

	OVERALL MARKET								STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Feb-17	Feb-18	bps	%CHG	Feb-17	Feb-18	%CHG	Feb-17	Feb-18	bps	%CHG	Feb-17	Feb-18	%CHG
AK - Anchorage	91.4%	90.6%	-80	-0.9%	N/A	\$1,029	N/A	91.4%	90.6%	-80	-0.9%	N/A	\$1,029	N/A
AK - Misc. AK	91.9%	93.6%	170	1.9%	N/A	\$1,678	N/A	91.9%	93.6%	170	1.9%	N/A	\$1,678	N/A
Alaska Average	91.5%	91.7%	20	0.1%	N/A	\$1,269	N/A	91.5%	91.7%	20	0.1%	N/A	\$1,269	N/A
AL - Birmingham	88.9%	91.4%	250	2.9%	\$826	\$855	3.5%	90.0%	92.0%	200	2.3%	\$818	\$838	2.5%
AL - Huntsville	91.8%	93.4%	160	1.8%	\$688	\$723	5.1%	92.5%	93.4%	90	1.0%	\$681	\$712	4.5%
AL - Misc. AL	93.2%	93.9%	69	0.8%	N/A	\$629	N/A	93.2%	93.9%	69	0.8%	N/A	\$629	N/A
AL - Mobile	92.0%	88.5%	-350	-3.8%	\$768	\$789	2.6%	92.1%	89.8%	-230	-2.5%	\$767	\$782	1.9%
AL - Montgomery	90.6%	89.6%	-100	-1.1%	\$735	\$746	1.6%	90.6%	89.6%	-100	-1.1%	\$735	\$746	1.6%
Alabama Average	90.4%	91.3%	90	0.9%	\$770	\$785	2.0%	91.2%	91.8%	60	0.7%	\$764	\$774	1.3%
AR - Little Rock	89.6%	90.1%	50	0.6%	\$717	\$728	1.5%	90.4%	90.7%	30	0.3%	\$714	\$722	1.2%
AR - Misc. AR	93.5%	92.3%	-120	-1.3%	N/A	\$554	N/A	93.5%	92.3%	-120	-1.3%	N/A	\$554	N/A
AR - Northwest Arkansas	87.9%	90.1%	220	2.5%	\$637	\$653	2.6%	96.3%	95.7%	-60	-0.6%	\$613	\$619	1.0%
Arkansas Average	89.5%	90.3%	80	1.0%	\$679	\$684	0.6%	92.3%	92.0%	-30	-0.3%	\$669	\$669	0.0%
AZ - Flagstaff	93.7%	94.4%	69	0.8%	N/A	\$1,332	N/A	96.2%	94.2%	-200	-2.1%	N/A	\$1,303	N/A
AZ - Misc. AZ	94.3%	94.0%	-30	-0.2%	N/A	\$737	N/A	94.3%	94.0%	-30	-0.2%	N/A	\$737	N/A
AZ - Phoenix	92.7%	92.1%	-60	-0.7%	\$944	\$1,009	6.8%	94.0%	94.5%	50	0.5%	\$935	\$987	5.6%
AZ - Tucson	92.1%	93.1%	100	1.1%	\$689	\$730	6.0%	92.6%	93.1%	50	0.6%	\$684	\$725	6.1%
Arizona Average	92.6%	92.3%	-30	-0.3%	\$896	\$960	7.1%	93.8%	94.2%	40	0.5%	\$888	\$940	5.8%
CA - Central Coast	N/A	95.7%	N/A	N/A	N/A	\$1,823	N/A	N/A	95.9%	N/A	N/A	N/A	\$1,821	N/A
CA - Los Angeles	93.1%	93.4%	30	0.4%	\$1,991	\$2,092	5.1%	95.8%	95.8%	0	-0.1%	\$1,968	\$2,050	4.1%
CA - Misc. CA	92.9%	96.0%	309	3.4%	N/A	\$953	N/A	96.9%	95.8%	-110	-1.1%	N/A	\$946	N/A
CA - Sacramento	95.4%	95.7%	30	0.3%	\$1,248	\$1,336	7.0%	96.3%	96.0%	-30	-0.3%	\$1,243	\$1,330	7.0%
CA - San Bernardino/Riverside	95.1%	95.0%	-10	-0.1%	\$1,361	\$1,439	5.8%	95.7%	95.3%	-40	-0.4%	\$1,357	\$1,432	5.5%
CA - San Diego	94.8%	94.5%	-30	-0.3%	\$1,720	\$1,817	5.7%	95.8%	95.7%	-10	-0.1%	\$1,712	\$1,797	4.9%
CA - San Francisco/Oakland	92.3%	93.1%	80	0.8%	\$2,495	\$2,603	4.3%	94.9%	95.1%	20	0.2%	\$2,473	\$2,561	3.5%
CA - San Joaquin Valley	96.6%	95.9%	-70	-0.7%	\$951	\$1,018	7.1%	96.6%	96.1%	-50	-0.6%	\$951	\$1,016	6.9%
California Average	93.8%	94.1%	30	0.3%	\$1,875	\$1,963	4.7%	95.7%	95.6%	-10	-0.1%	\$1,855	\$1,925	3.8%
CO - Denver/Co Springs	91.4%	90.7%	-70	-0.8%	\$1,290	\$1,361	5.6%	93.9%	94.3%	40	0.4%	\$1,275	\$1,329	4.2%
CO - Misc. CO	97.4%	97.1%	-30	-0.3%	N/A	\$1,019	N/A	97.4%	96.9%	-50	-0.5%	N/A	\$1,015	N/A
Colorado Average	91.2%	90.8%	-40	-0.5%	\$1,290	\$1,357	5.2%	93.9%	94.3%	40	0.4%	\$1,275	\$1,325	3.9%
FL - Fort Myers/Naples	90.5%	93.7%	320	3.5%	\$1,209	\$1,263	4.5%	95.5%	94.7%	-80	-0.9%	\$1,195	\$1,250	4.6%
FL - Gainesville	93.5%	96.0%	249	2.7%	\$1,060	\$1,129	6.5%	95.9%	96.9%	100	1.1%	\$1,032	\$1,094	6.0%
FL - Jacksonville	92.9%	92.9%	0	0.0%	\$943	\$1,005	6.6%	93.5%	94.2%	69	0.7%	\$940	\$994	5.8%
FL - Melbourne	96.3%	95.9%	-40	-0.3%	\$941	\$1,019	8.3%	96.3%	96.2%	-10	-0.1%	\$941	\$1,014	7.8%
FL - Miami/Ft Lauderdale	88.6%	89.5%	90	0.9%	\$1,567	\$1,630	4.0%	94.8%	94.6%	-20	-0.2%	\$1,533	\$1,567	2.2%
FL - Orlando	92.5%	92.9%	40	0.4%	\$1,134	\$1,222	7.8%	94.9%	95.3%	40	0.5%	\$1,123	\$1,202	7.0%
FL - Palm Beach	91.0%	88.9%	-210	-2.4%	\$1,502	\$1,555	3.5%	94.8%	93.3%	-149	-1.5%	\$1,465	\$1,496	2.1%
FL - Pensacola	89.1%	90.9%	180	2.1%	\$923	\$985	6.7%	91.9%	93.3%	140	1.5%	\$914	\$960	5.1%
FL - Tallahassee	93.8%	87.9%	-589	-6.3%	\$883	\$910	3.0%	93.8%	91.2%	-259	-2.8%	\$883	\$898	1.7%
FL - Tampa	92.3%	91.9%	-40	-0.4%	\$1,084	\$1,149	6.0%	94.4%	94.5%	10	0.1%	\$1,066	\$1,118	4.9%
Florida Average	91.6%	91.7%	10	0.2%	\$1,192	\$1,262	5.8%	94.5%	94.6%	10	0.1%	\$1,171	\$1,222	4.4%
GA - Albany	91.1%	91.6%	50	0.6%	\$649	\$674	3.9%	91.1%	91.6%	50	0.6%	\$649	\$674	3.9%
GA - Atlanta	91.3%	91.1%	-20	-0.2%	\$1,084	\$1,145	5.6%	93.1%	93.1%	0	0.1%	\$1,068	\$1,113	4.2%
GA - Augusta	91.5%	91.0%	-50	-0.5%	\$762	\$798	4.7%	92.1%	92.7%	60	0.6%	\$760	\$789	3.8%
GA - Columbus	90.7%	92.5%	180	2.0%	\$806	\$817	1.4%	90.7%	93.6%	290	3.2%	\$806	\$812	0.7%
GA - Macon	93.3%	93.1%	-20	-0.3%	\$743	\$779	4.9%	93.3%	93.9%	59	0.6%	\$743	\$773	4.2%
GA - Misc. Georgia	94.8%	92.3%	-249	-2.6%	N/A	\$536	N/A	94.8%	92.3%	-249	-2.6%	N/A	\$536	N/A
GA - Savannah	92.5%	89.7%	-280	-3.0%	\$957	\$991	3.6%	93.6%	93.3%	-30	-0.3%	\$947	\$958	1.2%
Georgia Average	91.4%	91.1%	-30	-0.3%	\$1,035	\$1,090	5.3%	93.0%	93.2%	20	0.2%	\$1,020	\$1,060	3.8%
IA - Des Moines	91.4%	90.9%	-50	-0.6%	\$856	\$871	1.8%	93.7%	92.8%	-90	-0.9%	\$841	\$842	0.1%
IA - Misc. IA	80.4%	95.5%	1509	18.8%	N/A	\$752	N/A	94.5%	96.9%	240	2.5%	N/A	\$714	N/A
Iowa Average	90.8%	91.1%	30	0.3%	N/A	\$863	N/A	93.7%	93.0%	-70	-0.8%	N/A	\$834	N/A
ID - Boise	91.4%	91.7%	30	0.3%	N/A	\$993	N/A	95.5%	95.2%	-30	-0.3%	N/A	\$976	N/A
ID - Misc. ID	87.2%	89.5%	230	2.6%	N/A	\$750	N/A	96.5%	95.3%	-120	-1.3%	N/A	\$739	N/A
Idaho Average	90.8%	91.4%	60	0.6%	N/A	\$958	N/A	95.6%	95.2%	-40	-0.4%	N/A	\$940	N/A
IL - Chicago	91.5%	89.8%	-170	-1.8%	\$1,434	\$1,491	4.0%	93.7%	93.0%	-70	-0.8%	\$1,403	\$1,419	1.1%
IL - Misc. IL	83.3%	85.8%	250	3.0%	N/A	\$687	N/A	83.3%	85.8%	250	3.0%	N/A	\$687	N/A
IL - Moline	94.3%	93.9%	-40	-0.4%	\$707	\$734	3.7%	94.5%	93.8%	-70	-0.7%	\$701	\$728	3.7%
IL - Peoria	89.2%	91.7%	250	2.8%	\$710	\$720	1.4%	89.2%	91.7%	250	2.8%	\$710	\$720	1.4%
IL - Springfield	93.9%	90.7%	-319	-3.5%	\$719	\$725	0.8%	94.2%	91.1%	-309	-3.3%	\$718	\$721	0.4%
Illinois Average	91.3%	89.9%	-140	-1.5%	\$1,341	\$1,394	3.9%	93.6%	92.9%	-70	-0.8%	\$1,312	\$1,326	1.0%
IN - Evansville	88.3%	88.0%	-30	-0.4%	\$715	\$727	1.7%	92.4%	92.2%	-20	-0.3%	\$715	\$717	0.2%
IN - Fort Wayne	92.3%	93.6%	130	1.4%	\$678	\$725	6.9%	92.3%	94.0%	169	1.8%	\$678	\$721	6.3%
IN - Indianapolis	92.5%	91.6%	-90	-0.9%	\$809	\$845	4.4%	93.1%	92.6%	-50	-0.6%	\$804	\$832	3.5%
IN - Misc. IN	93.7%	98.0%	429	4.6%	N/A	\$512	N/A	93.7%	98.0%	429	4.6%	N/A	\$512	N/A
IN - South Bend	93.1%	94.3%	119	1.3%	\$768	\$802	4.4%	93.9%	94.3%	40	0.4%	\$762	\$795	4.4%
Indiana Average	92.3%	91.8%	-50	-0.6%	\$787	\$822	4.5%	93.1%	92.8%	-30	-0.3%	\$782	\$811	3.6%

	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Feb-17	Feb-18	bps	%CHG	Feb-17	Feb-18	%CHG	Feb-17	Feb-18	bps	%CHG	Feb-17	Feb-18	%CHG
KS - Misc. KS	83.1%	77.3%	-579	-6.9%	N/A	\$677	N/A	83.1%	86.2%	310	3.8%	N/A	\$672	N/A
KS - Wichita	92.0%	90.7%	-130	-1.4%	\$639	\$637	-0.4%	92.3%	91.2%	-110	-1.2%	\$634	\$629	-0.9%
Kansas Average	90.5%	88.5%	-200	-2.1%	\$639	\$646	1.0%	90.9%	90.5%	-40	-0.5%	\$635	\$638	0.4%
KY - Lexington	88.5%	91.1%	260	2.9%	\$783	\$793	1.3%	91.6%	91.8%	20	0.2%	\$775	\$781	0.8%
KY - Louisville	90.5%	90.4%	-10	-0.1%	\$837	\$869	3.8%	93.9%	93.5%	-39	-0.5%	\$824	\$845	2.5%
KY - Misc. KY	88.7%	93.7%	500	5.6%	N/A	\$680	N/A	95.5%	94.0%	-150	-1.6%	N/A	\$672	N/A
Kentucky Average	89.9%	90.8%	90	1.0%	\$818	\$837	2.2%	93.3%	93.0%	-30	-0.3%	\$807	\$817	1.2%
LA - Baton Rouge	91.0%	86.2%	-480	-5.2%	\$906	\$893	-1.4%	91.8%	88.7%	-310	-3.4%	\$902	\$875	-3.0%
LA - Lake Charles	88.1%	87.9%	-20	-0.2%	N/A	\$982	N/A	91.5%	91.6%	10	0.1%	N/A	\$927	N/A
LA - Misc. LA	86.9%	87.4%	50	0.6%	N/A	\$784	N/A	87.0%	87.4%	40	0.5%	N/A	\$774	N/A
LA - Monroe	89.3%	89.3%	0	0.0%	N/A	\$729	N/A	89.3%	89.3%	0	0.0%	N/A	\$729	N/A
LA - New Orleans	92.3%	92.6%	30	0.4%	\$954	\$978	2.5%	93.7%	93.3%	-40	-0.4%	\$953	\$970	1.7%
LA - Shreveport	88.5%	89.0%	50	0.5%	\$762	\$778	2.1%	88.8%	89.0%	20	0.2%	\$756	\$772	2.1%
Louisiana Average	90.2%	88.9%	-130	-1.4%	\$897	\$895	-0.2%	91.3%	90.2%	-110	-1.2%	\$893	\$882	-1.2%
MA - Boston	90.5%	88.3%	-220	-2.4%	N/A	\$2,239	N/A	93.9%	95.0%	110	1.1%	N/A	\$2,183	N/A
MA - Misc. MA	97.6%	98.4%	80	0.7%	N/A	\$1,081	N/A	97.6%	98.4%	80	0.7%	N/A	\$1,081	N/A
MA - Springfield	97.7%	96.7%	-100	-1.0%	N/A	\$1,126	N/A	97.7%	96.7%	-100	-1.0%	N/A	\$1,126	N/A
Massachusetts Average	90.9%	88.9%	-200	-2.2%	N/A	\$2,150	N/A	94.2%	95.1%	90	1.0%	N/A	\$2,088	N/A
MD - Baltimore	92.7%	91.1%	-160	-1.7%	\$1,248	\$1,290	3.4%	93.5%	93.4%	-10	-0.1%	\$1,244	\$1,268	2.0%
MD - Misc. MD	94.5%	94.1%	-40	-0.5%	N/A	\$1,163	N/A	95.4%	94.5%	-90	-0.9%	N/A	\$1,148	N/A
Maryland Average	92.7%	91.4%	-130	-1.4%	\$1,247	\$1,277	2.4%	93.6%	93.5%	-10	-0.2%	\$1,243	\$1,256	1.1%
MI - Detroit	95.2%	95.4%	20	0.2%	\$934	\$956	2.4%	95.8%	95.6%	-20	-0.2%	\$931	\$950	2.1%
MI - Grand Rapids/Kalamazoo/Battle Creek	95.6%	92.9%	-269	-2.8%	N/A	\$837	N/A	95.6%	94.9%	-70	-0.8%	N/A	\$829	N/A
MI - Misc. MI	93.1%	93.2%	10	0.1%	N/A	\$810	N/A	95.0%	93.1%	-189	-2.0%	N/A	\$808	N/A
Michigan Average	95.2%	94.7%	-50	-0.5%	N/A	\$927	N/A	95.7%	95.4%	-30	-0.4%	N/A	\$921	N/A
MN - Minneapolis - St. Paul	94.7%	94.8%	10	0.1%	\$1,146	\$1,221	6.5%	96.6%	96.5%	-10	-0.2%	\$1,128	\$1,192	5.7%
MN - Misc. MN	90.3%	95.4%	509	5.7%	N/A	\$1,002	N/A	93.5%	95.8%	229	2.4%	N/A	\$957	N/A
Minnesota Average	94.5%	94.8%	30	0.3%	N/A	\$1,215	N/A	96.5%	96.5%	0	0.0%	N/A	\$1,187	N/A
MO - Columbia	93.9%	94.0%	10	0.0%	N/A	\$662	N/A	93.9%	94.0%	10	0.0%	N/A	\$662	N/A
MO - Kansas City	90.4%	91.4%	100	1.1%	\$889	\$922	3.7%	92.7%	93.6%	90	0.9%	\$875	\$894	2.1%
MO - Misc. MO	93.1%	94.8%	169	1.9%	N/A	\$703	N/A	93.1%	94.8%	169	1.9%	N/A	\$703	N/A
MO - Springfield	94.7%	94.7%	0	0.0%	\$645	\$700	8.5%	95.6%	94.5%	-110	-1.1%	\$645	\$698	8.2%
MO - St. Louis	91.5%	89.9%	-160	-1.7%	\$878	\$918	4.6%	92.9%	91.9%	-100	-1.1%	\$868	\$887	2.2%
Missouri Average	90.9%	90.8%	-10	-0.2%	\$867	\$898	3.6%	92.9%	93.0%	10	0.1%	\$855	\$871	1.8%
MS - Gulfport/Biloxi	91.6%	90.7%	-90	-0.9%	\$710	\$727	2.3%	91.6%	90.7%	-90	-0.9%	\$710	\$727	2.3%
MS - Jackson/Central MS	92.6%	91.0%	-160	-1.7%	\$804	\$815	1.3%	92.9%	90.9%	-200	-2.2%	\$798	\$808	1.3%
MS - Misc. MS	92.5%	90.0%	-250	-2.7%	N/A	\$795	N/A	92.5%	92.4%	-10	-0.1%	N/A	\$782	N/A
Mississippi Average	92.3%	90.7%	-160	-1.8%	\$772	\$787	2.0%	92.5%	91.2%	-130	-1.3%	\$769	\$781	1.6%
NC - Asheville	92.7%	87.2%	-550	-5.9%	\$1,069	\$1,115	4.4%	93.7%	94.6%	89	1.0%	\$1,069	\$1,103	3.1%
NC - Charlotte	91.2%	90.1%	-110	-1.2%	\$1,017	\$1,061	4.3%	94.3%	94.2%	-10	-0.1%	\$998	\$1,027	2.9%
NC - Fayetteville	88.7%	91.5%	280	3.1%	\$773	\$793	2.5%	88.7%	91.8%	310	3.5%	\$773	\$792	2.4%
NC - Greensboro/Winston-Salem	90.8%	91.5%	70	0.8%	\$745	\$777	4.4%	92.9%	93.0%	10	0.2%	\$741	\$766	3.4%
NC - Misc. NC	93.8%	94.8%	100	1.0%	N/A	\$866	N/A	93.8%	94.8%	100	1.0%	N/A	\$866	N/A
NC - Raleigh-Durham	91.2%	90.1%	-110	-1.3%	\$1,016	\$1,049	3.2%	93.4%	93.6%	20	0.1%	\$1,006	\$1,025	1.9%
NC - Wilmington	91.1%	89.6%	-150	-1.6%	\$852	\$902	5.9%	93.3%	92.9%	-40	-0.4%	\$841	\$870	3.4%
North Carolina Average	91.0%	90.3%	-70	-0.8%	\$950	\$988	4.0%	93.4%	93.6%	20	0.2%	\$937	\$961	2.6%
ND - Bismarck	91.1%	83.5%	-760	-8.4%	N/A	\$889	N/A	91.1%	83.5%	-760	-8.4%	N/A	\$889	N/A
ND - Fargo	88.2%	89.2%	100	1.1%	\$735	\$769	4.7%	92.1%	89.4%	-270	-2.9%	\$723	\$761	5.2%
ND - Misc. ND	76.8%	89.2%	1240	16.2%	N/A	\$912	N/A	79.7%	89.2%	949	12.0%	N/A	\$907	N/A
North Dakota Average	84.3%	88.4%	410	4.9%	N/A	\$839	N/A	87.3%	88.4%	110	1.4%	N/A	\$832	N/A
NE - Lincoln	92.9%	95.9%	299	3.3%	\$838	\$854	2.0%	95.2%	96.1%	90	1.0%	\$836	\$852	1.9%
NE - Misc. NE	94.2%	97.5%	330	3.5%	N/A	\$718	N/A	94.2%	97.5%	330	3.5%	N/A	\$718	N/A
NE - Omaha	93.9%	93.0%	-89	-0.9%	\$866	\$898	3.6%	94.5%	94.8%	30	0.2%	\$866	\$891	2.8%
Nebraska Average	93.5%	93.1%	-40	-0.4%	N/A	\$879	N/A	94.6%	95.1%	50	0.5%	N/A	\$873	N/A
NM - Albuquerque	93.9%	93.0%	-89	-1.0%	\$810	\$826	2.0%	93.9%	93.5%	-39	-0.4%	\$810	\$824	1.7%
NM - Misc. NM	89.1%	90.5%	140	1.6%	N/A	\$851	N/A	89.1%	95.5%	639	7.2%	N/A	\$839	N/A
New Mexico Average	93.7%	92.9%	-80	-0.8%	\$812	\$828	2.0%	93.7%	93.6%	-10	0.0%	\$812	\$825	1.6%
NV - Las Vegas	92.2%	92.2%	0	0.0%	\$909	\$973	7.0%	93.5%	93.4%	-10	-0.1%	\$901	\$958	6.3%
NV - Misc. NV	91.3%	93.2%	190	2.2%	N/A	\$632	N/A	91.3%	93.2%	190	2.2%	N/A	\$632	N/A
NV - Reno	94.8%	95.4%	60	0.7%	\$1,029	\$1,152	11.9%	95.1%	95.5%	40	0.4%	\$1,027	\$1,149	11.8%
Nevada Average	92.6%	92.7%	10	0.2%	\$928	\$998	7.6%	93.7%	93.7%	0	0.0%	\$921	\$985	7.0%
NY - Albany	90.6%	91.5%	90	0.9%	N/A	\$1,166	N/A	94.6%	94.7%	10	0.0%	N/A	\$1,127	N/A
NY - Buffalo/Rochester/Syracuse	94.7%	94.1%	-60	-0.6%	N/A	\$952	N/A	95.4%	94.8%	-60	-0.6%	N/A	\$942	N/A
NY - Misc. NY	92.3%	94.3%	199	2.2%	N/A	\$1,331	N/A	93.1%	94.3%	119	1.3%	N/A	\$1,295	N/A
NY - New York City	90.0%	91.6%	160	1.8%	N/A	\$2,499	N/A	95.1%	96.0%	90	0.9%	N/A	\$2,441	N/A
New York Average	91.0%	91.3%	30	0.3%	N/A	\$2,177	N/A	95.1%	95.6%	50	0.6%	N/A	\$2,117	N/A

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	OVERALL MARKET									STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT			
	Feb-17	Feb-18	bps	%CHG	Feb-17	Feb-18	%CHG	Feb-17	Feb-18	bps	%CHG	Feb-17	Feb-18	%CHG	
OH - Cincinnati/Dayton	92.2%	92.0%	-20	-0.2%	\$841	\$873	3.8%	93.5%	94.0%	49	0.5%	\$833	\$850	2.0%	
OH - Cleveland/Akron	94.2%	93.6%	-59	-0.6%	\$805	\$836	3.9%	94.4%	94.6%	20	0.2%	\$804	\$826	2.8%	
OH - Columbus	92.6%	93.4%	80	0.9%	\$879	\$917	4.4%	94.0%	94.4%	40	0.5%	\$872	\$904	3.7%	
OH - Misc. OH	92.9%	97.9%	499	5.3%	N/A	\$625	N/A	92.9%	97.9%	499	5.3%	N/A	\$625	N/A	
OH - Toledo	94.4%	94.1%	-30	-0.3%	\$676	\$697	3.0%	94.9%	94.8%	-10	0.0%	\$673	\$692	2.9%	
Ohio Average	93.0%	93.0%	0	0.0%	N/A	\$865	N/A	94.0%	94.4%	40	0.4%	N/A	\$850	N/A	
OK - Misc. OK	89.9%	92.2%	230	2.6%	N/A	\$626	N/A	89.9%	92.2%	230	2.6%	N/A	\$626	N/A	
OK - Oklahoma City	87.6%	88.3%	70	0.7%	\$711	\$720	1.2%	89.4%	89.2%	-20	-0.3%	\$696	\$702	0.8%	
OK - Tulsa	90.0%	89.1%	-90	-1.0%	\$664	\$679	2.3%	90.2%	90.4%	20	0.3%	\$662	\$668	0.8%	
Oklahoma Average	88.6%	88.7%	10	0.0%	\$692	\$701	1.4%	89.7%	89.7%	0	0.0%	\$682	\$686	0.6%	
OR - Misc. OR	97.6%	98.4%	80	0.8%	N/A	\$979	N/A	97.6%	98.4%	80	0.8%	N/A	\$979	N/A	
OR - Portland	92.7%	92.8%	10	0.0%	\$1,265	\$1,307	3.3%	94.8%	94.9%	10	0.1%	\$1,254	\$1,284	2.4%	
Oregon Average	92.7%	92.8%	10	0.2%	\$1,265	\$1,304	3.1%	94.8%	95.0%	20	0.1%	\$1,254	\$1,281	2.2%	
PA - Misc. PA	95.4%	95.6%	20	0.3%	N/A	\$945	N/A	95.4%	95.6%	20	0.3%	N/A	\$945	N/A	
PA - Philadelphia	93.8%	93.5%	-29	-0.3%	\$1,202	\$1,255	4.4%	94.9%	94.8%	-10	-0.1%	\$1,192	\$1,233	3.5%	
PA - Pittsburgh	89.1%	91.4%	230	2.5%	\$1,029	\$1,088	5.8%	92.2%	94.2%	199	2.1%	\$999	\$1,040	4.1%	
PA - State College/Altoona	97.2%	98.5%	130	1.3%	N/A	\$1,257	N/A	97.2%	98.5%	130	1.3%	N/A	\$1,257	N/A	
Pennsylvania Average	93.2%	93.4%	20	0.2%	\$1,174	\$1,222	4.1%	94.6%	94.8%	20	0.2%	\$1,163	\$1,198	3.1%	
SC - Charleston	88.1%	84.1%	-400	-4.6%	\$1,103	\$1,148	4.1%	93.3%	93.1%	-20	-0.3%	\$1,080	\$1,088	0.7%	
SC - Columbia	91.3%	91.7%	40	0.4%	\$859	\$885	3.0%	92.5%	92.4%	-10	-0.1%	\$843	\$867	2.9%	
SC - Greenville-Spartanburg	87.3%	90.7%	340	3.8%	\$870	\$898	3.2%	93.0%	93.4%	40	0.5%	\$840	\$863	2.7%	
SC - Misc. SC	95.3%	92.5%	-279	-2.9%	N/A	\$757	N/A	95.3%	92.6%	-269	-2.9%	N/A	\$752	N/A	
SC - Myrtle Beach	91.5%	90.7%	-80	-1.0%	N/A	\$954	N/A	92.3%	92.6%	30	0.3%	N/A	\$940	N/A	
South Carolina Average	89.0%	88.6%	-40	-0.4%	\$943	\$975	3.4%	93.0%	93.0%	0	-0.1%	\$920	\$934	1.5%	
SD - Misc. SD	84.7%	96.1%	1140	13.5%	N/A	\$926	N/A	95.9%	96.1%	20	0.3%	N/A	\$926	N/A	
SD - Rapid City	92.2%	94.5%	229	2.5%	N/A	\$873	N/A	96.7%	96.1%	-60	-0.7%	N/A	\$862	N/A	
SD - Sioux Falls	87.8%	83.8%	-400	-4.6%	N/A	\$809	N/A	87.8%	86.9%	-90	-1.1%	N/A	\$797	N/A	
South Dakota Average	88.8%	87.7%	-110	-1.2%	N/A	\$838	N/A	91.1%	90.1%	-100	-1.1%	N/A	\$828	N/A	
TN - Chattanooga	94.3%	91.7%	-259	-2.7%	\$840	\$878	4.6%	94.7%	93.9%	-80	-0.9%	\$839	\$867	3.3%	
TN - Knoxville	92.8%	95.7%	289	3.2%	\$835	\$872	4.5%	94.6%	96.0%	140	1.5%	\$829	\$864	4.1%	
TN - Memphis	90.9%	91.2%	30	0.4%	\$771	\$801	3.9%	91.2%	91.2%	0	0.0%	\$768	\$797	3.9%	
TN - Misc. TN	85.4%	94.0%	859	10.1%	N/A	\$708	N/A	90.7%	94.8%	409	4.6%	N/A	\$701	N/A	
TN - Nashville	88.2%	89.6%	140	1.5%	\$1,101	\$1,153	4.7%	94.2%	94.1%	-10	-0.1%	\$1,062	\$1,080	1.7%	
Tennessee Average	89.6%	90.9%	130	1.5%	\$939	\$978	4.1%	93.1%	93.4%	30	0.3%	\$915	\$933	2.0%	
TX - Dallas/Ft. Worth	91.7%	90.8%	-90	-1.0%	\$1,059	\$1,106	4.4%	94.4%	93.5%	-89	-0.9%	\$1,045	\$1,077	3.0%	
TX - Greater Dallas	91.1%	90.5%	-60	-0.7%	\$1,100	\$1,145	4.1%	94.3%	93.5%	-79	-0.9%	\$1,085	\$1,114	2.7%	
TX - Greater Fort Worth	93.3%	91.5%	-180	-1.9%	\$967	\$1,016	5.1%	94.5%	93.7%	-79	-0.8%	\$960	\$998	4.0%	
TX - Abilene	88.3%	90.4%	210	2.4%	\$712	\$749	5.1%	88.5%	90.1%	160	1.8%	\$705	\$744	5.6%	
TX - Amarillo	89.6%	86.5%	-310	-3.4%	\$719	\$711	-1.2%	89.6%	86.9%	-270	-3.0%	\$719	\$708	-1.5%	
TX - Austin	90.7%	89.9%	-80	-0.8%	\$1,191	\$1,194	0.3%	93.6%	93.0%	-60	-0.6%	\$1,171	\$1,167	-0.3%	
TX - Beaumont	91.2%	89.4%	-180	-1.9%	\$768	\$837	9.0%	91.2%	89.4%	-180	-1.9%	\$768	\$837	9.0%	
TX - College Station	82.9%	82.1%	-80	-0.9%	\$1,257	\$1,225	-2.5%	92.2%	88.9%	-330	-3.5%	\$1,166	\$1,121	-3.8%	
TX - Corpus Christi	85.1%	88.3%	320	3.8%	\$901	\$930	3.2%	88.2%	89.5%	130	1.5%	\$881	\$903	2.5%	
TX - El Paso	90.9%	91.5%	60	0.7%	\$747	\$758	1.4%	91.2%	92.2%	100	1.1%	\$747	\$757	1.3%	
TX - Harlingen	91.3%	88.4%	-290	-3.1%	\$742	\$759	2.4%	93.0%	91.0%	-200	-2.2%	\$741	\$731	-1.3%	
TX - Houston	87.5%	89.6%	210	2.4%	\$1,004	\$1,057	5.2%	90.7%	91.2%	50	0.5%	\$978	\$1,018	4.1%	
TX - Laredo	91.0%	93.3%	230	2.5%	\$858	\$853	-0.5%	91.0%	93.3%	230	2.5%	\$858	\$853	-0.5%	
TX - Longview/Tyler	89.7%	91.7%	200	2.2%	\$778	\$795	2.2%	89.7%	92.0%	230	2.6%	\$778	\$793	1.9%	
TX - Lubbock	88.6%	90.2%	160	1.8%	\$733	\$736	0.4%	90.9%	90.4%	-50	-0.6%	\$728	\$723	-0.6%	
TX - Lufkin	91.3%	90.2%	-110	-1.1%	N/A	\$728	N/A	91.3%	90.2%	-110	-1.1%	N/A	\$728	N/A	
TX - Midland-Odessa	89.3%	95.2%	589	6.6%	\$943	\$1,284	36.2%	90.5%	96.1%	559	6.1%	\$935	\$1,277	36.5%	
TX - Misc. TX	91.4%	91.9%	50	0.6%	N/A	\$656	N/A	92.0%	92.1%	10	0.2%	N/A	\$652	N/A	
TX - San Angelo	91.3%	93.1%	180	2.0%	\$716	\$794	10.9%	91.3%	93.1%	180	2.0%	\$716	\$794	10.9%	
TX - San Antonio	89.0%	88.4%	-60	-0.6%	\$926	\$947	2.2%	91.7%	91.1%	-60	-0.7%	\$913	\$921	0.9%	
TX - Texarkana	93.2%	90.7%	-250	-2.7%	N/A	\$652	N/A	93.2%	90.7%	-250	-2.7%	N/A	\$652	N/A	
TX - Victoria	90.1%	93.9%	379	4.2%	\$790	\$845	7.0%	90.1%	93.9%	379	4.2%	\$790	\$845	7.0%	
TX - Waco/Temple/Killeen	88.4%	87.2%	-120	-1.3%	\$742	\$767	3.4%	90.6%	91.3%	70	0.8%	\$730	\$748	2.5%	
TX - Wichita Falls	86.0%	87.4%	140	1.7%	\$638	\$650	1.8%	86.0%	87.4%	140	1.7%	\$638	\$650	1.8%	
Texas Average	89.7%	90.0%	30	0.3%	\$1,009	\$1,048	4.0%	92.4%	92.2%	-20	-0.2%	\$990	\$1,018	2.8%	
VA - Norfolk	91.2%	92.2%	100	1.2%	\$1,040	\$1,055	1.5%	92.4%	92.8%	40	0.4%	\$1,035	\$1,047	1.2%	
VA - Richmond	92.7%	94.7%	199	2.3%	\$1,015	\$1,072	5.7%	93.9%	95.3%	140	1.5%	\$1,009	\$1,063	5.4%	
VA - Roanoke	93.3%	94.1%	79	0.8%	\$807	\$821	1.7%	95.0%	94.5%	-50	-0.5%	\$805	\$815	1.3%	
Virginia Average	91.9%	93.4%	150	1.7%	\$1,009	\$1,041	3.2%	93.2%	93.9%	69	0.8%	\$1,004	\$1,033	2.9%	
WA - Misc. WA	96.6%	86.6%	-999	-10.3%	N/A	\$1,034	N/A	96.6%	94.2%	-240	-2.4%	N/A	\$1,012	N/A	
WA - Seattle	93.2%	92.5%	-70	-0.7%	N/A	\$1,648	N/A	95.0%	94.6%	-40	-0.5%	N/A	\$1,602	N/A	
WA - Spokane	94.9%	95.0%	10	0.1%	N/A	\$932	N/A	96.4%	95.1%	-130	-1.4%	N/A	\$931	N/A	
Washington Average	93.1%	92.6%	-50	-0.5%	N/A	\$1,562	N/A	95.2%	94.6%	-60	-0.6%	N/A	\$1,518	N/A	

	OVERALL MARKET									STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT			
	Feb-17	Feb-18	bps	%CHG	Feb-17	Feb-18	%CHG	Feb-17	Feb-18	bps	%CHG	Feb-17	Feb-18	%CHG	
WI - Green Bay/Appleton/Oshkosh	N/A	98.0%	N/A	N/A	N/A	\$719	N/A	N/A	98.0%	N/A	N/A	\$719	N/A		
WI - Madison	97.5%	94.1%	-340	-3.5%	\$1,042	\$1,084	4.0%	97.8%	96.5%	-130	-1.3%	\$1,040	\$1,072	3.1%	
WI - Milwaukee	94.3%	93.1%	-119	-1.2%	\$995	\$1,042	4.7%	95.8%	95.5%	-30	-0.3%	\$986	\$1,014	2.8%	
WI - Misc. WI	96.3%	96.8%	50	0.5%	N/A	\$747	N/A	97.5%	97.0%	-50	-0.6%	N/A	\$731	N/A	
Wisconsin Average	95.6%	94.2%	-140	-1.4%	\$1,008	\$983	-2.5%	96.7%	96.3%	-40	-0.4%	\$1,002	\$962	-4.0%	
WV - Charleston	96.3%	96.0%	-30	-0.4%	\$768	\$770	0.3%	96.3%	96.0%	-30	-0.4%	\$768	\$770	0.3%	
WV - Miscellaneous	94.3%	91.0%	-329	-3.5%	N/A	\$895	N/A	94.3%	90.9%	-339	-3.7%	N/A	\$890	N/A	
West Virginia Average	95.2%	92.6%	-259	-2.7%	N/A	\$842	N/A	95.2%	92.6%	-259	-2.8%	N/A	\$838	N/A	
CT - Hartford	92.5%	92.7%	20	0.2%	N/A	\$1,300	N/A	94.6%	94.4%	-20	-0.2%	N/A	\$1,281	N/A	
DC - Washington	93.0%	92.4%	-60	-0.7%	\$1,674	\$1,726	3.1%	94.6%	94.7%	10	0.0%	\$1,664	\$1,693	1.7%	
DE - Miscellaneous	94.5%	95.5%	100	1.1%	N/A	\$1,095	N/A	95.0%	95.2%	20	0.2%	N/A	\$1,055	N/A	
HI - Honolulu	86.3%	87.0%	70	0.7%	N/A	\$1,823	N/A	86.8%	94.3%	749	8.6%	N/A	\$1,786	N/A	
ME - Misc. ME	94.3%	94.1%	-20	-0.2%	N/A	\$1,203	N/A	96.3%	96.0%	-30	-0.4%	N/A	\$1,191	N/A	
MT - All of Montana	92.4%	93.9%	149	1.7%	N/A	\$900	N/A	94.3%	94.1%	-20	-0.3%	N/A	\$894	N/A	
NH - Concord	97.7%	95.8%	-190	-1.9%	N/A	\$1,259	N/A	97.7%	97.1%	-60	-0.5%	N/A	\$1,254	N/A	
RI - Providence	95.2%	92.9%	-229	-2.4%	N/A	\$1,368	N/A	95.8%	95.3%	-50	-0.5%	N/A	\$1,339	N/A	
UT - Salt Lake City	92.3%	92.9%	60	0.6%	\$1,011	\$1,074	6.2%	95.3%	94.8%	-50	-0.4%	\$1,004	\$1,049	4.5%	
VT - All of Vermont	76.3%	84.8%	849	11.1%	N/A	\$1,532	N/A	87.6%	84.7%	-290	-3.2%	N/A	\$1,526	N/A	
WY - All of Wyoming	85.3%	88.4%	310	3.7%	N/A	\$867	N/A	85.3%	88.4%	310	3.7%	N/A	\$867	N/A	
National Average	91.6%	91.6%	0	0.0%	N/A	\$1,253	N/A	93.8%	93.8%	0	0.0%	N/A	\$1,222	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.

ALN Apartment Data, Inc.

2611 Westgrove, Suite 104
Carrollton, Texas 75006
www.alndata.com

Laura Reese-Williams, CAS

VP Business Development
1.800.643.6416 x 205
Laura@alndata.com

Patrick Searcy, CAS

Director of Sales & Marketing
1.800.643.6416 x 252
Patrick@alndata.com

Paige Kitchens

Regional Account Executive
1.800.643.6416 x 251
Paige@alndata.com

Robert Durham

Account Executive
1.800.643.6416 x 256
Robert@alndata.com