

	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Feb-18	Feb-19	bps	%CHG	Feb-18	Feb-19	%CHG	Feb-18	Feb-19	bps	%CHG	Feb-18	Feb-19	%CHG
AK - Anchorage	90.7%	89.3%	-140	-1.5%	\$1,025	\$1,015	-1.0%	90.7%	89.3%	-140	-1.5%	\$1,025	\$1,015	-1.0%
AK - Misc. AK	87.3%	81.9%	-540	-6.2%	\$1,206	\$1,241	2.9%	87.3%	81.9%	-540	-6.2%	\$1,206	\$1,241	2.9%
Alaska Average	91.7%	87.4%	-430	-4.6%	\$1,265	\$1,071	-15.3%	91.7%	87.4%	-430	-4.6%	\$1,265	\$1,071	-15.3%
AL - Birmingham	91.4%	92.7%	130	1.4%	\$861	\$893	3.7%	91.9%	93.1%	120	1.3%	\$857	\$888	3.6%
AL - Huntsville	93.5%	94.2%	69	0.8%	\$707	\$758	7.2%	93.5%	94.2%	69	0.8%	\$707	\$758	7.2%
AL - Misc. AL	93.0%	94.9%	189	2.1%	\$638	\$648	1.6%	93.0%	94.9%	189	2.1%	\$638	\$648	1.6%
AL - Mobile	88.3%	89.8%	150	1.6%	\$783	\$809	3.3%	89.6%	90.6%	100	1.0%	\$778	\$798	2.6%
AL - Montgomery	87.6%	89.8%	220	2.5%	\$744	\$758	1.8%	87.6%	89.8%	220	2.5%	\$744	\$758	1.8%
Alabama Average	91.0%	91.8%	80	0.9%	\$784	\$816	4.1%	91.5%	92.6%	110	1.3%	\$781	\$812	4.0%
AR - Little Rock	90.1%	89.8%	-30	-0.3%	\$726	\$739	1.8%	90.6%	90.7%	10	0.1%	\$721	\$729	1.1%
AR - Misc. AR	93.3%	93.1%	-20	-0.2%	\$562	\$578	2.8%	93.3%	93.1%	-20	-0.2%	\$562	\$578	2.8%
AR - Northwest Arkansas	89.8%	91.9%	210	2.3%	\$649	\$684	5.4%	95.2%	95.9%	70	0.7%	\$621	\$642	3.4%
Arkansas Average	90.3%	90.8%	50	0.5%	\$682	\$703	3.2%	92.1%	92.5%	40	0.5%	\$669	\$683	2.0%
AZ - Flagstaff	95.1%	93.2%	-189	-2.1%	\$1,277	\$1,315	2.9%	95.1%	93.2%	-189	-2.1%	\$1,277	\$1,315	2.9%
AZ - Misc. AZ	94.3%	95.8%	150	1.6%	\$743	\$774	4.1%	94.3%	95.8%	150	1.6%	\$743	\$774	4.1%
AZ - Phoenix	92.0%	92.8%	80	0.9%	\$1,008	\$1,093	8.5%	94.3%	94.6%	30	0.4%	\$997	\$1,071	7.4%
AZ - Tucson	93.1%	94.2%	109	1.2%	\$731	\$786	7.6%	93.1%	94.2%	109	1.2%	\$731	\$786	7.6%
Arizona Average	92.3%	92.9%	60	0.7%	\$960	\$1,039	8.3%	94.1%	94.6%	50	0.5%	\$950	\$1,019	7.3%
CA - Central Coast	95.9%	96.2%	30	0.3%	\$1,831	\$1,914	4.5%	96.0%	96.3%	30	0.3%	\$1,828	\$1,904	4.1%
CA - Los Angeles/OC	93.4%	93.3%	-10	-0.1%	\$2,095	\$2,189	4.5%	95.6%	95.7%	10	0.2%	\$2,075	\$2,150	3.6%
CA - Misc. CA	96.1%	98.9%	280	2.9%	\$966	\$993	2.8%	96.1%	99.5%	340	3.6%	\$966	\$996	3.1%
CA - Sacramento	95.7%	95.4%	-30	-0.2%	\$1,335	\$1,414	5.9%	96.0%	96.2%	20	0.2%	\$1,331	\$1,404	5.4%
CA - San Bernardino/Riverside	95.1%	94.6%	-50	-0.5%	\$1,439	\$1,517	5.4%	95.3%	95.6%	30	0.3%	\$1,437	\$1,510	5.0%
CA - San Diego	94.3%	93.8%	-50	-0.5%	\$1,814	\$1,918	5.8%	95.7%	95.6%	-10	-0.1%	\$1,803	\$1,881	4.3%
CA - San Francisco/Oakland	92.9%	93.8%	89	0.9%	\$2,607	\$2,707	3.8%	95.0%	95.2%	20	0.2%	\$2,589	\$2,682	3.6%
CA - San Joaquin Valley	96.0%	96.7%	70	0.8%	\$1,018	\$1,079	6.0%	96.1%	96.7%	60	0.6%	\$1,016	\$1,074	5.7%
California Average	94.0%	94.1%	10	0.1%	\$1,965	\$2,058	4.8%	95.5%	95.7%	20	0.2%	\$1,948	\$2,026	4.0%
CO - Denver/Co Springs	90.5%	91.3%	80	0.9%	\$1,360	\$1,428	4.9%	94.0%	94.1%	10	0.1%	\$1,339	\$1,394	4.1%
CO - Misc. CO	96.7%	93.4%	-329	-3.4%	\$1,041	\$1,072	3.0%	96.7%	96.9%	20	0.2%	\$1,041	\$1,045	0.3%
Colorado Average	90.5%	91.3%	80	0.8%	\$1,357	\$1,422	4.8%	94.0%	94.1%	10	0.1%	\$1,335	\$1,388	4.0%
FL - Fort Lauderdale	90.8%	91.8%	100	1.1%	\$1,590	\$1,646	3.5%	94.4%	94.6%	20	0.2%	\$1,564	\$1,611	3.0%
FL - Fort Myers/Naples	93.9%	91.1%	-279	-3.0%	\$1,272	\$1,307	2.7%	94.4%	94.0%	-40	-0.5%	\$1,271	\$1,300	2.2%
FL - Gainesville	96.0%	95.0%	-100	-1.1%	\$1,129	\$1,186	5.0%	97.0%	96.3%	-70	-0.7%	\$1,122	\$1,173	4.5%
FL - Jacksonville	92.9%	90.3%	-260	-2.7%	\$1,001	\$1,064	6.3%	94.2%	93.7%	-49	-0.5%	\$996	\$1,038	4.2%
FL - Melbourne	95.9%	92.5%	-339	-3.5%	\$1,061	\$1,137	7.1%	96.1%	94.4%	-170	-1.8%	\$1,059	\$1,128	6.5%
FL - Miami	87.4%	90.8%	340	3.8%	\$1,667	\$1,738	4.3%	94.5%	95.0%	50	0.5%	\$1,604	\$1,654	3.1%
FL - Orlando	92.3%	92.7%	40	0.5%	\$1,219	\$1,291	5.9%	95.2%	95.1%	-10	-0.1%	\$1,212	\$1,271	4.8%
FL - Palm Beach	88.2%	92.1%	390	4.4%	\$1,582	\$1,642	3.8%	92.6%	94.5%	189	2.1%	\$1,552	\$1,612	3.9%
FL - Pensacola	91.1%	94.3%	319	3.5%	\$990	\$1,110	12.0%	93.1%	94.7%	159	1.8%	\$978	\$1,093	11.8%
FL - Tallahassee	87.8%	92.9%	510	5.7%	\$911	\$963	5.7%	91.2%	93.3%	210	2.4%	\$904	\$949	4.9%
FL - Tampa	91.4%	91.6%	20	0.3%	\$1,150	\$1,208	5.1%	94.4%	94.4%	0	0.0%	\$1,130	\$1,170	3.6%
Florida Average	91.4%	91.9%	50	0.6%	\$1,261	\$1,325	5.1%	94.5%	94.6%	10	0.1%	\$1,237	\$1,287	4.0%
GA - Albany	91.8%	90.8%	-100	-1.1%	\$670	\$693	3.4%	91.8%	90.8%	-100	-1.1%	\$670	\$693	3.4%
GA - Atlanta	91.2%	91.9%	70	0.8%	\$1,145	\$1,221	6.7%	93.0%	93.5%	50	0.5%	\$1,126	\$1,189	5.6%
GA - Augusta	90.9%	87.3%	-360	-3.9%	\$794	\$850	6.9%	92.5%	90.3%	-220	-2.3%	\$788	\$835	5.9%
GA - Columbus	93.4%	93.7%	30	0.3%	\$810	\$845	4.3%	94.3%	93.6%	-69	-0.7%	\$806	\$841	4.4%
GA - Macon	93.1%	93.4%	30	0.4%	\$774	\$812	4.9%	94.0%	93.6%	-39	-0.4%	\$769	\$807	5.0%
GA - Savannah	89.9%	91.8%	190	2.1%	\$985	\$1,054	6.9%	93.5%	93.7%	20	0.3%	\$964	\$1,023	6.1%
Georgia Average	91.2%	91.8%	60	0.6%	\$1,087	\$1,158	6.5%	93.1%	93.3%	20	0.3%	\$1,069	\$1,128	5.4%
IA - Des Moines	90.3%	89.3%	-100	-1.1%	\$869	\$898	3.4%	92.7%	92.5%	-20	-0.2%	\$853	\$873	2.4%
IA - Misc. IA	95.5%	91.0%	-449	-4.7%	\$747	\$808	8.2%	95.5%	96.0%	50	0.5%	\$747	\$801	7.2%
Iowa Average	90.6%	89.4%	-120	-1.3%	\$860	\$892	3.7%	92.9%	92.7%	-20	-0.2%	\$845	\$867	2.7%
ID - Boise	91.9%	94.8%	289	3.2%	\$972	\$1,040	7.0%	94.5%	95.9%	140	1.5%	\$955	\$1,017	6.5%
ID - Misc. ID	77.8%	98.8%	2099	26.9%	\$747	\$740	-1.0%	95.1%	98.8%	370	3.8%	\$724	\$740	2.2%
Idaho Average	91.0%	95.1%	409	4.4%	\$955	\$1,020	6.8%	94.5%	96.1%	160	1.7%	\$938	\$997	6.2%
IL - Chicago	89.7%	89.9%	20	0.2%	\$1,474	\$1,547	4.9%	92.4%	93.3%	90	1.0%	\$1,443	\$1,480	2.6%
IL - Misc. IL	82.6%	76.0%	-659	-8.1%	\$661	\$647	-2.2%	82.6%	76.0%	-659	-8.1%	\$661	\$647	-2.2%
IL - Moline	93.8%	92.2%	-159	-1.7%	\$732	\$772	5.4%	93.8%	95.8%	200	2.1%	\$732	\$753	2.8%
IL - Springfield	91.2%	90.4%	-80	-0.9%	\$719	\$742	3.1%	91.2%	90.4%	-80	-0.9%	\$719	\$742	3.1%
Illinois Average	89.9%	89.6%	-30	-0.3%	\$1,381	\$1,448	4.9%	92.3%	93.1%	80	0.9%	\$1,350	\$1,383	2.4%
IN - Evansville	88.5%	92.6%	410	4.5%	\$717	\$732	2.1%	92.4%	93.3%	90	0.9%	\$707	\$720	1.9%
IN - Fort Wayne	93.6%	92.3%	-130	-1.4%	\$724	\$741	2.3%	93.6%	92.3%	-130	-1.4%	\$724	\$741	2.3%
IN - Indianapolis	91.3%	91.4%	10	0.0%	\$842	\$879	4.4%	92.5%	92.8%	30	0.3%	\$834	\$864	3.6%
IN - Misc. IN	89.2%	96.1%	689	7.8%	\$766	\$738	-3.6%	89.2%	96.1%	689	7.8%	\$766	\$738	-3.6%
IN - South Bend	93.0%	92.9%	-10	-0.1%	\$799	\$843	5.5%	94.3%	94.7%	40	0.4%	\$799	\$828	3.5%
Indiana Average	91.5%	91.7%	20	0.2%	\$818	\$853	4.2%	92.7%	92.9%	20	0.2%	\$812	\$839	3.3%

	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Feb-18	Feb-19	bps	%CHG	Feb-18	Feb-19	%CHG	Feb-18	Feb-19	bps	%CHG	Feb-18	Feb-19	%CHG
KS - Misc. KS	96.1%	96.9%	80	0.9%	\$523	\$587	12.4%	96.1%	96.9%	80	0.9%	\$523	\$587	12.4%
KS - Topeka/Manhattan/Lawrence	88.8%	91.0%	220	2.5%	\$734	\$762	3.7%	92.4%	91.5%	-90	-1.1%	\$729	\$758	3.9%
KS - Wichita	90.9%	91.8%	90	0.9%	\$634	\$662	4.5%	90.9%	92.2%	130	1.4%	\$634	\$657	3.8%
Kansas Average	90.1%	91.6%	150	1.6%	\$674	\$703	4.3%	91.6%	92.0%	40	0.4%	\$670	\$698	4.1%
KY - Lexington	91.2%	92.1%	90	1.0%	\$787	\$808	2.7%	91.9%	92.2%	30	0.3%	\$774	\$795	2.7%
KY - Louisville	90.6%	91.2%	60	0.7%	\$862	\$894	3.7%	93.5%	93.1%	-40	-0.4%	\$843	\$874	3.7%
KY - Misc. KY	92.4%	95.0%	259	2.8%	\$601	\$617	2.8%	92.4%	95.0%	259	2.8%	\$601	\$617	2.8%
Kentucky Average	90.8%	91.6%	80	0.9%	\$832	\$861	3.5%	93.0%	92.9%	-10	-0.1%	\$815	\$842	3.4%
LA - Baton Rouge	86.2%	85.0%	-120	-1.4%	\$891	\$915	2.7%	88.7%	87.4%	-130	-1.5%	\$874	\$891	2.0%
LA - Lake Charles	87.9%	87.9%	0	-0.1%	\$985	\$959	-2.6%	91.4%	88.7%	-270	-2.9%	\$971	\$934	-3.8%
LA - Misc. LA	86.5%	90.3%	380	4.4%	\$749	\$749	0.0%	86.5%	90.3%	380	4.4%	\$749	\$749	0.0%
LA - Monroe	89.4%	89.0%	-40	-0.4%	\$730	\$751	2.9%	89.4%	89.0%	-40	-0.4%	\$730	\$751	2.9%
LA - New Orleans	92.4%	91.7%	-70	-0.7%	\$958	\$984	2.7%	92.6%	92.7%	10	0.1%	\$953	\$969	1.7%
LA - Shreveport	88.9%	89.8%	90	0.9%	\$778	\$799	2.6%	88.9%	90.1%	120	1.4%	\$778	\$798	2.5%
Louisiana Average	88.9%	88.5%	-40	-0.5%	\$895	\$915	2.2%	90.1%	89.9%	-20	-0.3%	\$886	\$899	1.5%
MA - Boston	89.3%	93.3%	400	4.4%	\$2,085	\$2,189	5.0%	95.0%	96.0%	100	1.1%	\$2,048	\$2,141	4.6%
MA - Springfield	97.5%	97.8%	30	0.3%	\$1,121	\$1,168	4.1%	97.5%	97.8%	30	0.3%	\$1,121	\$1,168	4.1%
Massachusetts Average	89.7%	93.5%	380	4.2%	\$2,033	\$2,136	5.1%	95.2%	96.1%	90	1.0%	\$1,994	\$2,086	4.6%
MD - Baltimore	91.4%	93.2%	180	1.9%	\$1,289	\$1,321	2.5%	93.5%	94.1%	59	0.7%	\$1,275	\$1,304	2.3%
MD - Misc. MD	94.8%	96.1%	130	1.3%	\$1,002	\$1,061	6.0%	97.3%	96.6%	-70	-0.7%	\$994	\$1,030	3.7%
Maryland Average	91.5%	93.3%	180	2.0%	\$1,283	\$1,316	2.5%	93.5%	94.2%	69	0.7%	\$1,269	\$1,298	2.3%
ME - Augusta/Portland	94.4%	96.4%	200	2.1%	\$1,267	\$1,312	3.6%	96.6%	96.2%	-40	-0.4%	\$1,256	\$1,315	4.7%
ME - Misc. ME	92.0%	98.9%	689	7.5%	\$753	\$785	4.2%	92.0%	98.9%	689	7.5%	\$753	\$785	4.2%
Maine Average	94.1%	96.5%	240	2.5%	\$1,207	\$1,253	3.8%	96.1%	96.3%	20	0.3%	\$1,197	\$1,253	4.7%
MI - Detroit	95.4%	94.7%	-70	-0.8%	\$948	\$982	3.6%	95.6%	95.3%	-30	-0.3%	\$946	\$974	3.0%
MI - Grand Rapids/Kalamazoo/Battle Creek	92.9%	93.5%	60	0.7%	\$838	\$879	4.9%	94.9%	95.3%	40	0.4%	\$831	\$870	4.6%
MI - Misc. MI	93.1%	94.4%	129	1.4%	\$807	\$810	0.3%	93.1%	94.4%	129	1.4%	\$807	\$810	0.3%
Michigan Average	94.7%	94.4%	-30	-0.4%	\$921	\$955	3.7%	95.4%	95.3%	-10	-0.1%	\$918	\$948	3.2%
MN - Minneapolis - St. Paul	94.6%	95.0%	40	0.4%	\$1,213	\$1,274	5.1%	96.2%	96.3%	10	0.1%	\$1,203	\$1,249	3.8%
MN - Misc. MN	95.4%	94.5%	-90	-0.9%	\$988	\$1,014	2.6%	95.4%	97.0%	160	1.6%	\$988	\$999	1.1%
Minnesota Average	94.6%	95.0%	40	0.5%	\$1,207	\$1,267	4.9%	96.2%	96.3%	10	0.1%	\$1,198	\$1,241	3.6%
MO - Columbia	93.8%	93.2%	-59	-0.7%	\$663	\$673	1.5%	93.8%	93.2%	-59	-0.7%	\$663	\$673	1.5%
MO - Kansas City	90.8%	91.1%	30	0.3%	\$942	\$979	4.0%	93.5%	93.8%	29	0.3%	\$923	\$946	2.5%
MO - Misc. MO	94.3%	95.6%	130	1.3%	\$713	\$666	-6.6%	94.3%	95.6%	130	1.3%	\$713	\$666	-6.6%
MO - Springfield	94.4%	94.7%	30	0.3%	\$687	\$707	2.9%	94.4%	95.8%	140	1.5%	\$687	\$704	2.5%
MO - St. Louis	89.7%	90.7%	100	1.1%	\$915	\$943	3.0%	91.7%	92.2%	50	0.6%	\$894	\$910	1.8%
Missouri Average	90.4%	91.2%	80	0.9%	\$906	\$936	3.3%	92.8%	93.3%	50	0.5%	\$887	\$905	2.0%
MS - Gulfport/Biloxi	90.1%	92.9%	280	3.1%	\$724	\$745	2.9%	90.1%	92.9%	280	3.1%	\$724	\$745	2.9%
MS - Jackson/Central MS	91.0%	92.9%	190	2.1%	\$815	\$831	2.0%	91.0%	92.9%	190	2.1%	\$815	\$831	2.0%
MS - Misc. MS	89.6%	90.3%	70	0.8%	\$800	\$800	0.1%	92.1%	91.5%	-60	-0.7%	\$793	\$796	0.5%
Mississippi Average	90.4%	92.3%	190	2.1%	\$788	\$801	1.7%	91.1%	92.6%	150	1.7%	\$786	\$800	1.8%
NC - Asheville	87.2%	90.3%	310	3.6%	\$1,113	\$1,177	5.7%	94.3%	94.8%	50	0.5%	\$1,102	\$1,150	4.3%
NC - Charlotte	89.7%	90.9%	120	1.4%	\$1,060	\$1,116	5.3%	93.8%	94.4%	60	0.6%	\$1,042	\$1,081	3.8%
NC - Fayetteville	91.1%	93.4%	230	2.5%	\$785	\$820	4.5%	91.5%	93.7%	220	2.5%	\$784	\$817	4.2%
NC - Greensboro/Winston-Salem	91.5%	92.7%	120	1.3%	\$772	\$820	6.2%	92.8%	93.7%	90	1.0%	\$766	\$810	5.8%
NC - Misc. NC	95.4%	96.6%	120	1.3%	\$941	\$1,050	11.5%	95.4%	97.7%	230	2.4%	\$941	\$1,052	11.7%
NC - Raleigh-Durham	90.2%	91.5%	130	1.5%	\$1,044	\$1,095	4.8%	93.4%	94.3%	89	0.9%	\$1,031	\$1,071	3.9%
NC - Wilmington	91.6%	94.9%	329	3.6%	\$894	\$968	8.3%	92.8%	95.0%	219	2.4%	\$879	\$947	7.8%
North Carolina Average	90.2%	91.6%	140	1.6%	\$988	\$1,042	5.5%	93.3%	94.3%	99	1.0%	\$973	\$1,015	4.3%
ND - Bismarck	83.5%	94.4%	1089	13.0%	\$889	\$947	6.5%	83.5%	94.4%	1089	13.0%	\$889	\$947	6.5%
ND - Fargo	89.3%	91.9%	260	3.0%	\$767	\$779	1.6%	89.3%	91.9%	260	2.9%	\$766	\$777	1.5%
ND - Misc. ND	89.2%	93.1%	390	4.4%	\$912	\$1,005	10.2%	89.2%	93.1%	390	4.4%	\$912	\$1,004	10.1%
North Dakota Average	88.4%	92.8%	440	5.0%	\$838	\$884	5.5%	88.5%	92.8%	430	4.9%	\$838	\$883	5.5%
NE - Lincoln	96.4%	93.3%	-309	-3.2%	\$826	\$841	1.8%	96.4%	94.9%	-150	-1.5%	\$826	\$840	1.7%
NE - Misc. NE	96.0%	89.3%	-669	-6.9%	\$697	\$676	-3.0%	96.0%	89.3%	-669	-6.9%	\$697	\$676	-3.0%
NE - Omaha	92.3%	91.6%	-70	-0.8%	\$899	\$922	2.6%	94.8%	94.8%	0	0.0%	\$894	\$910	1.8%
Nebraska Average	92.6%	91.9%	-70	-0.8%	\$878	\$899	2.4%	95.2%	94.8%	-40	-0.4%	\$874	\$888	1.6%
NM - Albuquerque	93.1%	94.2%	109	1.3%	\$823	\$864	4.9%	93.6%	94.2%	59	0.7%	\$821	\$855	4.2%
NM - Misc. NM	91.8%	87.9%	-390	-4.2%	\$915	\$1,020	11.4%	95.2%	94.9%	-30	-0.3%	\$911	\$980	7.5%
New Mexico Average	93.0%	93.8%	79	0.9%	\$831	\$878	5.6%	93.7%	94.3%	59	0.6%	\$829	\$866	4.5%
NV - Las Vegas	92.3%	93.6%	130	1.4%	\$965	\$1,048	8.7%	93.5%	94.1%	59	0.7%	\$959	\$1,039	8.3%
NV - Misc. NV	91.5%	95.3%	379	4.2%	\$1,050	\$959	-8.7%	91.5%	95.3%	379	4.2%	\$1,050	\$959	-8.7%
NV - Reno	95.5%	93.3%	-219	-2.3%	\$1,152	\$1,258	9.2%	95.5%	96.1%	60	0.6%	\$1,152	\$1,236	7.3%
Nevada Average	92.8%	93.6%	80	0.9%	\$995	\$1,080	8.5%	93.8%	94.4%	60	0.7%	\$991	\$1,069	7.8%

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	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Feb-18	Feb-19	bps	%CHG	Feb-18	Feb-19	%CHG	Feb-18	Feb-19	bps	%CHG	Feb-18	Feb-19	%CHG
NY - Albany	90.8%	93.3%	250	2.7%	\$1,154	\$1,182	2.5%	93.8%	94.7%	90	1.0%	\$1,131	\$1,161	2.6%
NY - Buffalo/Rochester/Syracuse	94.1%	94.9%	80	0.8%	\$944	\$976	3.3%	94.8%	95.1%	30	0.4%	\$942	\$972	3.2%
NY - Misc. NY	88.9%	86.8%	-210	-2.3%	\$976	\$990	1.4%	88.9%	86.8%	-210	-2.3%	\$976	\$990	1.4%
NY - New York City	91.2%	92.6%	140	1.4%	\$2,470	\$2,606	5.5%	95.0%	95.6%	60	0.6%	\$2,443	\$2,563	4.9%
New York Average	90.7%	92.0%	130	1.4%	\$2,168	\$2,294	5.8%	94.7%	95.4%	70	0.7%	\$2,140	\$2,245	4.9%
OH - Cincinnati/Dayton	91.9%	93.7%	180	2.0%	\$871	\$905	3.9%	93.9%	94.9%	100	1.1%	\$856	\$885	3.3%
OH - Cleveland/Akron	93.7%	93.3%	-40	-0.4%	\$831	\$866	4.2%	94.4%	94.3%	-10	-0.2%	\$827	\$851	3.0%
OH - Columbus	93.0%	92.1%	-90	-0.9%	\$907	\$956	5.4%	94.5%	94.4%	-10	-0.2%	\$901	\$936	3.8%
OH - Misc. OH	97.4%	98.9%	150	1.5%	\$670	\$680	1.4%	97.4%	98.9%	150	1.5%	\$670	\$680	1.4%
OH - Toledo	94.1%	94.7%	60	0.6%	\$696	\$718	3.2%	94.9%	94.6%	-30	-0.3%	\$695	\$717	3.2%
Ohio Average	92.9%	93.0%	10	0.2%	\$860	\$899	4.6%	94.3%	94.5%	20	0.2%	\$852	\$881	3.4%
OK - Misc. OK	92.7%	90.6%	-210	-2.3%	\$666	\$647	-2.8%	92.7%	90.6%	-210	-2.3%	\$666	\$647	-2.8%
OK - Oklahoma City	88.3%	88.4%	10	0.1%	\$719	\$745	3.6%	89.1%	89.6%	50	0.6%	\$713	\$732	2.7%
OK - Tulsa	89.1%	91.1%	200	2.3%	\$677	\$694	2.5%	90.3%	91.4%	110	1.3%	\$669	\$685	2.4%
Oklahoma Average	88.7%	89.5%	80	1.0%	\$702	\$723	3.0%	89.6%	90.4%	80	0.8%	\$695	\$712	2.4%
OR - Misc. OR	98.4%	82.2%	-1620	-16.4%	\$979	\$1,033	5.6%	98.4%	97.9%	-50	-0.5%	\$979	\$1,049	7.1%
OR - Portland	92.7%	93.6%	90	1.0%	\$1,307	\$1,348	3.1%	94.6%	94.9%	30	0.3%	\$1,294	\$1,334	3.1%
Oregon Average	92.7%	93.3%	60	0.6%	\$1,304	\$1,344	3.1%	94.7%	94.9%	20	0.3%	\$1,291	\$1,331	3.1%
PA - Harrisburg/Lancaster	95.4%	95.0%	-40	-0.4%	\$1,030	\$1,079	4.7%	95.6%	96.0%	40	0.3%	\$1,030	\$1,071	4.0%
PA - Misc. PA	95.7%	93.9%	-180	-1.9%	\$983	\$983	0.1%	95.7%	93.9%	-180	-1.9%	\$983	\$983	0.1%
PA - Philadelphia	93.2%	93.9%	69	0.8%	\$1,280	\$1,326	3.6%	94.5%	95.2%	70	0.8%	\$1,264	\$1,299	2.8%
PA - Pittsburgh	90.4%	92.9%	250	2.8%	\$1,063	\$1,108	4.2%	93.4%	94.6%	119	1.4%	\$1,048	\$1,079	3.0%
PA - State College/Altoona	98.1%	94.5%	-360	-3.6%	\$1,173	\$1,178	0.4%	98.1%	94.5%	-360	-3.6%	\$1,173	\$1,178	0.4%
Pennsylvania Average	93.1%	93.9%	79	0.8%	\$1,214	\$1,259	3.7%	94.5%	95.2%	70	0.7%	\$1,201	\$1,235	2.9%
SC - Charleston	84.0%	87.1%	310	3.7%	\$1,149	\$1,176	2.4%	92.0%	91.9%	-10	-0.2%	\$1,111	\$1,133	1.9%
SC - Columbia	90.8%	90.5%	-30	-0.3%	\$886	\$923	4.2%	92.4%	92.4%	0	0.0%	\$884	\$912	3.2%
SC - Greenville-Spartanburg	90.7%	92.4%	170	2.0%	\$889	\$940	5.8%	93.1%	93.3%	20	0.3%	\$880	\$924	5.1%
SC - Misc. SC	93.2%	93.8%	59	0.6%	\$743	\$678	-8.8%	93.2%	93.8%	59	0.6%	\$743	\$678	-8.8%
SC - Myrtle Beach	85.2%	92.4%	720	8.4%	\$955	\$1,004	5.1%	92.5%	92.7%	20	0.3%	\$947	\$982	3.6%
South Carolina Average	88.1%	89.9%	180	2.0%	\$974	\$1,014	4.1%	92.5%	92.6%	10	0.1%	\$954	\$985	3.3%
SD - Misc. SD	95.6%	90.6%	-499	-5.3%	\$841	\$841	0.0%	95.6%	97.0%	140	1.4%	\$841	\$845	0.5%
SD - Rapid City	94.3%	96.9%	260	2.7%	\$878	\$916	4.3%	95.7%	97.2%	150	1.5%	\$876	\$915	4.4%
SD - Sioux Falls	83.8%	88.0%	420	5.0%	\$797	\$831	4.2%	86.9%	92.7%	580	6.8%	\$785	\$806	2.6%
South Dakota Average	87.6%	90.0%	240	2.7%	\$821	\$850	3.6%	90.0%	94.0%	399	4.5%	\$813	\$836	2.8%
TN - Chattanooga	91.7%	90.0%	-170	-1.8%	\$875	\$952	8.9%	94.1%	94.7%	60	0.7%	\$867	\$924	6.5%
TN - Knoxville	94.7%	90.2%	-449	-4.7%	\$874	\$905	3.6%	95.9%	94.6%	-130	-1.3%	\$872	\$880	0.9%
TN - Memphis	91.3%	90.3%	-100	-1.1%	\$799	\$848	6.1%	91.3%	90.5%	-80	-0.9%	\$799	\$842	5.4%
TN - Misc. TN	93.6%	94.4%	79	0.9%	\$714	\$746	4.5%	94.4%	95.4%	100	1.0%	\$707	\$736	4.1%
TN - Nashville	89.4%	91.5%	210	2.4%	\$1,150	\$1,188	3.3%	93.7%	94.2%	49	0.5%	\$1,098	\$1,133	3.2%
Tennessee Average	90.8%	91.0%	20	0.2%	\$977	\$1,023	4.7%	93.2%	93.1%	-10	-0.1%	\$948	\$985	3.9%
TX - Dallas/Ft. Worth	90.8%	90.5%	-30	-0.3%	\$1,103	\$1,148	4.1%	93.4%	93.2%	-20	-0.2%	\$1,084	\$1,116	2.9%
TX - Greater Dallas	90.4%	90.4%	0	0.0%	\$1,143	\$1,187	3.8%	93.3%	93.0%	-30	-0.3%	\$1,123	\$1,151	2.5%
TX - Greater Fort Worth	91.6%	90.6%	-100	-1.1%	\$1,016	\$1,066	4.9%	93.7%	93.6%	-10	-0.2%	\$1,002	\$1,043	4.0%
TX - Abilene	90.2%	91.9%	170	1.8%	\$709	\$731	3.0%	90.2%	91.9%	170	1.8%	\$709	\$731	3.0%
TX - Amarillo	86.9%	88.2%	130	1.5%	\$709	\$720	1.5%	87.3%	88.0%	70	0.8%	\$707	\$718	1.5%
TX - Austin	89.8%	91.4%	160	1.8%	\$1,192	\$1,262	5.9%	92.8%	94.1%	129	1.4%	\$1,184	\$1,252	5.7%
TX - Beaumont	89.3%	88.9%	-40	-0.5%	\$836	\$860	2.9%	89.3%	88.9%	-40	-0.5%	\$836	\$860	2.9%
TX - College Station	81.2%	83.8%	259	3.2%	\$1,221	\$1,195	-2.2%	88.7%	87.6%	-110	-1.2%	\$1,153	\$1,134	-1.6%
TX - Corpus Christi	88.3%	89.6%	130	1.5%	\$928	\$942	1.6%	89.4%	89.6%	20	0.2%	\$914	\$930	1.7%
TX - El Paso	91.0%	91.5%	50	0.5%	\$751	\$770	2.5%	91.7%	91.6%	-10	-0.1%	\$751	\$770	2.6%
TX - Harlingen	88.6%	90.0%	140	1.6%	\$759	\$768	1.2%	91.1%	91.7%	60	0.7%	\$744	\$754	1.5%
TX - Houston	89.5%	89.8%	30	0.4%	\$1,057	\$1,069	1.1%	91.1%	90.7%	-40	-0.4%	\$1,039	\$1,044	0.5%
TX - Laredo	93.3%	93.8%	49	0.6%	\$853	\$898	5.3%	93.3%	93.8%	49	0.6%	\$853	\$898	5.3%
TX - Longview/Tyler	91.8%	91.2%	-60	-0.7%	\$796	\$853	7.1%	92.2%	92.7%	50	0.5%	\$794	\$840	5.8%
TX - Lubbock	90.2%	87.7%	-250	-2.8%	\$735	\$755	2.7%	90.4%	88.8%	-160	-1.8%	\$733	\$746	1.8%
TX - Lufkin	90.3%	91.6%	130	1.4%	\$741	\$765	3.3%	90.3%	91.6%	130	1.4%	\$741	\$765	3.3%
TX - Midland-Odessa	94.6%	92.9%	-169	-1.8%	\$1,292	\$1,514	17.1%	96.1%	95.3%	-80	-0.8%	\$1,293	\$1,501	16.1%
TX - Misc. TX	92.5%	92.0%	-50	-0.6%	\$652	\$675	3.6%	92.5%	93.2%	70	0.7%	\$652	\$670	2.8%
TX - San Angelo	93.2%	94.9%	169	1.8%	\$790	\$825	4.4%	93.2%	94.9%	169	1.8%	\$790	\$825	4.4%
TX - San Antonio	87.7%	89.5%	180	2.0%	\$947	\$990	4.6%	90.9%	91.6%	70	0.7%	\$932	\$969	4.0%
TX - Texarkana	90.7%	91.8%	110	1.2%	\$653	\$677	3.7%	90.7%	91.8%	110	1.2%	\$653	\$677	3.7%
TX - Victoria	94.0%	93.3%	-69	-0.8%	\$842	\$883	4.9%	94.0%	93.3%	-69	-0.8%	\$842	\$883	4.9%
TX - Waco/Temple/Killeen	87.3%	91.6%	430	4.9%	\$757	\$787	3.9%	91.4%	92.4%	100	1.1%	\$744	\$768	3.1%
TX - Wichita Falls	87.4%	89.0%	160	1.8%	\$648	\$661	2.2%	87.4%	89.0%	160	1.8%	\$648	\$661	2.2%
Texas Average	89.8%	90.2%	40	0.4%	\$1,047	\$1,085	3.6%	92.1%	92.1%	0	0.0%	\$1,031	\$1,059	2.7%

	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Feb-18	Feb-19	bps	%CHG	Feb-18	Feb-19	%CHG	Feb-18	Feb-19	bps	%CHG	Feb-18	Feb-19	%CHG
VA - Norfolk	92.0%	93.9%	189	2.0%	\$1,056	\$1,089	3.1%	92.7%	94.6%	189	2.0%	\$1,055	\$1,084	2.8%
VA - Richmond	94.8%	93.6%	-119	-1.3%	\$1,068	\$1,121	4.9%	95.3%	95.2%	-10	-0.1%	\$1,065	\$1,111	4.3%
VA - Roanoke	94.1%	95.0%	90	0.9%	\$816	\$867	6.2%	94.1%	96.1%	200	2.2%	\$816	\$863	5.7%
Virginia Average	93.3%	93.8%	49	0.5%	\$1,039	\$1,082	4.1%	93.9%	94.9%	100	1.1%	\$1,037	\$1,074	3.6%
WA - Misc. WA	85.4%	84.7%	-70	-0.8%	\$989	\$1,015	2.6%	85.4%	84.7%	-70	-0.8%	\$989	\$1,015	2.6%
WA - SE Washington	96.1%	91.7%	-439	-4.6%	\$947	\$987	4.2%	96.1%	95.5%	-60	-0.6%	\$947	\$979	3.4%
WA - Seattle	92.5%	92.5%	0	0.1%	\$1,644	\$1,730	5.2%	94.4%	94.9%	50	0.5%	\$1,615	\$1,691	4.7%
WA - Spokane	94.9%	95.2%	30	0.3%	\$913	\$964	5.5%	94.9%	95.2%	30	0.3%	\$913	\$963	5.4%
Washington Average	92.7%	92.6%	-10	-0.1%	\$1,557	\$1,638	5.2%	94.4%	94.9%	50	0.5%	\$1,530	\$1,600	4.6%
WI - Green Bay/Appleton/Oshkosh	97.7%	96.6%	-110	-1.2%	\$715	\$744	4.1%	97.7%	98.5%	80	0.8%	\$715	\$731	2.3%
WI - Madison	94.2%	94.6%	40	0.5%	\$1,047	\$1,082	3.3%	96.8%	97.4%	60	0.7%	\$1,036	\$1,061	2.4%
WI - Milwaukee	93.2%	92.2%	-100	-1.0%	\$1,043	\$1,083	3.9%	94.7%	96.1%	140	1.5%	\$1,031	\$1,049	1.8%
WI - Misc. WI	95.9%	96.7%	80	0.8%	\$712	\$754	6.0%	95.9%	97.3%	140	1.4%	\$712	\$737	3.5%
Wisconsin Average	94.1%	93.7%	-39	-0.4%	\$976	\$1,012	3.7%	95.8%	96.9%	110	1.1%	\$965	\$984	2.0%
WV - Charleston	95.7%	93.7%	-199	-2.1%	\$791	\$893	12.9%	95.7%	93.7%	-199	-2.1%	\$791	\$893	12.9%
WV - Miscellaneous	97.1%	95.2%	-190	-2.0%	\$761	\$774	1.7%	97.1%	95.2%	-190	-2.0%	\$761	\$774	1.7%
West Virginia Average	96.0%	94.1%	-190	-2.1%	\$784	\$867	10.7%	96.0%	94.1%	-190	-2.1%	\$784	\$867	10.7%
CT - Hartford	92.9%	93.0%	10	0.1%	\$1,272	\$1,323	4.0%	94.1%	94.4%	30	0.3%	\$1,268	\$1,310	3.3%
DC - Washington	92.5%	93.3%	80	0.9%	\$1,727	\$1,796	4.0%	94.5%	94.9%	40	0.4%	\$1,709	\$1,770	3.5%
DE - Miscellaneous	95.2%	91.4%	-379	-4.0%	\$1,090	\$1,093	0.3%	95.2%	91.4%	-379	-4.0%	\$1,090	\$1,093	0.3%
HI - Honolulu	87.1%	93.1%	600	6.8%	\$1,788	\$1,769	-1.1%	94.7%	95.0%	30	0.4%	\$1,789	\$1,760	-1.6%
MT - All of Montana	93.4%	96.6%	319	3.4%	\$891	\$900	1.0%	93.4%	96.6%	319	3.4%	\$891	\$900	1.0%
NH - Concord	98.3%	99.4%	110	1.0%	\$1,179	\$1,247	5.8%	98.3%	99.4%	110	1.0%	\$1,179	\$1,247	5.8%
RI - Providence	92.6%	96.2%	359	3.9%	\$1,408	\$1,444	2.5%	94.9%	96.9%	200	2.0%	\$1,392	\$1,428	2.6%
UT - Salt Lake City	92.7%	92.1%	-60	-0.6%	\$1,078	\$1,138	5.6%	95.0%	95.0%	0	0.1%	\$1,064	\$1,107	4.1%
VT - All of Vermont	84.9%	98.6%	1370	16.1%	\$1,437	\$1,565	8.9%	87.2%	99.4%	1220	14.0%	\$1,452	\$1,484	2.2%
WY - All of Wyoming	88.4%	92.6%	420	4.7%	\$867	\$894	3.1%	88.4%	92.4%	400	4.4%	\$867	\$888	2.4%
National Average	91.5%	92.0%	50	0.6%	\$1,252	\$1,313	4.8%	93.6%	94.0%	39	0.4%	\$1,236	\$1,285	3.9%

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.

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