


	OVERALL MARKET								STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Aug-16	Aug-17	bps	%CHG	Aug-16	Aug-17	%CHG	Aug-16	Aug-17	bps	%CHG	Aug-16	Aug-17	%CHG
AK - Anchorage	93.2%	93.5%	30	0.3%	N/A	\$1,037	N/A	93.2%	93.5%	30	0.3%	N/A	\$1,033	N/A
AK - Misc. AK	90.5%	94.7%	419	4.6%	N/A	\$1,467	N/A	90.5%	94.7%	419	4.6%	N/A	\$1,467	N/A
Alaska Average	92.8%	93.9%	109	1.2%	N/A	\$1,196	N/A	92.8%	93.9%	109	1.2%	N/A	\$1,194	N/A
AL - Birmingham	88.3%	90.9%	260	3.0%	\$835	\$862	3.3%	90.7%	92.1%	140	1.5%	\$820	\$841	2.6%
AL - Huntsville	91.0%	93.9%	289	3.2%	\$690	\$731	6.1%	92.5%	94.9%	239	2.7%	\$683	\$719	5.4%
AL - Misc. AL	94.0%	94.0%	0	0.0%	N/A	\$624	N/A	94.0%	94.0%	0	0.1%	N/A	\$624	N/A
AL - Mobile	92.3%	93.4%	110	1.2%	\$783	\$797	1.8%	92.5%	93.4%	90	1.0%	\$777	\$790	1.7%
AL - Montgomery	89.5%	91.0%	150	1.7%	\$746	\$758	1.6%	90.0%	91.3%	130	1.4%	\$743	\$754	1.6%
Alabama Average	90.0%	92.0%	200	2.3%	\$778	\$793	1.9%	91.5%	92.9%	140	1.6%	\$768	\$779	1.5%
AR - Little Rock	91.3%	91.5%	20	0.3%	\$713	\$723	1.5%	91.3%	91.7%	40	0.4%	\$713	\$720	1.0%
AR - Misc. AR	93.7%	93.7%	0	0.0%	N/A	\$562	N/A	94.3%	93.8%	-50	-0.5%	N/A	\$559	N/A
AR - Northwest Arkansas	92.5%	83.3%	-920	-9.9%	\$606	\$652	7.6%	97.3%	96.1%	-120	-1.2%	\$604	\$616	2.0%
Arkansas Average	91.8%	89.3%	-250	-2.7%	\$666	\$682	2.3%	93.0%	93.0%	0	0.0%	\$666	\$668	0.3%
AZ - Flagstaff	93.2%	92.8%	-40	-0.4%	N/A	\$1,430	N/A	95.5%	93.0%	-249	-2.6%	N/A	\$1,409	N/A
AZ - Misc. AZ	92.4%	93.6%	120	1.3%	N/A	\$712	N/A	92.4%	93.6%	120	1.3%	N/A	\$712	N/A
AZ - Phoenix	92.1%	92.7%	60	0.7%	\$935	\$985	5.4%	94.1%	93.9%	-20	-0.2%	\$920	\$964	4.8%
AZ - Tucson	91.6%	92.9%	130	1.4%	\$675	\$720	6.5%	92.7%	93.1%	40	0.4%	\$668	\$711	6.4%
Arizona Average	91.9%	92.7%	80	0.9%	\$886	\$940	6.1%	93.8%	93.8%	0	-0.1%	\$872	\$920	5.5%
CA - Central Coast	N/A	96.3%	N/A	N/A	N/A	\$1,848	N/A	N/A	96.4%	N/A	N/A	N/A	\$1,842	N/A
CA - Los Angeles	93.7%	94.0%	29	0.3%	\$1,982	\$2,077	4.8%	96.2%	95.9%	-30	-0.4%	\$1,964	\$2,037	3.7%
CA - Misc. CA	96.8%	97.9%	110	1.1%	N/A	\$943	N/A	96.8%	97.8%	100	1.0%	N/A	\$936	N/A
CA - Sacramento	95.7%	95.9%	20	0.2%	\$1,228	\$1,337	8.9%	96.8%	96.5%	-30	-0.3%	\$1,226	\$1,331	8.5%
CA - San Bernardino/Riverside	94.6%	95.3%	70	0.7%	\$1,352	\$1,424	5.3%	95.8%	95.7%	-10	-0.1%	\$1,347	\$1,418	5.3%
CA - San Diego	95.2%	94.3%	-90	-0.9%	\$1,726	\$1,805	4.6%	96.5%	96.0%	-50	-0.5%	\$1,717	\$1,787	4.1%
CA - San Francisco/Oakland	92.8%	93.9%	109	1.2%	\$2,549	\$2,618	2.7%	95.2%	95.5%	30	0.3%	\$2,525	\$2,578	2.1%
CA - San Joaquin Valley	96.9%	96.5%	-40	-0.4%	\$951	\$1,006	5.8%	97.0%	96.9%	-10	-0.2%	\$951	\$1,004	5.6%
California Average	94.1%	94.4%	30	0.3%	\$1,880	\$1,953	3.9%	96.1%	96.0%	-10	-0.1%	\$1,862	\$1,919	3.0%
CO - Denver/Co Springs	93.2%	92.1%	-110	-1.2%	\$1,311	\$1,381	5.4%	94.9%	95.1%	20	0.2%	\$1,300	\$1,353	4.0%
CO - Misc. CO	98.3%	96.4%	-190	-1.9%	N/A	\$980	N/A	98.3%	96.4%	-190	-1.9%	N/A	\$980	N/A
Colorado Average	92.9%	92.1%	-80	-0.9%	\$1,311	\$1,376	5.0%	95.0%	95.2%	20	0.2%	\$1,300	\$1,348	3.6%
FL - Fort Myers/Naples	91.7%	92.3%	60	0.6%	\$1,173	\$1,216	3.7%	94.9%	94.2%	-70	-0.8%	\$1,168	\$1,202	2.9%
FL - Gainesville**	94.8%	93.1%	-169	-1.8%	\$1,026	\$1,101	7.4%	94.8%	95.0%	20	0.1%	\$1,026	\$1,073	4.6%
FL - Jacksonville	93.1%	93.6%	50	0.6%	\$938	\$987	5.2%	94.1%	94.7%	60	0.6%	\$934	\$976	4.6%
FL - Melbourne	94.2%	96.4%	220	2.4%	\$912	\$993	8.9%	96.1%	96.5%	40	0.4%	\$912	\$986	8.1%
FL - Miami/Ft Lauderdale	89.9%	90.0%	10	0.2%	\$1,535	\$1,589	3.5%	95.3%	94.3%	-100	-1.1%	\$1,506	\$1,539	2.2%
FL - Orlando	93.0%	92.3%	-70	-0.7%	\$1,127	\$1,189	5.5%	95.5%	95.2%	-30	-0.3%	\$1,115	\$1,168	4.7%
FL - Palm Beach	88.9%	89.5%	60	0.7%	\$1,486	\$1,520	2.3%	92.5%	93.6%	110	1.1%	\$1,447	\$1,462	1.0%
FL - Pensacola	95.1%	92.9%	-219	-2.3%	\$930	\$991	6.5%	95.9%	95.4%	-50	-0.6%	\$930	\$973	4.5%
FL - Tallahassee	94.1%	91.9%	-219	-2.3%	\$855	\$900	5.2%	94.1%	93.6%	-49	-0.5%	\$855	\$897	4.9%
FL - Tampa	93.9%	92.9%	-99	-1.1%	\$1,069	\$1,119	4.7%	95.0%	94.7%	-30	-0.4%	\$1,059	\$1,093	3.2%
Florida Average	92.2%	92.2%	0	0.0%	\$1,175	\$1,230	4.7%	94.9%	94.7%	-20	-0.3%	\$1,158	\$1,196	3.3%
GA - Albany	90.1%	90.1%	0	0.0%	\$642	\$661	3.0%	90.1%	90.1%	0	0.0%	\$642	\$661	3.0%
GA - Atlanta	92.2%	92.2%	0	0.0%	\$1,075	\$1,136	5.6%	94.1%	93.9%	-20	-0.2%	\$1,059	\$1,106	4.4%
GA - Augusta	90.7%	93.2%	250	2.7%	\$764	\$781	2.2%	94.0%	93.7%	-29	-0.3%	\$746	\$762	2.2%
GA - Columbus	91.7%	92.9%	120	1.3%	\$808	\$812	0.5%	91.7%	92.9%	120	1.3%	\$808	\$812	0.5%
GA - Macon	94.1%	95.2%	110	1.1%	\$734	\$758	3.3%	94.1%	95.2%	110	1.1%	\$734	\$758	3.3%
GA - Misc. Georgia	95.8%	94.8%	-100	-1.1%	N/A	\$541	N/A	95.8%	94.8%	-100	-1.1%	N/A	\$541	N/A
GA - Savannah	93.3%	94.3%	99	1.1%	\$941	\$983	4.5%	93.6%	94.6%	99	1.1%	\$941	\$972	3.3%
Georgia Average	92.2%	92.3%	10	0.1%	\$1,027	\$1,080	5.2%	94.0%	93.9%	-10	-0.1%	\$1,012	\$1,053	4.0%
IA - Des Moines	94.6%	92.1%	-249	-2.7%	N/A	\$873	N/A	96.7%	94.2%	-250	-2.6%	N/A	\$841	N/A
IA - Misc. IA	76.8%	90.4%	1360	17.7%	N/A	\$761	N/A	97.5%	95.5%	-200	-2.0%	N/A	\$707	N/A
Iowa Average	93.7%	90.9%	-280	-3.0%	N/A	\$866	N/A	96.7%	94.2%	-250	-2.6%	N/A	\$833	N/A
ID - Boise	96.2%	92.8%	-339	-3.5%	N/A	\$968	N/A	97.8%	96.3%	-150	-1.4%	N/A	\$955	N/A
ID - Misc. ID	93.2%	97.2%	399	4.3%	N/A	\$820	N/A	93.2%	97.2%	399	4.3%	N/A	\$820	N/A
Idaho Average	95.8%	93.5%	-229	-2.4%	N/A	\$944	N/A	97.2%	96.5%	-70	-0.8%	N/A	\$931	N/A
IL - Chicago	91.8%	90.8%	-100	-1.1%	\$1,462	\$1,510	3.3%	94.7%	94.1%	-60	-0.7%	\$1,432	\$1,443	0.8%
IL - Misc. IL	91.7%	89.0%	-270	-3.0%	N/A	\$999	N/A	91.7%	89.0%	-270	-3.0%	N/A	\$999	N/A
IL - Moline	95.9%	95.1%	-80	-0.9%	\$693	\$725	4.6%	95.9%	95.0%	-90	-1.0%	\$693	\$719	3.7%
IL - Peoria	93.3%	91.6%	-170	-1.8%	\$744	\$730	-1.9%	93.3%	91.6%	-170	-1.8%	\$744	\$730	-1.9%
IL - Springfield	93.9%	92.1%	-179	-1.9%	\$729	\$726	-0.4%	93.9%	92.1%	-179	-1.9%	\$729	\$726	-0.4%
Illinois Average	91.8%	90.6%	-120	-1.4%	\$1,372	\$1,410	2.8%	94.7%	93.9%	-80	-0.8%	\$1,343	\$1,347	0.3%
IN - Evansville	93.0%	93.3%	30	0.4%	N/A	\$721	N/A	93.0%	93.3%	30	0.4%	N/A	\$721	N/A
IN - Fort Wayne	94.2%	92.0%	-219	-2.3%	N/A	\$706	N/A	94.4%	92.7%	-169	-1.8%	N/A	\$700	N/A
IN - Indianapolis	92.9%	93.3%	40	0.5%	N/A	\$830	N/A	93.6%	93.6%	0	-0.1%	N/A	\$824	N/A
IN - Misc. IN	93.7%	100.0%	629	6.7%	N/A	\$508	N/A	93.7%	100.0%	629	6.7%	N/A	\$508	N/A
IN - South Bend	93.9%	93.6%	-29	-0.3%	N/A	\$786	N/A	93.9%	93.5%	-39	-0.3%	N/A	\$779	N/A
Indiana Average	93.1%	93.2%	10	0.1%	N/A	\$807	N/A	93.7%	93.5%	-20	-0.2%	N/A	\$801	N/A

	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Aug-16	Aug-17	bps	%CHG	Aug-16	Aug-17	%CHG	Aug-16	Aug-17	bps	%CHG	Aug-16	Aug-17	%CHG
KS - Misc. KS	91.7%	87.4%	-430	-4.8%	N/A	\$702	N/A	91.7%	88.7%	-300	-3.3%	N/A	\$703	N/A
KS - Wichita	92.1%	91.8%	-30	-0.4%	\$646	\$641	-0.8%	92.8%	92.1%	-70	-0.8%	\$641	\$635	-1.1%
Kansas Average	91.8%	91.0%	-80	-0.9%	\$648	\$654	0.9%	92.7%	91.5%	-120	-1.3%	\$644	\$649	0.9%
KY - Lexington	91.9%	92.0%	10	0.0%	N/A	\$813	N/A	92.7%	93.4%	70	0.7%	N/A	\$803	N/A
KY - Louisville	94.4%	92.3%	-209	-2.1%	N/A	\$859	N/A	95.2%	94.3%	-90	-0.9%	N/A	\$843	N/A
KY - Misc. KY	94.4%	95.7%	130	1.4%	N/A	\$679	N/A	94.4%	96.4%	200	2.2%	N/A	\$672	N/A
Kentucky Average	93.7%	92.4%	-130	-1.3%	N/A	\$834	N/A	94.5%	94.2%	-30	-0.3%	N/A	\$820	N/A
LA - Baton Rouge	91.9%	88.6%	-330	-3.5%	\$893	\$916	2.6%	92.6%	90.3%	-230	-2.6%	\$888	\$899	1.2%
LA - Lake Charles	89.4%	93.2%	380	4.2%	N/A	\$1,034	N/A	94.2%	92.7%	-149	-1.6%	N/A	\$994	N/A
LA - Misc. LA	87.6%	88.4%	80	1.0%	N/A	\$792	N/A	88.3%	88.6%	30	0.4%	N/A	\$784	N/A
LA - Monroe	93.5%	90.2%	-330	-3.5%	N/A	\$741	N/A	93.5%	90.2%	-330	-3.5%	N/A	\$741	N/A
LA - New Orleans	91.7%	93.5%	180	2.0%	\$950	\$976	2.8%	93.0%	93.7%	70	0.8%	\$941	\$970	3.1%
LA - Shreveport	89.9%	90.4%	50	0.5%	\$774	\$785	1.4%	90.5%	90.4%	-10	-0.2%	\$769	\$780	1.4%
Louisiana Average	90.8%	90.4%	-40	-0.5%	\$892	\$905	1.5%	92.1%	91.2%	-90	-0.9%	\$884	\$894	1.1%
MA - Boston	91.4%	91.3%	-10	-0.1%	N/A	\$2,232	N/A	96.0%	96.1%	10	0.1%	N/A	\$2,167	N/A
MA - Misc. MA	99.7%	99.9%	20	0.2%	N/A	\$1,079	N/A	99.7%	99.9%	20	0.2%	N/A	\$1,079	N/A
MA - Springfield	96.8%	96.8%	0	-0.1%	N/A	\$1,108	N/A	96.9%	96.8%	-10	-0.2%	N/A	\$1,108	N/A
Massachusetts Average	91.8%	91.7%	-10	-0.1%	N/A	\$2,138	N/A	96.1%	96.2%	10	0.1%	N/A	\$2,069	N/A
MD - Baltimore	93.4%	92.1%	-130	-1.3%	N/A	\$1,295	N/A	94.5%	94.0%	-50	-0.5%	N/A	\$1,275	N/A
MD - Misc. MD	93.6%	95.5%	189	2.1%	N/A	\$1,169	N/A	95.5%	95.6%	10	0.2%	N/A	\$1,145	N/A
Maryland Average	93.3%	92.5%	-80	-0.9%	N/A	\$1,283	N/A	94.5%	94.2%	-30	-0.4%	N/A	\$1,263	N/A
MI - Detroit	96.2%	96.0%	-20	-0.2%	\$924	\$959	3.8%	96.8%	96.3%	-50	-0.5%	\$921	\$953	3.5%
MI - Grand Rapids/Kalamazoo/Battle Creek	96.6%	96.5%	-10	-0.1%	N/A	\$830	N/A	96.8%	96.5%	-30	-0.3%	N/A	\$826	N/A
MI - Misc. MI	91.1%	94.4%	329	3.7%	N/A	\$788	N/A	92.8%	94.4%	159	1.7%	N/A	\$785	N/A
Michigan Average	96.0%	96.1%	10	0.1%	N/A	\$928	N/A	96.7%	96.3%	-40	-0.4%	N/A	\$923	N/A
MN - Minneapolis - St. Paul	95.7%	96.2%	50	0.4%	N/A	\$1,194	N/A	97.2%	97.2%	0	0.0%	N/A	\$1,161	N/A
MN - Misc. MN	97.6%	95.2%	-240	-2.4%	N/A	\$971	N/A	97.6%	96.3%	-130	-1.3%	N/A	\$931	N/A
Minnesota Average	95.8%	96.1%	30	0.4%	N/A	\$1,189	N/A	97.2%	97.2%	0	0.0%	N/A	\$1,156	N/A
MO - Columbia	93.7%	91.0%	-270	-2.9%	N/A	\$669	N/A	93.7%	91.0%	-270	-2.9%	N/A	\$669	N/A
MO - Kansas City	92.0%	91.7%	-30	-0.4%	\$899	\$916	1.8%	94.0%	94.3%	30	0.2%	\$884	\$889	0.6%
MO - Misc. MO	92.4%	94.6%	219	2.4%	N/A	\$693	N/A	92.4%	94.6%	219	2.4%	N/A	\$693	N/A
MO - Springfield	96.7%	96.3%	-40	-0.4%	N/A	\$665	N/A	96.8%	96.2%	-60	-0.5%	N/A	\$665	N/A
MO - St. Louis	91.4%	92.1%	70	0.8%	\$893	\$916	2.7%	93.1%	93.3%	20	0.2%	\$887	\$895	0.9%
Missouri Average	91.9%	91.9%	0	0.0%	\$887	\$891	0.5%	93.8%	93.9%	10	0.1%	\$875	\$868	-0.8%
MS - Gulfport/Biloxi	91.1%	92.1%	100	1.0%	\$724	\$724	0.0%	91.1%	92.1%	100	1.0%	\$724	\$724	0.0%
MS - Jackson/Central MS	94.0%	92.6%	-139	-1.5%	\$803	\$808	0.7%	94.0%	92.6%	-139	-1.5%	\$803	\$803	0.0%
MS - Misc. MS	93.1%	89.6%	-350	-3.8%	N/A	\$798	N/A	93.5%	92.0%	-150	-1.6%	N/A	\$788	N/A
Mississippi Average	93.1%	91.7%	-140	-1.5%	\$776	\$785	1.1%	93.2%	92.3%	-90	-1.0%	\$776	\$779	0.4%
NC - Asheville	94.3%	90.9%	-339	-3.6%	\$1,064	\$1,099	3.3%	95.3%	95.9%	60	0.6%	\$1,064	\$1,089	2.4%
NC - Charlotte	90.9%	91.3%	40	0.4%	\$1,014	\$1,058	4.3%	94.9%	95.0%	10	0.1%	\$994	\$1,019	2.5%
NC - Fayetteville	89.6%	90.6%	100	1.1%	\$772	\$791	2.4%	89.6%	90.6%	100	1.1%	\$772	\$791	2.4%
NC - Greensboro/Winston-Salem	90.8%	91.6%	80	0.9%	\$744	\$779	4.6%	92.2%	93.6%	140	1.5%	\$739	\$769	4.0%
NC - Misc. NC	92.7%	93.9%	119	1.3%	N/A	\$884	N/A	92.7%	93.9%	119	1.3%	N/A	\$884	N/A
NC - Raleigh-Durham	91.5%	91.4%	-10	-0.2%	\$1,023	\$1,056	3.3%	94.4%	94.4%	0	0.0%	\$1,010	\$1,035	2.4%
NC - Wilmington	94.6%	93.1%	-149	-1.6%	\$842	\$884	5.0%	94.6%	94.1%	-50	-0.6%	\$842	\$870	3.3%
North Carolina Average	91.3%	91.4%	10	0.1%	\$950	\$988	3.9%	93.9%	94.2%	30	0.3%	\$937	\$962	2.7%
ND - Bismarck	87.2%	90.1%	290	3.4%	N/A	\$848	N/A	87.2%	90.1%	290	3.4%	N/A	\$848	N/A
ND - Fargo	90.6%	90.1%	-50	-0.6%	N/A	\$776	N/A	94.6%	93.5%	-109	-1.2%	N/A	\$763	N/A
North Dakota Average	81.7%	87.6%	590	7.2%	N/A	\$843	N/A	86.3%	89.5%	320	3.7%	N/A	\$825	N/A
NE - Lincoln	95.6%	95.5%	-10	-0.2%	N/A	\$852	N/A	97.7%	95.9%	-180	-1.8%	N/A	\$851	N/A
NE - Misc. NE	97.5%	94.0%	-350	-3.5%	N/A	\$735	N/A	97.5%	94.0%	-350	-3.5%	N/A	\$735	N/A
NE - Omaha	94.5%	94.2%	-30	-0.3%	N/A	\$893	N/A	95.7%	95.3%	-40	-0.4%	N/A	\$886	N/A
Nebraska Average	94.8%	94.1%	-70	-0.7%	N/A	\$876	N/A	96.1%	95.3%	-80	-0.8%	N/A	\$870	N/A
NM - Albuquerque	94.5%	94.9%	40	0.4%	\$809	\$832	2.9%	94.5%	94.9%	40	0.4%	\$809	\$832	2.9%
NM - Misc. NM	90.4%	92.7%	230	2.5%	N/A	\$802	N/A	90.4%	92.7%	230	2.5%	N/A	\$802	N/A
New Mexico Average	94.3%	94.8%	50	0.5%	\$810	\$831	2.5%	94.3%	94.8%	50	0.5%	\$810	\$831	2.5%
NV - Las Vegas	93.4%	93.4%	0	-0.1%	\$900	\$955	6.1%	94.1%	94.0%	-10	-0.2%	\$896	\$943	5.2%
NV - Misc. NV	89.0%	94.7%	569	6.5%	N/A	\$663	N/A	89.0%	94.7%	569	6.5%	N/A	\$663	N/A
NV - Reno	95.7%	96.2%	50	0.5%	\$1,014	\$1,155	14.0%	96.2%	96.5%	30	0.3%	\$1,013	\$1,154	13.9%
Nevada Average	93.7%	93.8%	9	0.1%	\$918	\$984	7.2%	94.4%	94.3%	-10	-0.1%	\$914	\$974	6.5%
NY - Albany	87.6%	92.5%	490	5.6%	N/A	\$1,160	N/A	96.7%	96.7%	0	0.0%	N/A	\$1,121	N/A
NY - Buffalo/Rochester/Syracuse	96.0%	94.4%	-160	-1.7%	N/A	\$950	N/A	96.4%	95.1%	-130	-1.3%	N/A	\$941	N/A
NY - Misc. NY	93.8%	94.1%	30	0.4%	N/A	\$1,317	N/A	93.8%	94.1%	30	0.3%	N/A	\$1,293	N/A
NY - New York City	90.9%	90.8%	-10	-0.1%	N/A	\$2,488	N/A	96.0%	96.6%	60	0.6%	N/A	\$2,427	N/A
New York Average	91.6%	91.1%	-50	-0.5%	N/A	\$2,169	N/A	96.0%	96.2%	20	0.2%	N/A	\$2,109	N/A

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	OVERALL MARKET									STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT			
	Aug-16	Aug-17	bps	%CHG	Aug-16	Aug-17	%CHG	Aug-16	Aug-17	bps	%CHG	Aug-16	Aug-17	%CHG	
OH - Cincinnati/Dayton	93.8%	93.3%	-49	-0.6%	N/A	\$864	N/A	95.1%	94.3%	-80	-0.8%	N/A	\$848	N/A	
OH - Cleveland/Akron	94.9%	94.7%	-20	-0.2%	N/A	\$825	N/A	95.2%	95.0%	-20	-0.3%	N/A	\$819	N/A	
OH - Columbus	93.8%	94.0%	20	0.2%	N/A	\$908	N/A	95.0%	95.3%	30	0.3%	N/A	\$892	N/A	
OH - Misc. OH	96.0%	96.9%	90	0.9%	N/A	\$616	N/A	96.0%	96.9%	90	0.9%	N/A	\$616	N/A	
OH - Toledo	96.1%	94.4%	-170	-1.8%	N/A	\$692	N/A	96.1%	94.4%	-170	-1.9%	N/A	\$685	N/A	
Ohio Average	94.2%	93.9%	-30	-0.4%	N/A	\$855	N/A	95.2%	94.9%	-30	-0.3%	N/A	\$842	N/A	
OK - Misc. OK	91.7%	93.6%	190	2.1%	N/A	\$657	N/A	91.8%	93.6%	180	2.0%	N/A	\$657	N/A	
OK - Oklahoma City	89.2%	89.1%	-10	-0.2%	\$721	\$719	-0.3%	91.0%	89.8%	-120	-1.3%	\$707	\$701	-0.9%	
OK - Tulsa	90.4%	90.7%	30	0.3%	\$678	\$680	0.3%	91.2%	91.4%	20	0.3%	\$671	\$670	-0.2%	
Oklahoma Average	89.7%	89.7%	0	-0.1%	\$704	\$702	-0.4%	91.1%	90.5%	-60	-0.6%	\$694	\$688	-0.8%	
OR - Misc. OR	99.0%	95.2%	-380	-3.8%	N/A	\$888	N/A	99.0%	95.2%	-380	-3.8%	N/A	\$888	N/A	
OR - Portland	93.8%	93.4%	-39	-0.4%	N/A	\$1,321	N/A	95.9%	95.4%	-50	-0.5%	N/A	\$1,303	N/A	
Oregon Average	93.4%	93.2%	-20	-0.3%	N/A	\$1,317	N/A	95.9%	95.4%	-50	-0.6%	N/A	\$1,299	N/A	
PA - Misc. PA	95.9%	95.6%	-30	-0.3%	N/A	\$928	N/A	95.9%	95.6%	-30	-0.3%	N/A	\$928	N/A	
PA - Philadelphia	94.2%	94.2%	0	0.0%	N/A	\$1,241	N/A	95.7%	95.5%	-20	-0.3%	N/A	\$1,221	N/A	
PA - Pittsburgh	89.1%	91.6%	250	2.9%	\$1,044	\$1,091	4.5%	94.2%	94.8%	60	0.7%	\$1,002	\$1,031	2.9%	
PA - State College/Altoona	97.3%	98.8%	150	1.5%	N/A	\$1,241	N/A	97.3%	98.8%	150	1.5%	N/A	\$1,241	N/A	
Pennsylvania Average	93.5%	93.9%	39	0.4%	N/A	\$1,210	N/A	95.6%	95.4%	-20	-0.1%	N/A	\$1,187	N/A	
SC - Charleston	90.1%	89.0%	-110	-1.2%	\$1,098	\$1,141	3.9%	94.7%	94.4%	-30	-0.3%	\$1,079	\$1,110	2.8%	
SC - Columbia	91.6%	93.2%	160	1.8%	\$858	\$882	2.8%	93.6%	93.4%	-20	-0.3%	\$847	\$862	1.8%	
SC - Greenville-Spartanburg	89.8%	91.7%	190	2.1%	\$873	\$902	3.2%	95.5%	94.4%	-110	-1.1%	\$851	\$870	2.2%	
SC - Misc. SC	82.9%	92.2%	930	11.3%	N/A	\$825	N/A	93.0%	94.1%	109	1.2%	N/A	\$825	N/A	
SC - Myrtle Beach	85.8%	92.7%	690	8.0%	N/A	\$970	N/A	96.2%	97.2%	100	1.1%	N/A	\$947	N/A	
South Carolina Average	89.9%	90.8%	90	1.0%	\$942	\$970	3.0%	94.7%	94.2%	-50	-0.6%	\$924	\$941	1.8%	
SD - Rapid City	98.2%	95.1%	-310	-3.1%	N/A	\$883	N/A	98.2%	97.0%	-120	-1.2%	N/A	\$873	N/A	
SD - Sioux Falls	91.7%	90.3%	-140	-1.6%	N/A	\$806	N/A	96.5%	94.3%	-220	-2.2%	N/A	\$803	N/A	
South Dakota Average	92.6%	92.2%	-40	-0.5%	N/A	\$840	N/A	95.7%	95.3%	-40	-0.4%	N/A	\$835	N/A	
TN - Chattanooga	95.0%	93.2%	-179	-1.9%	\$846	\$878	3.9%	95.5%	95.1%	-40	-0.5%	\$841	\$871	3.5%	
TN - Knoxville	94.6%	94.3%	-30	-0.3%	\$835	\$859	2.9%	95.6%	95.8%	20	0.2%	\$826	\$846	2.4%	
TN - Memphis	91.5%	92.8%	130	1.5%	\$780	\$797	2.2%	92.1%	92.8%	70	0.8%	\$776	\$794	2.2%	
TN - Misc. TN	91.9%	92.7%	80	0.8%	N/A	\$742	N/A	95.9%	96.0%	10	0.1%	N/A	\$727	N/A	
TN - Nashville	91.5%	90.6%	-90	-1.0%	\$1,091	\$1,132	3.8%	95.7%	94.7%	-100	-1.0%	\$1,060	\$1,079	1.8%	
Tennessee Average	91.9%	91.8%	-10	-0.2%	\$936	\$964	3.0%	94.4%	94.3%	-10	-0.2%	\$916	\$930	1.5%	
TX - Dallas/Ft. Worth	92.5%	91.6%	-90	-1.0%	\$1,055	\$1,108	5.0%	95.0%	94.6%	-40	-0.4%	\$1,041	\$1,079	3.7%	
TX - Greater Dallas	91.7%	91.1%	-60	-0.7%	\$1,098	\$1,149	4.6%	94.8%	94.4%	-40	-0.4%	\$1,082	\$1,116	3.2%	
TX - Greater Fort Worth	94.4%	93.0%	-139	-1.5%	\$958	\$1,016	6.1%	95.2%	94.9%	-30	-0.4%	\$953	\$1,003	5.2%	
TX - Abilene	91.0%	89.8%	-120	-1.3%	\$704	\$729	3.7%	91.0%	89.5%	-150	-1.7%	\$704	\$723	2.7%	
TX - Amarillo	88.7%	89.3%	60	0.7%	\$718	\$721	0.5%	89.0%	89.4%	40	0.5%	\$713	\$717	0.6%	
TX - Austin	91.4%	91.1%	-30	-0.3%	\$1,210	\$1,223	1.1%	94.7%	94.4%	-30	-0.4%	\$1,192	\$1,195	0.2%	
TX - Beaumont	93.0%	91.7%	-130	-1.4%	\$767	\$785	2.2%	93.2%	91.6%	-160	-1.7%	\$767	\$785	2.3%	
TX - College Station**	80.5%	77.7%	-280	-3.4%	\$1,188	\$1,217	2.5%	91.6%	86.7%	-490	-5.3%	\$1,148	\$1,122	-2.3%	
TX - Corpus Christi	87.5%	86.7%	-80	-0.9%	\$925	\$908	-1.8%	92.1%	90.5%	-160	-1.7%	\$908	\$878	-3.3%	
TX - El Paso	91.3%	92.6%	130	1.5%	\$753	\$767	1.8%	91.4%	92.9%	150	1.7%	\$752	\$765	1.8%	
TX - Harlingen	90.7%	88.0%	-270	-3.0%	\$742	\$750	1.1%	93.4%	91.7%	-170	-1.8%	\$742	\$738	-0.5%	
TX - Houston	88.8%	88.4%	-40	-0.4%	\$1,021	\$1,015	-0.6%	92.3%	91.2%	-110	-1.2%	\$995	\$972	-2.3%	
TX - Longview/Tyler	91.6%	91.1%	-50	-0.5%	\$786	\$797	1.4%	91.6%	91.1%	-50	-0.5%	\$786	\$797	1.4%	
TX - Lubbock	90.6%	89.2%	-140	-1.6%	\$735	\$736	0.2%	93.0%	90.7%	-230	-2.5%	\$735	\$722	-1.8%	
TX - Lufkin	92.9%	89.0%	-390	-4.2%	N/A	\$715	N/A	92.9%	89.0%	-390	-4.2%	N/A	\$715	N/A	
TX - Midland-Odessa	86.3%	92.8%	650	7.6%	\$904	\$1,154	27.6%	87.6%	94.8%	719	8.2%	\$894	\$1,134	26.9%	
TX - Misc. TX	87.7%	92.6%	490	5.5%	N/A	\$670	N/A	89.4%	92.3%	290	3.2%	N/A	\$662	N/A	
TX - San Angelo	90.8%	94.7%	389	4.3%	\$740	\$784	6.0%	90.8%	94.7%	389	4.3%	\$740	\$784	6.0%	
TX - San Antonio	90.3%	90.2%	-10	-0.1%	\$931	\$948	1.8%	93.2%	92.3%	-90	-1.0%	\$917	\$923	0.6%	
TX - Texarkana	93.7%	92.0%	-170	-1.9%	N/A	\$651	N/A	93.7%	92.0%	-170	-1.9%	N/A	\$651	N/A	
TX - Victoria	86.2%	91.4%	520	6.1%	\$776	\$795	2.4%	87.6%	90.9%	330	3.8%	\$764	\$770	0.7%	
TX - Waco/Temple/Killeen	89.8%	89.8%	0	0.0%	\$736	\$754	2.5%	92.3%	91.0%	-130	-1.3%	\$733	\$742	1.3%	
TX - Wichita Falls	87.6%	86.9%	-70	-0.8%	\$617	\$634	2.7%	87.6%	86.9%	-70	-0.8%	\$617	\$634	2.7%	
Texas Average	90.6%	90.2%	-40	-0.4%	\$1,015	\$1,037	2.2%	93.5%	92.9%	-60	-0.6%	\$997	\$1,005	0.8%	
VA - Norfolk	91.2%	92.2%	100	1.1%	\$1,035	\$1,055	1.9%	92.6%	92.8%	20	0.2%	\$1,031	\$1,046	1.4%	
VA - Richmond	93.8%	94.2%	40	0.4%	\$1,024	\$1,064	3.9%	94.7%	94.8%	10	0.2%	\$1,019	\$1,056	3.6%	
VA - Roanoke	91.9%	93.4%	150	1.6%	\$807	\$821	1.8%	95.8%	94.7%	-110	-1.1%	\$798	\$810	1.4%	
Virginia Average	92.0%	93.1%	110	1.2%	\$1,010	\$1,038	2.7%	93.7%	93.8%	9	0.1%	\$1,006	\$1,029	2.3%	
WA - Misc. WA	93.3%	96.5%	319	3.4%	N/A	\$986	N/A	93.3%	96.5%	319	3.4%	N/A	\$986	N/A	
WA - Seattle	93.8%	93.1%	-69	-0.8%	N/A	\$1,651	N/A	96.0%	95.5%	-50	-0.5%	N/A	\$1,616	N/A	
WA - Spokane	96.1%	96.0%	-10	-0.1%	N/A	\$929	N/A	97.2%	96.6%	-60	-0.7%	N/A	\$927	N/A	
Washington Average	93.7%	93.1%	-60	-0.6%	N/A	\$1,563	N/A	96.1%	95.6%	-50	-0.5%	N/A	\$1,528	N/A	

	OVERALL MARKET									STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT			
	Aug-16	Aug-17	bps	%CHG	Aug-16	Aug-17	%CHG	Aug-16	Aug-17	bps	%CHG	Aug-16	Aug-17	%CHG	
WI - Green Bay/Appleton/Oshkosh	N/A	98.5%	N/A	N/A	N/A	\$712	N/A	N/A	98.5%	N/A	N/A	N/A	\$711	N/A	
WI - Madison	95.3%	95.9%	60	0.6%	N/A	\$1,065	N/A	97.6%	97.1%	-50	-0.5%	N/A	\$1,061	N/A	
WI - Milwaukee	94.6%	92.1%	-249	-2.7%	N/A	\$1,048	N/A	97.2%	96.2%	-100	-1.1%	N/A	\$1,012	N/A	
WI - Misc. WI	97.1%	96.9%	-20	-0.2%	N/A	\$738	N/A	97.1%	97.1%	0	0.0%	N/A	\$727	N/A	
Wisconsin Average	95.0%	94.3%	-70	-0.8%	N/A	\$976	N/A	97.3%	96.9%	-40	-0.5%	N/A	\$955	N/A	
WV - Charleston	97.4%	97.7%	30	0.3%	N/A	\$768	N/A	97.4%	97.7%	30	0.3%	N/A	\$768	N/A	
WV - Miscellaneous	90.8%	92.7%	190	2.2%	N/A	\$872	N/A	93.6%	92.6%	-100	-1.1%	N/A	\$866	N/A	
West Virginia Average	91.8%	94.5%	269	2.9%	N/A	\$828	N/A	94.2%	94.4%	20	0.2%	N/A	\$824	N/A	
CT - Hartford	91.1%	93.1%	200	2.2%	N/A	\$1,297	N/A	94.1%	95.3%	120	1.3%	N/A	\$1,271	N/A	
DC - Washington	93.0%	92.8%	-20	-0.2%	\$1,677	\$1,743	3.9%	94.9%	95.2%	30	0.3%	\$1,665	\$1,714	2.9%	
DE - Miscellaneous	87.3%	90.9%	360	4.1%	N/A	\$1,079	N/A	96.6%	95.3%	-130	-1.4%	N/A	\$1,007	N/A	
HI - Honolulu	84.8%	92.7%	790	9.2%	N/A	\$1,888	N/A	94.6%	96.0%	140	1.5%	N/A	\$1,812	N/A	
ME - Misc. ME	95.1%	95.2%	10	0.1%	N/A	\$1,193	N/A	97.5%	97.3%	-20	-0.2%	N/A	\$1,186	N/A	
MT - All of Montana	95.7%	94.8%	-90	-0.9%	N/A	\$919	N/A	95.7%	94.8%	-90	-1.0%	N/A	\$911	N/A	
NH - Concord	98.2%	97.0%	-120	-1.3%	N/A	\$1,267	N/A	98.2%	97.8%	-40	-0.4%	N/A	\$1,262	N/A	
RI - Providence	96.0%	97.4%	140	1.5%	N/A	\$1,360	N/A	97.0%	97.5%	50	0.4%	N/A	\$1,349	N/A	
UT - Salt Lake City	91.8%	92.7%	90	0.9%	\$994	\$1,059	6.5%	95.8%	95.2%	-60	-0.7%	\$986	\$1,037	5.2%	
WY - All of Wyoming	83.1%	86.2%	310	3.7%	N/A	\$870	N/A	83.1%	86.2%	310	3.7%	N/A	\$870	N/A	
National Average	92.3%	92.3%	0	-0.1%	N/A	\$1,244	N/A	94.6%	94.4%	-20	-0.2%	N/A	\$1,214	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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