

	OVERALL MARKET									STABILIZED PROPERTIES					
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT			
	Apr-18	Apr-19	bps	%CHG	Apr-18	Apr-19	%CHG	Apr-18	Apr-19	bps	%CHG	Apr-18	Apr-19	%CHG	
AK - Anchorage	89.1%	90.3%	120	1.4%	\$1,026	\$1,020	-0.6%	89.1%	90.3%	120	1.4%	\$1,026	\$1,020	-0.6%	
AK - Misc. AK	86.6%	81.8%	-480	-5.6%	\$1,236	\$1,264	2.3%	86.6%	81.8%	-480	-5.6%	\$1,236	\$1,264	2.3%	
Alaska Average	90.7%	88.3%	-240	-2.7%	\$1,270	\$1,080	-14.9%	90.7%	88.3%	-240	-2.7%	\$1,270	\$1,080	-14.9%	
AL - Birmingham	91.8%	92.5%	70	0.8%	\$872	\$908	4.1%	92.3%	92.9%	60	0.6%	\$868	\$903	4.1%	
AL - Huntsville	92.8%	93.7%	90	1.0%	\$717	\$767	7.0%	92.8%	94.6%	179	1.9%	\$717	\$762	6.3%	
AL - Misc. AL	90.4%	95.4%	499	5.5%	\$610	\$649	6.3%	90.4%	95.4%	499	5.5%	\$610	\$649	6.3%	
AL - Mobile	90.9%	89.7%	-120	-1.3%	\$788	\$813	3.2%	92.7%	90.4%	-230	-2.5%	\$783	\$803	2.5%	
AL - Montgomery	87.9%	90.3%	240	2.7%	\$745	\$764	2.6%	87.9%	90.3%	240	2.7%	\$745	\$764	2.6%	
Alabama Average	91.4%	91.8%	40	0.4%	\$790	\$826	4.6%	91.9%	92.7%	80	0.8%	\$787	\$821	4.3%	
AR - Little Rock	91.3%	91.2%	-10	-0.1%	\$733	\$745	1.7%	91.7%	91.8%	10	0.0%	\$728	\$735	0.9%	
AR - Misc. AR	94.0%	93.6%	-39	-0.4%	\$565	\$582	3.1%	94.0%	93.6%	-39	-0.4%	\$565	\$582	3.1%	
AR - Northwest Arkansas	92.1%	90.9%	-120	-1.3%	\$650	\$689	5.9%	95.5%	95.4%	-10	-0.2%	\$630	\$650	3.2%	
Arkansas Average	91.8%	91.3%	-50	-0.5%	\$686	\$708	3.3%	93.0%	93.0%	0	0.0%	\$676	\$689	1.9%	
AZ - Flagstaff	94.2%	93.6%	-59	-0.7%	\$1,269	\$1,340	5.6%	94.2%	93.6%	-59	-0.7%	\$1,269	\$1,340	5.6%	
AZ - Misc. AZ	94.3%	95.1%	80	0.8%	\$731	\$775	6.1%	94.3%	95.1%	80	0.8%	\$731	\$775	6.1%	
AZ - Phoenix	92.5%	93.3%	80	0.8%	\$1,023	\$1,116	9.1%	94.8%	95.1%	30	0.3%	\$1,012	\$1,093	8.0%	
AZ - Tucson	93.5%	93.8%	29	0.3%	\$739	\$797	7.8%	93.5%	94.2%	69	0.7%	\$739	\$796	7.7%	
Arizona Average	92.7%	93.3%	60	0.6%	\$973	\$1,060	8.9%	94.5%	94.9%	40	0.4%	\$963	\$1,039	7.9%	
CA - Central Coast	95.5%	96.2%	70	0.8%	\$1,858	\$1,934	4.1%	96.3%	96.3%	0	0.0%	\$1,853	\$1,926	3.9%	
CA - Los Angeles/OC	93.8%	93.3%	-49	-0.5%	\$2,106	\$2,197	4.3%	95.4%	95.7%	30	0.4%	\$2,094	\$2,164	3.3%	
CA - Misc. CA	94.6%	98.5%	390	4.0%	\$963	\$1,015	5.3%	96.5%	99.1%	260	2.7%	\$965	\$1,019	5.5%	
CA - Sacramento	95.7%	95.1%	-60	-0.7%	\$1,352	\$1,427	5.5%	96.0%	95.9%	-10	-0.1%	\$1,349	\$1,415	4.9%	
CA - San Bernardino/Riverside	95.7%	94.2%	-150	-1.6%	\$1,456	\$1,531	5.1%	95.9%	95.5%	-40	-0.4%	\$1,455	\$1,524	4.7%	
CA - San Diego	94.7%	93.9%	-80	-0.9%	\$1,834	\$1,929	5.2%	96.0%	95.5%	-50	-0.5%	\$1,825	\$1,894	3.8%	
CA - San Francisco/Oakland	93.3%	93.7%	40	0.5%	\$2,645	\$2,734	3.4%	95.5%	95.4%	-10	-0.2%	\$2,630	\$2,709	3.0%	
CA - San Joaquin Valley	96.3%	97.1%	80	0.8%	\$1,026	\$1,093	6.4%	96.5%	97.1%	60	0.6%	\$1,025	\$1,086	5.9%	
California Average	94.2%	94.1%	-10	-0.1%	\$1,985	\$2,072	4.4%	95.7%	95.8%	10	0.0%	\$1,972	\$2,043	3.6%	
CO - Denver/Co Springs	90.3%	91.5%	120	1.3%	\$1,384	\$1,448	4.6%	94.3%	94.5%	20	0.2%	\$1,358	\$1,413	4.0%	
CO - Misc. CO	95.1%	93.6%	-149	-1.6%	\$1,066	\$1,070	0.4%	96.8%	96.6%	-20	-0.2%	\$1,061	\$1,041	-1.8%	
Colorado Average	90.3%	90.9%	60	0.6%	\$1,380	\$1,443	4.5%	94.4%	94.5%	10	0.2%	\$1,354	\$1,407	3.9%	
FL - Fort Lauderdale	91.4%	92.0%	60	0.6%	\$1,595	\$1,656	3.8%	94.7%	94.9%	20	0.1%	\$1,568	\$1,618	3.2%	
FL - Fort Myers/Naples	94.7%	88.4%	-629	-6.7%	\$1,281	\$1,317	2.8%	95.1%	93.7%	-139	-1.5%	\$1,280	\$1,301	1.6%	
FL - Gainesville	94.4%	95.4%	100	1.1%	\$1,133	\$1,201	6.0%	96.2%	96.3%	10	0.1%	\$1,126	\$1,189	5.6%	
FL - Jacksonville	93.3%	90.8%	-250	-2.7%	\$1,014	\$1,073	5.8%	94.9%	93.8%	-110	-1.2%	\$1,007	\$1,048	4.1%	
FL - Melbourne	96.5%	91.4%	-509	-5.2%	\$1,081	\$1,153	6.7%	96.5%	94.2%	-230	-2.3%	\$1,081	\$1,137	5.2%	
FL - Miami	86.8%	89.5%	270	3.0%	\$1,675	\$1,760	5.0%	94.7%	94.7%	0	-0.1%	\$1,618	\$1,680	3.8%	
FL - Orlando	91.9%	92.3%	40	0.4%	\$1,242	\$1,304	5.0%	95.1%	94.8%	-30	-0.4%	\$1,234	\$1,285	4.1%	
FL - Palm Beach	90.2%	92.9%	270	3.0%	\$1,590	\$1,658	4.3%	93.6%	94.7%	109	1.1%	\$1,567	\$1,628	3.9%	
FL - Pensacola	90.7%	94.9%	419	4.6%	\$995	\$1,125	13.0%	94.1%	95.2%	110	1.1%	\$982	\$1,107	12.7%	
FL - Tallahassee	89.5%	93.9%	439	5.0%	\$901	\$982	9.0%	92.3%	94.1%	179	2.0%	\$895	\$969	8.2%	
FL - Tampa	91.8%	91.9%	10	0.1%	\$1,164	\$1,220	4.8%	95.1%	94.8%	-30	-0.4%	\$1,146	\$1,187	3.6%	
Florida Average	91.6%	91.9%	30	0.2%	\$1,273	\$1,338	5.1%	94.9%	94.6%	-30	-0.3%	\$1,252	\$1,302	4.0%	
GA - Albany	92.5%	91.0%	-150	-1.7%	\$674	\$702	4.3%	92.5%	91.0%	-150	-1.7%	\$674	\$702	4.3%	
GA - Atlanta	91.0%	92.0%	100	1.0%	\$1,156	\$1,239	7.2%	92.9%	93.6%	70	0.8%	\$1,137	\$1,205	6.0%	
GA - Augusta	90.6%	90.3%	-30	-0.3%	\$796	\$861	8.2%	93.5%	92.8%	-70	-0.8%	\$791	\$847	7.2%	
GA - Columbus	92.7%	94.5%	179	1.9%	\$813	\$855	5.1%	93.5%	94.4%	89	0.9%	\$810	\$849	4.8%	
GA - Macon	93.7%	92.4%	-130	-1.4%	\$780	\$819	5.0%	94.5%	93.9%	-60	-0.6%	\$775	\$810	4.6%	
GA - Savannah	90.4%	91.6%	120	1.4%	\$1,014	\$1,061	4.7%	94.2%	93.7%	-49	-0.5%	\$993	\$1,028	3.5%	
Georgia Average	91.1%	92.0%	90	1.0%	\$1,099	\$1,174	6.7%	93.1%	93.6%	50	0.6%	\$1,082	\$1,142	5.6%	
IA - Des Moines	89.2%	90.7%	150	1.7%	\$878	\$899	2.5%	93.7%	93.1%	-60	-0.6%	\$857	\$875	2.0%	
IA - Misc. IA	95.7%	91.2%	-449	-4.7%	\$763	\$803	5.2%	95.7%	96.1%	40	0.5%	\$763	\$795	4.2%	
Iowa Average	89.5%	90.8%	130	1.4%	\$869	\$893	2.7%	93.8%	93.3%	-49	-0.6%	\$850	\$869	2.2%	
ID - Boise	93.3%	93.4%	10	0.1%	\$978	\$1,074	9.8%	95.0%	95.3%	30	0.3%	\$965	\$1,058	9.7%	
ID - Misc. ID	81.5%	97.8%	1630	20.0%	\$778	\$761	-2.2%	98.2%	97.8%	-40	-0.4%	\$759	\$761	0.2%	
Idaho Average	92.6%	93.6%	100	1.1%	\$964	\$1,056	9.5%	95.2%	95.5%	30	0.3%	\$952	\$1,040	9.2%	
IL - Chicago	90.6%	90.0%	-60	-0.6%	\$1,503	\$1,571	4.6%	93.2%	93.6%	40	0.5%	\$1,470	\$1,500	2.0%	
IL - Misc. IL	80.6%	79.1%	-150	-1.9%	\$655	\$637	-2.8%	80.6%	79.1%	-150	-1.9%	\$655	\$637	-2.8%	
IL - Moline	94.7%	92.2%	-249	-2.6%	\$739	\$778	5.3%	94.7%	95.6%	90	1.0%	\$739	\$759	2.7%	
IL - Springfield	91.7%	91.8%	10	0.2%	\$730	\$751	2.9%	91.7%	91.8%	10	0.2%	\$730	\$751	2.9%	
Illinois Average	90.7%	89.9%	-80	-0.9%	\$1,407	\$1,471	4.6%	93.0%	93.5%	50	0.5%	\$1,376	\$1,402	1.9%	
IN - Evansville	93.7%	94.0%	29	0.4%	\$724	\$741	2.3%	94.1%	94.1%	0	0.1%	\$724	\$740	2.2%	
IN - Fort Wayne	92.8%	94.3%	149	1.5%	\$724	\$748	3.3%	93.3%	94.8%	149	1.7%	\$724	\$748	3.2%	
IN - Indianapolis	91.7%	92.2%	50	0.5%	\$851	\$886	4.1%	93.0%	93.4%	40	0.4%	\$843	\$871	3.3%	
IN - Misc. IN	95.7%	96.1%	40	0.4%	\$750	\$742	-1.1%	95.7%	96.1%	40	0.4%	\$750	\$742	-1.1%	
IN - South Bend	93.0%	92.7%	-30	-0.4%	\$812	\$851	4.8%	94.4%	94.4%	0	0.0%	\$812	\$835	2.8%	
Indiana Average	92.0%	92.4%	40	0.4%	\$827	\$859	4.0%	93.2%	93.6%	40	0.4%	\$820	\$847	3.2%	

	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Apr-18	Apr-19	bps	%CHG	Apr-18	Apr-19	%CHG	Apr-18	Apr-19	bps	%CHG	Apr-18	Apr-19	%CHG
KS - Misc. KS	96.0%	91.1%	-489	-5.1%	\$533	\$592	11.0%	96.0%	91.1%	-489	-5.1%	\$533	\$592	11.0%
KS - Topeka/Manhattan/Lawrence	89.8%	91.1%	130	1.4%	\$741	\$771	4.1%	92.2%	91.7%	-50	-0.5%	\$737	\$757	2.7%
KS - Wichita	91.4%	92.0%	60	0.7%	\$639	\$668	4.5%	91.4%	92.3%	90	1.0%	\$639	\$661	3.5%
Kansas Average	90.8%	91.6%	80	0.9%	\$679	\$710	4.5%	91.7%	92.0%	30	0.3%	\$676	\$699	3.4%
KY - Lexington	91.2%	91.4%	20	0.2%	\$792	\$821	3.7%	91.7%	92.9%	120	1.3%	\$781	\$805	3.1%
KY - Louisville	90.6%	90.5%	-10	-0.1%	\$869	\$907	4.4%	93.5%	93.5%	0	0.1%	\$851	\$883	3.8%
KY - Misc. KY	92.0%	93.9%	189	2.1%	\$597	\$619	3.6%	92.0%	93.9%	189	2.1%	\$597	\$619	3.6%
Kentucky Average	90.8%	90.8%	0	0.1%	\$837	\$873	4.3%	92.9%	93.4%	50	0.5%	\$822	\$852	3.6%
LA - Baton Rouge	86.3%	85.7%	-60	-0.7%	\$895	\$915	2.3%	89.3%	87.8%	-150	-1.7%	\$879	\$893	1.6%
LA - Lake Charles	88.8%	88.0%	-80	-0.9%	\$1,004	\$952	-5.2%	92.3%	88.1%	-420	-4.6%	\$992	\$928	-6.4%
LA - Misc. LA	86.6%	91.5%	490	5.7%	\$746	\$760	1.8%	86.6%	91.5%	490	5.7%	\$746	\$760	1.8%
LA - Monroe	90.2%	89.1%	-110	-1.2%	\$739	\$755	2.2%	90.2%	89.1%	-110	-1.2%	\$739	\$755	2.2%
LA - New Orleans	92.3%	92.2%	-10	-0.1%	\$966	\$997	3.2%	93.1%	93.1%	0	0.0%	\$962	\$987	2.6%
LA - Shreveport	88.8%	90.8%	200	2.3%	\$784	\$804	2.5%	88.8%	91.2%	240	2.7%	\$784	\$803	2.5%
Louisiana Average	88.9%	89.2%	30	0.3%	\$902	\$921	2.2%	90.6%	90.4%	-20	-0.1%	\$893	\$909	1.7%
MA - Boston	89.6%	92.8%	320	3.6%	\$2,112	\$2,213	4.8%	95.5%	96.2%	70	0.7%	\$2,075	\$2,159	4.0%
MA - Springfield	97.4%	97.3%	-10	-0.1%	\$1,137	\$1,169	2.8%	97.4%	97.3%	-10	-0.1%	\$1,137	\$1,169	2.8%
Massachusetts Average	90.0%	93.1%	310	3.3%	\$2,060	\$2,159	4.8%	95.6%	96.2%	60	0.7%	\$2,021	\$2,103	4.0%
MD - Baltimore	91.6%	93.5%	190	2.1%	\$1,300	\$1,334	2.6%	93.8%	94.5%	70	0.7%	\$1,286	\$1,316	2.3%
MD - Misc. MD	89.9%	95.9%	599	6.6%	\$1,043	\$1,079	3.5%	97.0%	96.4%	-60	-0.6%	\$1,020	\$1,049	2.8%
Maryland Average	91.6%	93.6%	200	2.2%	\$1,294	\$1,328	2.6%	93.9%	94.6%	70	0.7%	\$1,280	\$1,310	2.4%
ME - Augusta/Portland	97.7%	96.7%	-100	-1.1%	\$1,268	\$1,340	5.7%	97.7%	96.7%	-100	-1.1%	\$1,268	\$1,340	5.7%
ME - Misc. ME	93.7%	97.9%	419	4.5%	\$756	\$815	7.7%	93.7%	97.9%	419	4.5%	\$756	\$815	7.7%
Maine Average	97.3%	96.8%	-50	-0.5%	\$1,208	\$1,281	6.1%	97.3%	96.8%	-50	-0.5%	\$1,208	\$1,281	6.1%
MI - Detroit	95.2%	95.0%	-20	-0.3%	\$958	\$994	3.7%	95.6%	95.6%	0	0.0%	\$955	\$986	3.2%
MI - Grand Rapids/Kalamazoo/Battle Creek	94.1%	93.7%	-39	-0.4%	\$845	\$889	5.2%	95.8%	95.4%	-40	-0.5%	\$838	\$877	4.6%
MI - Misc. MI	93.7%	94.4%	69	0.7%	\$821	\$815	-0.7%	93.7%	94.4%	69	0.7%	\$821	\$815	-0.7%
Michigan Average	94.9%	94.6%	-30	-0.3%	\$930	\$966	3.9%	95.6%	95.5%	-10	-0.1%	\$927	\$959	3.4%
MN - Minneapolis - St. Paul	94.5%	95.1%	60	0.6%	\$1,230	\$1,286	4.6%	96.1%	96.3%	20	0.3%	\$1,220	\$1,262	3.4%
MN - Misc. MN	96.6%	94.7%	-190	-2.0%	\$996	\$1,021	2.6%	96.6%	96.4%	-20	-0.3%	\$996	\$1,007	1.1%
Minnesota Average	94.5%	95.1%	60	0.6%	\$1,224	\$1,278	4.4%	96.1%	96.3%	20	0.2%	\$1,214	\$1,254	3.3%
MO - Columbia	94.4%	93.5%	-89	-0.9%	\$670	\$679	1.3%	94.4%	93.5%	-89	-0.9%	\$670	\$679	1.3%
MO - Kansas City	90.6%	91.3%	70	0.8%	\$951	\$984	3.4%	93.7%	94.0%	29	0.3%	\$932	\$954	2.3%
MO - Misc. MO	93.8%	95.4%	160	1.7%	\$721	\$671	-6.9%	93.8%	95.4%	160	1.7%	\$721	\$671	-6.9%
MO - Springfield	95.5%	95.0%	-50	-0.6%	\$697	\$688	-1.3%	95.5%	96.1%	60	0.6%	\$697	\$684	-1.8%
MO - St. Louis	89.6%	91.3%	170	1.9%	\$911	\$951	4.4%	92.1%	92.7%	60	0.6%	\$893	\$922	3.3%
Missouri Average	90.5%	91.5%	100	1.2%	\$910	\$941	3.3%	93.2%	93.6%	40	0.5%	\$893	\$913	2.2%
MS - Gulfport/Biloxi	91.7%	93.5%	180	2.0%	\$729	\$752	3.1%	91.7%	93.5%	180	2.0%	\$729	\$752	3.1%
MS - Jackson/Central MS	92.0%	93.3%	130	1.4%	\$820	\$836	2.0%	92.0%	93.3%	130	1.4%	\$820	\$836	2.0%
MS - Misc. MS	87.6%	88.9%	130	1.5%	\$807	\$808	0.2%	89.9%	90.0%	10	0.1%	\$797	\$802	0.6%
Mississippi Average	90.8%	92.3%	150	1.6%	\$793	\$808	1.8%	91.4%	92.6%	120	1.3%	\$791	\$806	1.9%
NC - Asheville	88.8%	91.1%	230	2.5%	\$1,135	\$1,178	3.7%	94.9%	94.9%	0	0.0%	\$1,118	\$1,157	3.5%
NC - Charlotte	90.1%	90.8%	70	0.7%	\$1,071	\$1,131	5.6%	94.4%	94.7%	30	0.4%	\$1,053	\$1,095	3.9%
NC - Fayetteville	92.7%	94.1%	139	1.4%	\$796	\$836	5.1%	92.9%	94.4%	149	1.6%	\$795	\$833	4.8%
NC - Greensboro/Winston-Salem	91.8%	92.9%	110	1.3%	\$782	\$832	6.5%	92.6%	93.7%	110	1.2%	\$777	\$824	6.0%
NC - Misc. NC	95.6%	98.2%	260	2.7%	\$973	\$1,061	9.1%	95.6%	97.9%	230	2.4%	\$973	\$1,055	8.5%
NC - Raleigh-Durham	90.6%	91.8%	120	1.3%	\$1,055	\$1,109	5.1%	93.4%	94.3%	89	0.9%	\$1,043	\$1,086	4.1%
NC - Wilmington	91.8%	94.4%	259	2.8%	\$899	\$991	10.2%	92.7%	94.4%	169	1.8%	\$885	\$970	9.6%
North Carolina Average	90.7%	91.7%	100	1.1%	\$999	\$1,057	5.8%	93.6%	94.4%	79	0.8%	\$984	\$1,029	4.6%
ND - Bismarck	94.1%	94.0%	-10	-0.1%	\$902	\$941	4.4%	94.1%	94.0%	-10	-0.1%	\$902	\$941	4.4%
ND - Fargo	90.9%	93.2%	230	2.6%	\$775	\$780	0.7%	90.9%	93.2%	230	2.6%	\$775	\$780	0.7%
ND - Misc. ND	90.3%	92.8%	250	2.7%	\$902	\$1,023	13.5%	90.3%	92.8%	250	2.7%	\$902	\$1,023	13.4%
North Dakota Average	91.2%	93.2%	200	2.2%	\$840	\$891	6.1%	91.2%	93.2%	200	2.2%	\$840	\$891	6.1%
NE - Lincoln	96.9%	94.6%	-230	-2.4%	\$835	\$843	1.0%	96.9%	96.1%	-80	-0.8%	\$835	\$842	0.8%
NE - Misc. NE	90.2%	90.3%	10	0.1%	\$695	\$715	2.8%	90.2%	90.3%	10	0.1%	\$695	\$715	2.8%
NE - Omaha	90.1%	91.4%	130	1.4%	\$907	\$930	2.5%	95.2%	95.2%	0	0.0%	\$901	\$915	1.5%
Nebraska Average	90.9%	92.0%	110	1.2%	\$886	\$906	2.2%	95.5%	95.3%	-20	-0.2%	\$881	\$893	1.3%
NE - Albuquerque	93.4%	95.2%	179	1.9%	\$829	\$875	5.5%	93.9%	95.2%	130	1.4%	\$827	\$866	4.8%
NM - Misc. NM	89.3%	87.8%	-150	-1.7%	\$923	\$1,042	12.9%	91.5%	94.5%	299	3.3%	\$919	\$998	8.6%
New Mexico Average	93.1%	94.7%	159	1.6%	\$837	\$889	6.2%	93.7%	95.1%	139	1.5%	\$835	\$877	5.1%
NV - Las Vegas	92.7%	93.8%	109	1.2%	\$982	\$1,068	8.8%	94.0%	94.2%	20	0.2%	\$975	\$1,059	8.7%
NV - Misc. NV	94.2%	97.4%	320	3.4%	\$1,057	\$980	-7.2%	94.2%	97.4%	320	3.4%	\$1,057	\$980	-7.2%
NV - Reno	95.1%	90.8%	-429	-4.6%	\$1,180	\$1,289	9.2%	95.9%	96.0%	10	0.0%	\$1,179	\$1,257	6.7%
Nevada Average	93.1%	93.4%	30	0.3%	\$1,013	\$1,103	9.0%	94.2%	94.5%	30	0.2%	\$1,007	\$1,089	8.2%
NY - Albany	91.2%	94.1%	289	3.2%	\$1,167	\$1,184	1.5%	95.0%	95.1%	10	0.2%	\$1,150	\$1,167	1.4%
NY - Buffalo/Rochester/Syracuse	94.4%	95.4%	100	1.1%	\$958	\$990	3.4%	95.0%	95.6%	60	0.6%	\$956	\$987	3.3%
NY - Misc. NY	89.4%	88.1%	-130	-1.4%	\$1,014	\$1,003	-1.1%	89.4%	88.1%	-130	-1.4%	\$1,014	\$1,003	-1.1%
NY - New York City	91.8%	92.6%	80	0.9%	\$2,547	\$2,613	2.6%	95.4%	95.5%	10	0.1%	\$2,528	\$2,581	2.1%
New York Average	91.3%	92.2%	90	0.9%	\$2,235	\$2,303	3.0%	95.2%	95.4%	20	0.3%	\$2,216	\$2,264	2.2%

(Continued on next page)



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*(Continue on for Market Stats)*

	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Apr-18	Apr-19	bps	%CHG	Apr-18	Apr-19	%CHG	Apr-18	Apr-19	bps	%CHG	Apr-18	Apr-19	%CHG
OH - Cincinnati/Dayton	92.4%	94.1%	169	1.9%	\$877	\$913	4.1%	94.1%	95.1%	100	1.2%	\$862	\$893	3.6%
OH - Cleveland/Akron	93.5%	92.9%	-60	-0.6%	\$838	\$870	3.8%	94.9%	93.7%	-119	-1.2%	\$829	\$854	3.1%
OH - Columbus	93.5%	92.0%	-150	-1.5%	\$919	\$967	5.2%	95.3%	94.2%	-110	-1.2%	\$912	\$945	3.6%
OH - Misc. OH	97.7%	98.9%	120	1.2%	\$670	\$680	1.4%	97.7%	98.9%	120	1.2%	\$670	\$680	1.4%
OH - Toledo	95.2%	94.7%	-50	-0.6%	\$709	\$723	2.0%	95.5%	94.6%	-90	-0.9%	\$707	\$722	2.0%
Ohio Average	93.2%	93.0%	-20	-0.1%	\$868	\$907	4.4%	94.8%	94.4%	-40	-0.5%	\$859	\$888	3.4%
OK - Misc. OK	90.9%	88.9%	-200	-2.2%	\$671	\$652	-2.9%	90.9%	88.9%	-200	-2.2%	\$671	\$652	-2.9%
OK - Oklahoma City	88.6%	88.9%	30	0.4%	\$723	\$752	3.9%	89.4%	89.8%	40	0.5%	\$718	\$740	3.0%
OK - Tulsa	90.0%	91.6%	160	1.8%	\$679	\$699	2.9%	91.0%	92.0%	100	1.0%	\$672	\$689	2.7%
Oklahoma Average	89.2%	90.0%	80	0.9%	\$705	\$729	3.4%	90.1%	90.7%	60	0.6%	\$699	\$718	2.7%
OR - Misc. OR	99.0%	83.4%	-1560	-15.7%	\$954	\$1,042	9.2%	99.0%	97.8%	-120	-1.2%	\$954	\$1,056	10.7%
OR - Portland	93.3%	93.6%	30	0.3%	\$1,321	\$1,359	2.9%	94.9%	95.1%	20	0.2%	\$1,312	\$1,348	2.7%
Oregon Average	93.4%	93.5%	10	0.2%	\$1,318	\$1,356	2.9%	94.9%	95.1%	20	0.2%	\$1,308	\$1,345	2.8%
PA - Harrisburg/Lancaster	95.8%	95.8%	0	0.0%	\$1,036	\$1,096	5.8%	96.0%	96.5%	50	0.5%	\$1,035	\$1,088	5.1%
PA - Misc. PA	95.9%	94.2%	-170	-1.7%	\$977	\$977	0.0%	95.9%	94.2%	-170	-1.7%	\$977	\$977	0.0%
PA - Philadelphia	93.7%	94.0%	29	0.3%	\$1,292	\$1,338	3.6%	94.7%	95.4%	70	0.8%	\$1,282	\$1,315	2.6%
PA - Pittsburgh	90.0%	93.5%	350	3.9%	\$1,081	\$1,118	3.4%	94.1%	94.9%	80	0.8%	\$1,056	\$1,089	3.1%
PA - State College/Altoona	98.3%	94.9%	-340	-3.5%	\$1,175	\$1,191	1.3%	98.3%	94.9%	-340	-3.5%	\$1,175	\$1,191	1.3%
Pennsylvania Average	93.5%	94.1%	59	0.7%	\$1,226	\$1,272	3.7%	94.8%	95.5%	70	0.7%	\$1,215	\$1,250	2.8%
SC - Charleston	85.3%	88.2%	290	3.4%	\$1,156	\$1,222	5.8%	92.4%	93.6%	120	1.4%	\$1,122	\$1,174	4.6%
SC - Columbia	89.3%	91.4%	210	2.3%	\$895	\$937	4.7%	92.3%	92.7%	40	0.4%	\$890	\$926	4.0%
SC - Greenville-Spartanburg	91.2%	91.7%	50	0.5%	\$896	\$948	5.9%	93.4%	93.7%	30	0.3%	\$886	\$933	5.3%
SC - Misc. SC	93.6%	94.8%	119	1.3%	\$695	\$682	-1.9%	93.6%	94.8%	119	1.3%	\$695	\$682	-1.9%
SC - Myrtle Beach	87.5%	90.1%	260	3.0%	\$961	\$1,008	4.8%	92.6%	91.6%	-100	-1.2%	\$955	\$987	3.4%
South Carolina Average	88.5%	90.3%	180	2.1%	\$981	\$1,037	5.7%	92.7%	93.3%	60	0.6%	\$961	\$1,005	4.6%
SD - Misc. SD	96.8%	91.2%	-559	-5.9%	\$838	\$844	0.7%	96.8%	97.6%	80	0.8%	\$838	\$849	1.2%
SD - Rapid City	95.9%	96.2%	30	0.2%	\$892	\$916	2.7%	96.7%	96.4%	-30	-0.3%	\$890	\$914	2.7%
SD - Sioux Falls	85.6%	88.2%	260	3.0%	\$797	\$841	5.5%	88.4%	92.8%	440	5.0%	\$785	\$809	3.1%
South Dakota Average	89.2%	90.1%	90	0.9%	\$823	\$857	4.1%	91.3%	94.0%	269	2.9%	\$816	\$839	2.8%
TN - Chattanooga	89.7%	90.7%	100	1.1%	\$889	\$952	7.1%	94.2%	94.9%	70	0.7%	\$881	\$925	5.1%
TN - Knoxville	92.4%	90.3%	-210	-2.3%	\$880	\$912	3.6%	95.8%	94.4%	-140	-1.4%	\$875	\$889	1.6%
TN - Memphis	91.5%	91.1%	-40	-0.5%	\$808	\$854	5.7%	91.5%	91.5%	0	0.0%	\$808	\$849	5.0%
TN - Misc. TN	89.2%	95.0%	579	6.6%	\$722	\$758	5.0%	92.6%	95.3%	269	2.9%	\$716	\$744	4.0%
TN - Nashville	89.1%	91.9%	280	3.2%	\$1,158	\$1,199	3.6%	93.7%	94.4%	69	0.7%	\$1,104	\$1,144	3.7%
Tennessee Average	90.2%	91.5%	130	1.4%	\$987	\$1,031	4.5%	93.3%	93.5%	20	0.3%	\$955	\$993	4.0%
TX - Dallas/Ft. Worth	90.9%	90.8%	-10	-0.2%	\$1,114	\$1,159	4.0%	93.8%	93.6%	-19	-0.2%	\$1,093	\$1,127	3.1%
TX - Greater Dallas	90.4%	90.6%	20	0.1%	\$1,154	\$1,196	3.7%	93.6%	93.4%	-20	-0.1%	\$1,129	\$1,162	2.9%
TX - Greater Fort Worth	92.1%	91.1%	-100	-1.0%	\$1,027	\$1,078	5.0%	94.4%	94.0%	-40	-0.4%	\$1,015	\$1,054	3.9%
TX - Abilene	89.9%	93.6%	370	4.1%	\$725	\$753	3.9%	89.9%	93.6%	370	4.1%	\$725	\$753	3.9%
TX - Amarillo	87.5%	88.8%	130	1.5%	\$703	\$720	2.4%	87.8%	88.6%	80	1.0%	\$700	\$718	2.5%
TX - Austin	90.1%	92.0%	190	2.1%	\$1,202	\$1,278	6.3%	93.3%	94.4%	109	1.2%	\$1,197	\$1,267	5.9%
TX - Beaumont	90.3%	90.2%	-10	-0.2%	\$849	\$861	1.5%	90.3%	90.2%	-10	-0.2%	\$849	\$861	1.5%
TX - College Station	81.1%	82.6%	149	1.9%	\$1,225	\$1,193	-2.6%	88.0%	85.7%	-230	-2.6%	\$1,161	\$1,131	-2.6%
TX - Corpus Christi	90.2%	90.6%	40	0.5%	\$937	\$951	1.5%	91.1%	90.6%	-50	-0.6%	\$924	\$938	1.6%
TX - El Paso	92.3%	92.4%	10	0.1%	\$758	\$779	2.8%	92.9%	92.5%	-40	-0.4%	\$757	\$776	2.5%
TX - Harlingen	88.5%	91.6%	310	3.6%	\$754	\$770	2.2%	90.4%	93.1%	270	3.0%	\$741	\$761	2.7%
TX - Houston	89.7%	90.1%	40	0.4%	\$1,065	\$1,079	1.3%	91.1%	91.2%	10	0.1%	\$1,047	\$1,055	0.7%
TX - Laredo	93.6%	94.0%	39	0.5%	\$873	\$909	4.1%	93.6%	94.0%	39	0.5%	\$873	\$909	4.1%
TX - Longview/Tyler	92.1%	91.6%	-50	-0.6%	\$811	\$861	6.1%	92.5%	93.0%	50	0.6%	\$809	\$850	5.0%
TX - Lubbock	90.0%	88.3%	-170	-1.8%	\$730	\$757	3.6%	90.0%	89.4%	-60	-0.6%	\$730	\$749	2.6%
TX - Lufkin	90.0%	91.8%	180	2.0%	\$745	\$762	2.3%	90.0%	91.8%	180	2.0%	\$745	\$762	2.3%
TX - Midland-Odessa	95.0%	92.9%	-209	-2.2%	\$1,387	\$1,536	10.7%	96.4%	95.0%	-140	-1.5%	\$1,389	\$1,523	9.6%
TX - Misc. TX	93.1%	92.9%	-20	-0.2%	\$655	\$677	3.4%	93.1%	93.4%	30	0.3%	\$655	\$672	2.6%
TX - San Angelo	94.2%	95.2%	100	1.1%	\$788	\$831	5.5%	94.2%	95.2%	100	1.1%	\$788	\$831	5.5%
TX - San Antonio	89.1%	90.1%	100	1.1%	\$955	\$1,003	5.0%	91.8%	92.2%	40	0.4%	\$941	\$979	4.0%
TX - Texarkana	91.7%	91.5%	-20	-0.2%	\$655	\$678	3.5%	91.7%	91.5%	-20	-0.2%	\$655	\$678	3.5%
TX - Victoria	92.7%	94.2%	149	1.7%	\$854	\$892	4.5%	92.7%	94.2%	149	1.7%	\$854	\$892	4.5%
TX - Waco/Temple/Killeen	89.3%	92.8%	350	3.9%	\$765	\$795	3.9%	92.4%	93.7%	130	1.4%	\$751	\$777	3.5%
TX - Wichita Falls	86.7%	90.7%	400	4.7%	\$647	\$665	2.8%	86.7%	90.7%	400	4.7%	\$647	\$665	2.8%
Texas Average	90.3%	90.7%	40	0.4%	\$1,057	\$1,095	3.6%	92.5%	92.6%	10	0.2%	\$1,041	\$1,070	2.8%
UT - Misc. UT	73.4%	88.3%	1490	20.3%	\$818	\$950	16.1%	83.8%	96.2%	1240	14.7%	\$818	\$869	6.2%
UT - Salt Lake City	92.5%	93.4%	90	0.9%	\$1,089	\$1,150	5.5%	95.3%	95.4%	10	0.1%	\$1,078	\$1,123	4.2%
Utah Average	92.1%	93.3%	120	1.3%	\$1,085	\$1,145	5.5%	95.1%	95.4%	30	0.3%	\$1,074	\$1,118	4.1%
VA - Norfolk	92.5%	94.1%	159	1.8%	\$1,064	\$1,095	2.9%	93.4%	94.6%	119	1.3%	\$1,061	\$1,088	2.6%
VA - Richmond	93.6%	93.0%	-60	-0.7%	\$1,082	\$1,137	5.1%	95.4%	95.1%	-30	-0.3%	\$1,076	\$1,125	4.5%
VA - Roanoke	94.9%	94.5%	-40	-0.4%	\$823	\$871	5.8%	94.9%	96.4%	150	1.6%	\$823	\$864	4.9%
Virginia Average	93.1%	93.7%	60	0.6%	\$1,050	\$1,092	4.0%	94.2%	94.9%	70	0.7%	\$1,046	\$1,083	3.5%
WA - Misc. WA	84.6%	85.1%	50	0.6%	\$989	\$1,032	4.3%	84.6%	85.1%	50	0.6%	\$989	\$1,032	4.3%
WA - SE Washington	95.5%	93.4%	-209	-2.3%	\$962	\$1,014	5.3%	96.4%	96.1%	-30	-0.3%	\$957	\$1,003	4.8%

	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Apr-18	Apr-19	bps	%CHG	Apr-18	Apr-19	%CHG	Apr-18	Apr-19	bps	%CHG	Apr-18	Apr-19	%CHG
WA - Seattle	92.2%	92.9%	70	0.8%	\$1,667	\$1,757	5.4%	94.4%	95.2%	80	0.9%	\$1,638	\$1,714	4.6%
WA - Spokane	95.3%	95.2%	-10	-0.1%	\$923	\$983	6.5%	95.9%	95.9%	0	0.0%	\$921	\$974	5.7%
Washington Average	92.5%	93.0%	50	0.6%	\$1,578	\$1,664	5.5%	94.6%	95.3%	70	0.7%	\$1,550	\$1,622	4.6%
WI - Green Bay/Appleton/Oshkosh	97.0%	97.2%	20	0.1%	\$719	\$750	4.3%	98.5%	98.6%	10	0.1%	\$716	\$736	2.9%
WI - Madison	95.5%	95.4%	-10	-0.2%	\$1,057	\$1,090	3.1%	97.3%	97.5%	20	0.2%	\$1,049	\$1,069	1.9%
WI - Milwaukee	93.2%	91.9%	-130	-1.4%	\$1,055	\$1,096	3.9%	95.2%	96.3%	110	1.2%	\$1,032	\$1,061	2.8%
WI - Misc. WI	97.2%	95.1%	-210	-2.2%	\$716	\$755	5.4%	97.2%	96.9%	-30	-0.3%	\$716	\$737	2.9%
Wisconsin Average	94.6%	93.8%	-80	-0.9%	\$985	\$1,022	3.7%	96.4%	97.0%	60	0.7%	\$970	\$993	2.4%
WV - Charleston	95.4%	93.2%	-219	-2.3%	\$782	\$898	14.8%	95.4%	93.2%	-219	-2.3%	\$782	\$898	14.8%
WV - Miscellaneous	92.9%	95.9%	299	3.2%	\$768	\$764	-0.5%	92.9%	95.9%	299	3.2%	\$768	\$764	-0.5%
West Virginia Average	94.4%	94.0%	-40	-0.4%	\$779	\$869	11.6%	94.4%	94.0%	-40	-0.4%	\$779	\$869	11.6%
CT - Hartford	93.9%	93.4%	-49	-0.6%	\$1,284	\$1,337	4.1%	95.0%	94.9%	-10	-0.1%	\$1,280	\$1,325	3.6%
DC - Washington	92.9%	93.6%	70	0.7%	\$1,748	\$1,806	3.3%	94.7%	95.3%	60	0.6%	\$1,734	\$1,785	2.9%
DE - Miscellaneous	95.0%	95.4%	40	0.4%	\$1,086	\$1,140	4.9%	95.0%	95.4%	40	0.4%	\$1,086	\$1,140	4.9%
HI - Honolulu	89.9%	93.3%	340	3.8%	\$1,724	\$1,799	4.4%	94.2%	95.3%	110	1.1%	\$1,718	\$1,804	5.0%
MT - All of Montana	95.3%	96.5%	120	1.3%	\$891	\$900	0.9%	95.3%	96.5%	120	1.3%	\$891	\$900	0.9%
NH - Concord	98.3%	99.4%	110	1.1%	\$1,197	\$1,259	5.2%	98.3%	99.4%	110	1.1%	\$1,197	\$1,259	5.2%
RI - Providence	93.9%	96.2%	230	2.4%	\$1,398	\$1,467	4.9%	96.0%	96.6%	60	0.6%	\$1,384	\$1,452	4.9%
VT - All of Vermont	83.7%	99.0%	1530	18.3%	\$1,520	\$1,552	2.1%	85.3%	99.9%	1460	17.1%	\$1,538	\$1,545	0.5%
WY - All of Wyoming	89.7%	94.4%	469	5.2%	\$874	\$922	5.4%	89.7%	94.4%	469	5.2%	\$874	\$922	5.4%
National Average	91.8%	92.3%	50	0.5%	\$1,270	\$1,325	4.4%	93.9%	94.2%	30	0.3%	\$1,254	\$1,298	3.5%

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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