1.0%	$696	$718	3.2%
TX - Wichita Falls	88.3%	86.5%	-180	-2.0%	N/A	$632	N/A	88.3%	86.5%	-180	-2.0%	N/A	$632	N/A
Texas Average	91.0%	90.0%	-100	-1.2%	$984	$1,005	2.2%	93.3%	92.6%	-70	-0.8%	$967	$976	0.9%
VA - Norfolk	92.4%	91.5%	-90	-1.0%	N/A	$1,036	N/A	92.4%	93.0%	60	0.7%	N/A	$1,024	N/A
VA - Richmond	92.1%	92.7%	60	0.7%	N/A	$1,016	N/A	94.5%	94.1%	-40	-0.4%	N/A	$1,000	N/A
VA - Roanoke	94.8%	93.4%	-139	-1.6%	N/A	$789	N/A	94.8%	95.0%	20	0.2%	N/A	$780	N/A
Virginia Average	92.4%	92.0%	-40	-0.4%	N/A	$1,007	N/A	93.4%	93.6%	20	0.2%	N/A	$993	N/A
WI - Madison	96.2%	97.7%	150	1.6%	N/A	$1,059	N/A	98.0%	98.1%	10	0.1%	N/A	$1,032	N/A
WI - Milwaukee	97.1%	94.9%	-220	-2.3%	N/A	$1,008	N/A	97.1%	96.5%	-60	-0.6%	N/A	$989	N/A
Wisconsin Average	96.7%	95.8%	-90	-1.0%	N/A	$1,028	N/A	97.4%	97.1%	-30	-0.4%	N/A	$1,005	N/A
CO - Denver/Co Springs	91.7%	91.4%	-30	-0.4%	$1,241	$1,290	4.0%	94.4%	94.1%	-30	-0.3%	$1,223	$1,261	3.1%
DC - Washington	93.0%	92.8%	-20	-0.2%	N/A	$1,679	N/A	94.2%	94.7%	50	0.5%	N/A	$1,654	N/A
IA - Des Moines	93.2%	90.7%	-250	-2.7%	N/A	$872	N/A	94.6%	94.8%	20	0.3%	N/A	$838	N/A
KS - Wichita	94.2%	91.9%	-229	-2.5%	N/A	$634	N/A	94.3%	92.1%	-219	-2.4%	N/A	$624	N/A
MD - Baltimore	93.0%	92.7%	-30	-0.3%	N/A	$1,239	N/A	94.5%	93.7%	-79	-0.8%	N/A	$1,225	N/A
MN - Minneapolis - St. Paul	95.4%	94.7%	-70	-0.8%	N/A	$1,153	N/A	96.6%	96.7%	10	0.2%	N/A	$1,118	N/A
NM - Albuquerque	92.8%	93.9%	109	1.3%	$784	$806	2.9%	93.4%	93.9%	49	0.6%	$778	$798	2.6%
OR - Portland	94.4%	92.8%	-159	-1.7%	N/A	$1,267	N/A	96.1%	95.2%	-90	-1.0%	N/A	$1,247	N/A
UT - Salt Lake City	94.5%	92.2%	-229	-2.5%	$942	$1,011	7.2%	95.9%	95.4%	-50	-0.5%	$938	$989	5.5%
WV - Charleston	96.3%	94.7%	-160	-1.7%	N/A	$729	N/A	96.3%	94.7%	-160	-1.7%	N/A	$729	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.

Call or email us today to talk more about our data and services!

Overall Market Occupancy	
Market	Jan-17
AK - Anchorage	91.3%
AK - Misc. AK	92.4%
AL - Misc. AL	93.3%
AR - Misc. AR	93.6%
AZ - Flagstaff	94.5%
AZ - Misc. AZ	92.9%
AZ - Yuma	93.6%
CA - Misc. CA	97.0%
CO - Grand Junction	96.6%
CO - Misc. CO	94.2%
CT - Hartford	92.1%
DE - Miscellaneous	94.8%
GA - Misc. Georgia	91.3%
HI - Honolulu	85.3%
IA - Misc. IA	84.5%
ID - Boise	89.2%
IL - Misc. IL	90.9%
IN - Misc. IN	94.5%
KS - Misc. KS	85.4%
KY - Misc. KY	92.5%
LA - Lake Charles	87.4%
LA - Misc. LA	89.3%
LA - Monroe	90.9%
MA - Boston	91.5%
MA - Misc. MA	98.9%
MA - Springfield	97.5%
MD - Misc. MD	94.5%
ME - Augusta	93.1%
ME - Portland	93.5%
MI - Detroit	95.2%
MI - Misc. MI	95.2%
MN - Misc. MN	93.1%
MO - Columbia	92.8%
MO - Misc. MO	87.2%
MS - Misc. MS	92.1%
MS - Oxford	96.7%
MS - Tupelo	87.9%
MT - Billings	91.4%
MT - Misc. MT	94.9%
NC - Misc. NC	97.6%
ND - Bismarck	90.1%
ND - Misc. ND	82.8%

Overall Market Occupancy	
Market	Jan-17
NE - Misc. NE	94.6%
NH - Concord	97.4%
NM - Misc. NM	90.6%
NV - Misc. NV	91.3%
NY - Albany	90.9%
NY - Buffalo/Rochester/Syracuse	94.5%
NY - Misc. NY	94.0%
NY - New York City	91.1%
OH - Misc. OH	93.8%
OK - Misc. OK	92.7%
OR - Misc. OR	98.2%
PA - Misc. PA	96.0%
RI - Providence	94.4%
SC - Misc. SC	94.3%
SC - Myrtle Beach	93.8%
SD - Misc. SD	89.6%
SD - Rapid City	92.4%
TN - Misc. TN	88.6%
TX - Lufkin	92.2%
TX - Misc. TX	92.4%
TX - Texarkana	92.9%
UT - Misc. UT	100.0%
VT - Burlington	60.2%
WA - Misc. WA	97.1%
WA - Seattle	92.5%
WA - Spokane	94.0%
WI - Misc. WI	95.4%
WV - Miscellaneous	96.6%
WY - Cheyenne	90.7%
WY - Misc. WY	83.3%

Introduction: Ohio

BY THERON PATRICK, ANALYST FOR ALN APARTMENT DATA, INC.

As we continue our expanded coverage of rents and amenities in 2017 we next look at Ohio. We have divided Ohio into 4 distinct broad metro areas: Cincinnati-Dayton, Toledo, Cleveland and Columbus. Those are furthermore divided into submarkets. Here's a brief look at those markets.

At-a-glance:

- *In terms of properties and units, Ohio ranks fifth in the number of properties and ninth in the number of multifamily units.*

- *In terms of the average number of units per property, Ohio ranks with right in the middle at number 25 with an average of 98 units per property.*

- *With an average of just 145 units per community in properties built since 2010, Ohio again ranks in the middle tier of states.*

- *At a statewide average of $834 per unit and $0.93 per square foot, Ohio ranks as the 11th least expensive state for multifamily conventional housing.*

- *At an average age of 36 years, Ohio also has relatively old multifamily product. It currently ranks 6th in terms of average building age.*

CLEVELAND/AKRON

Cleveland is the largest of our Ohio markets in terms of property count with 1426 properties and 177,474 units. Of those, 886 properties with 50 or more units (totaling 128,880 units) are in conventional properties. We have demarcated 14 submarkets in the greater Cleveland area with East Cleveland having the most conventional properties at 137 and the Madison/Geneva/Ashtabula having the least with 14 properties. At $1.32 per square foot and $1187 per unit, the Downtown/Midtown area is by far the most expensive. The outlying western counties come in with some of the highest occupancy rates - at an average of 95% - and the least expensive rents at only $518 per unit. Cleveland also has the oldest average property with the average age for all the properties at 41 years old.

ALN Apartment Data, Inc. www.alndata.com

CINCINNATI/DAYTON

With 154,000 units in 1211 properties, the Cincinnati/Dayton market is the next largest Ohio market in property count. Almost 114,000 of those units are in conventional properties. The average effective rent per unit is $847 and the average occupancy for the metro area is 92.9%. Unsurprisingly, the downtown area garners the highest rents at $1182 per unit and $1.39 per square foot. The Mason/Lebanon/Middletown and Covington/Newport submarkets follow behind at $1.02 per square foot and $1023 and $929 per unit respectively. The Dayton submarkets come in as the least expensive with prices in the $0.75 per square foot range.

COLUMBUS

Columbus has the newest product by comparison with buildings having an average age of 29 years. There are 156,000 units in 1059 properties with 130,000 units in 881 conventional properties in the 10 Columbus area submarkets. Overall occupancy in the area is at 92.5% and the average unit nets $881 per month. The Airport/I-70 corridor is the most populous multifamily submarket with almost 34,000 conventional units. New Construction has brought average occupancy in the Downtown submarket to 84.3% and pushed prices up to $1.36 per square foot for rentals.

TOLEDO

There are 482 properties with 41,500 units, so the average community in the Toledo market has just 86 units. Of those 482 properties, 259 can be considered conventional product. Average occupancy in this market is a remarkable 94.7%. Of the eight submarkets in the area, four of them have greater than 95% average occupancy. Prices in this market are well below the state average with the average unit going for $673 per unit and $0.81 per square foot.

The Ohio markets seem poised to make the transition from older, smaller communities to more conventional and updated multifamily products. While we have seen the boom in the inner metro submarkets, look for growth in the suburban areas to transition to this newer product as well.

As of February 1st, 2017, ALN Apartment Data, Inc. covers 107 markets in 33 states, with more going live each month! For a complete list of markets available in ALN OnLine, please visit the ALN OnLine page on our website.

Let's Meet
We will be at the following events.

Name	Date	City	State
TX Assoc. of Appraisal Districts	2/19-22/2017	Houston	TX
Nevada Market Trends	3/17/2017	Las Vegas	NV
Life Styles Unlimited EXPO	3/18/2017	Houston	TX
AAGD Trade Show	3/22/2017	Dallas	TX
AATC/UGM Bowling Tournatment	3/25/2017	Euless	TX

Market/SubMarket Statistics Cleveland/Akron
end of January 2017

Market/Submarket	Conv. Props	Conv. Units	Occ%	Market $/Unit	Effective $/Unit	Market $/SqFt	Effective $/SqFt
Airport / Parma / Middleburg / Strongsville	63	16,544	94.5%	$797	$789	$0.96	$0.95
Akron / Summit-Portage Counties	119	18,058	94.8%	$828	$825	$0.92	$0.92
Brunswick / Medina / Wooster	42	5,450	95.9%	$823	$820	$0.86	$0.86
Canton / Stark County	61	6,061	93.7%	$695	$691	$0.79	$0.79
Downtown / Midtown	48	6,934	90.9%	$1,195	$1,187	1.33	1.32
East Cleveland	137	20,374	92.1%	$875	$869	1.03	1.03
Hwy 480 Corridor-East / Twinsburg	46	10,772	94.9%	$829	$812	0.93	0.91
Lakewood / Rocky River / Westlake	106	13,232	95.0%	$843	$839	1.00	0.99
Lorain / Elyria	54	6,425	95.4%	$789	$780	0.85	0.84
Madison / Geneva / Ashtabula	14	665	92.9%	$744	$744	0.84	0.84
Outlying Southern Counties	14	743	93.5%	$644	$644	0.81	0.81
Outlying Western Counties	34	2,325	95.0%	$518	$518	0.62	0.62
Warren / Youngstown / Mahoning County	74	10,981	93.7%	$603	$598	0.75	0.75
Willoughby / Painsville	58	9,278	95.0%	$782	$776	0.92	0.92
OH - Cleveland/Akron	886	128,880	94.1%	$815	$808	$0.94	$0.94

Market/SubMarket Statistics Cincinnati/Dayton
end of January 2017

Market/Submarket	Conv. Props	Conv. Units	Occ%	Market $/Unit	Effective $/Unit	Market $/SqFt	Effective $/SqFt
Downtown / Midtown Cincinnati	87	9,283	92.4%	$1,185	$1,182	1.40	1.39
Eastern Cincinati	62	9,081	95.4%	$771	$768	0.88	0.87
Fairfiled / Hamilton	27	5,443	93.9%	$782	$781	0.84	0.84
Forest Park / Woodlawn	46	7,615	92.4%	$720	$720	0.82	0.82
Mason / Lebanon / Middletown	79	14,812	92.1%	$1,027	$1,023	1.02	1.02
North / Northwest Dayton	23	2,252	95.8%	$659	$659	0.74	0.74
NorthEast Dayton	28	2,359	92.2%	$639	$635	0.75	0.75
Central Dayton	59	9,567	87.9%	$660	$658	0.75	0.74
Cincinnati Intl Airport	60	10,543	94.6%	$807	$806	0.85	0.85
Covington / Newport	34	4,790	91.7%	$929	$929	1.02	1.02
Outlying Northern Counties	13	603	96.0%	$531	$530	0.65	0.65
Outlying SouthEastern Counties	11	802	91.0%	$618	$618	0.77	0.77
South Dayton	82	14,106	92.1%	$801	$795	0.89	0.88
SouthEast Dayton	35	6,610	93.5%	$846	$841	0.88	0.87
Tri-County /Reading	54	8,765	94.9%	$994	$992	0.99	0.99
Western Hills	41	6,797	93.0%	$670	$668	0.82	0.81
Dearborn - Ohio Counties IN	4	248	96.0%	$844	$844	0.78	0.78
OH - Cincinnati/Dayton	749	113,926	92.9%	$849	$847	$0.92	$0.92

Market/SubMarket Statistics Columbus
end of January 2017

Market/Submarket	Conv. Props	Conv. Units	Occ%	Market $/Unit	Effective $/Unit	Market $/SqFt	Effective $/SqFt
Downtown	43	5,791	84.3%	$1,165	$1,165	1.36	1.36
Dublin / Hilliard / Bethel Rd	95	22,809	90.0%	$1,013	$1,007	1.05	1.04
Newark / Lancaster / Zanesville / Athens	55	5,505	95.4%	$721	$721	0.85	0.85
Outlying Eastern Counties	11	719	94.0%	$518	$518	0.69	0.69
Outlying Southern Counties	27	1,875	100.0%	$681	$681	0.82	0.82
Southwest Columbus	72	14,441	92.4%	$799	$798	0.88	0.88
Upper Arlington / Grandview / North Central Columbus	58	11,374	96.2%	$917	$917	1.08	1.08
Westerville / Worthington	120	25,597	95.3%	$880	$875	0.92	0.91
Airport / I-70 East Corridor	155	33,803	94.4%	$774	$772	0.80	0.80
Delaware - Marion - Union Counties	52	8,058	84.5%	$969	$968	1.04	1.04
OH - Columbus	689	130,052	92.5%	$883	$881	$0.94	$0.94

Market/SubMarket Statistics Toledo
end of January 2017

Market/Submarket	Conv. Props	Conv. Units	Occ%	Market $/Unit	Effective $/Unit	Market $/SqFt	Effective $/SqFt
Defiance / Napoleon / Outlying Northwestern Counties	15	708	96.3%	$478	$478	0.81	0.81
Downtown / E Toledo / Oregon	20	2,444	95.8%	$681	$681	0.76	0.76
Findlay / Outlying Southeastern Counties	26	1,682	87.6%	$753	$753	0.86	0.86
Lima / Outlying Southwestern Counties	25	1,472	98.1%	$545	$545	0.65	0.65
Northwest Toledo / S Monroe County-MI	74	8,978	95.9%	$648	$646	0.80	0.79
Ottowa County / Sandusky County	9	413	N/A	$497	$497	0.67	0.67
Perrysburg / Northwood	41	4,678	93.8%	$817	$817	0.94	0.94
Southwest Toledo / Maumee	49	7,136	94.4%	$636	$635	0.77	0.77
OH - Toledo	259	27,511	94.7%	$674	$673	$0.81	$0.81

* Absorption   ** Conventional Properties > 50 Units