

	OVERALL MARKET						
	OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Sep-19	Sep-20	bps	%CHG	Sep-19	Sep-20	%CHG
AK - Anchorage	93.3%	94.9%	159	1.7%	\$1,033	\$1,054	2.1%
AK - Misc. AK	85.9%	92.3%	640	7.4%	\$1,248	\$1,242	-0.5%
Alaska Average	91.1%	94.4%	329	3.5%	\$1,085	\$1,099	1.3%
AL - Birmingham	93.7%	91.3%	-240	-2.6%	\$915	\$952	4.1%
AL - Huntsville	93.3%	95.0%	169	1.8%	\$801	\$882	10.1%
AL - Misc. AL	96.9%	96.5%	-40	-0.4%	\$677	\$708	4.5%
AL - Mobile	89.0%	91.5%	250	2.9%	\$844	\$884	4.7%
AL - Montgomery	91.6%	94.5%	289	3.2%	\$782	\$799	2.2%
Alabama Average	92.5%	92.5%	0	0.0%	\$847	\$892	5.3%
AR - Little Rock	92.5%	93.0%	50	0.5%	\$762	\$780	2.4%
AR - Misc. AR	94.0%	95.0%	100	1.1%	\$582	\$598	2.7%
AR - Northwest Arkansas	90.2%	91.6%	140	1.6%	\$715	\$733	2.6%
Arkansas Average	91.9%	91.4%	-50	-0.5%	\$728	\$746	2.5%
AZ - Flagstaff	92.6%	94.2%	159	1.7%	\$1,323	\$1,359	2.7%
AZ - Misc. AZ	96.4%	97.0%	60	0.6%	\$825	\$878	6.4%
AZ - Phoenix	92.7%	93.1%	40	0.5%	\$1,161	\$1,210	4.2%
AZ - Tucson	93.7%	94.4%	69	0.8%	\$827	\$865	4.7%
Arizona Average	92.8%	93.3%	50	0.5%	\$1,102	\$1,150	4.4%
CA - Central Coast	94.8%	93.0%	-179	-1.9%	\$1,974	\$1,996	1.1%
CA - Los Angeles/OC	92.7%	91.3%	-140	-1.5%	\$2,234	\$2,201	-1.5%
CA - Misc. CA	96.5%	94.6%	-190	-1.9%	\$1,035	\$1,069	3.3%
CA - Sacramento	95.3%	95.1%	-20	-0.2%	\$1,465	\$1,533	4.7%
CA - San Bernardino/Riverside	94.0%	95.7%	170	1.9%	\$1,577	\$1,641	4.1%
CA - San Diego	93.9%	93.6%	-29	-0.3%	\$1,997	\$2,004	0.4%
CA - San Francisco/Oakland	92.6%	89.0%	-360	-3.9%	\$2,783	\$2,633	-5.4%
CA - San Joaquin Valley	95.8%	97.1%	130	1.4%	\$1,126	\$1,198	6.4%
California Average	93.5%	92.3%	-120	-1.3%	\$2,120	\$2,093	-1.2%
CO - Denver/Co Springs	90.7%	91.5%	80	0.9%	\$1,493	\$1,482	-0.8%
CO - Misc. CO	97.4%	95.7%	-170	-1.7%	\$1,090	\$1,193	9.5%
Colorado Average	90.8%	91.5%	70	0.8%	\$1,487	\$1,477	-0.7%
FL - Fort Lauderdale	92.6%	90.3%	-230	-2.4%	\$1,664	\$1,684	1.2%
FL - Fort Myers/Naples	84.4%	85.1%	70	0.8%	\$1,315	\$1,317	0.2%
FL - Gainesville	93.4%	92.8%	-60	-0.7%	\$1,239	\$1,240	0.1%
FL - Jacksonville	91.9%	91.5%	-40	-0.4%	\$1,093	\$1,129	3.3%
FL - Melbourne	92.3%	93.1%	80	0.9%	\$1,148	\$1,190	3.6%
FL - Miami	88.6%	85.8%	-280	-3.2%	\$1,764	\$1,768	0.2%
FL - Orlando	91.3%	90.5%	-80	-0.8%	\$1,330	\$1,293	-2.7%
FL - Palm Beach	92.2%	90.4%	-180	-1.9%	\$1,686	\$1,686	0.0%
FL - Pensacola	93.0%	94.3%	129	1.4%	\$1,153	\$1,178	2.2%
FL - Tallahassee	94.3%	93.8%	-50	-0.5%	\$993	\$1,017	2.4%
FL - Tampa	91.8%	92.5%	70	0.7%	\$1,246	\$1,271	2.0%

Florida Average	91.4%	90.8%	-60	-0.7%	\$1,357	\$1,369	0.8%
GA - Albany	93.6%	92.9%	-70	-0.8%	\$710	\$751	5.8%
GA - Atlanta	91.8%	91.8%	0	0.0%	\$1,271	\$1,286	1.2%
GA - Augusta	91.4%	94.5%	309	3.4%	\$881	\$923	4.8%
GA - Columbus	95.2%	95.8%	60	0.7%	\$856	\$886	3.4%
GA - Macon	93.0%	95.3%	229	2.4%	\$838	\$867	3.4%
GA - Savannah	92.8%	90.2%	-260	-2.8%	\$1,081	\$1,101	1.9%
Georgia Average	92.0%	92.1%	10	0.1%	\$1,202	\$1,221	1.6%
HI - Honolulu	95.3%	92.7%	-259	-2.7%	\$1,817	\$1,820	0.2%
Hawaii Average	95.3%	92.7%	-259	-2.7%	\$1,817	\$1,820	0.2%
IA - Des Moines	92.7%	90.9%	-180	-1.9%	\$911	\$926	1.7%
IA - Misc. IA	94.5%	97.3%	280	3.0%	\$809	\$840	3.9%
Iowa Average	92.8%	91.3%	-150	-1.6%	\$904	\$920	1.8%
ID - Boise	94.0%	94.6%	60	0.6%	\$1,124	\$1,183	5.3%
ID - Misc. ID	95.8%	89.8%	-599	-6.3%	\$784	\$738	-5.8%
Idaho Average	93.7%	94.3%	59	0.7%	\$1,105	\$1,159	4.9%
IL - Chicago	90.3%	90.4%	10	0.1%	\$1,607	\$1,573	-2.1%
IL - Misc. IL	75.7%	83.8%	809	10.6%	\$633	\$636	0.5%
IL - Moline	93.7%	92.0%	-170	-1.7%	\$760	\$779	2.5%
IL - Springfield	92.9%	92.8%	-10	-0.2%	\$756	\$781	3.3%
Illinois Average	90.5%	90.6%	10	0.1%	\$1,502	\$1,474	-1.9%
IN - Evansville	94.6%	94.3%	-30	-0.3%	\$744	\$767	3.1%
IN - Fort Wayne	94.4%	92.3%	-209	-2.2%	\$757	\$786	3.8%
IN - Indianapolis	92.5%	93.0%	50	0.4%	\$903	\$933	3.3%
IN - Misc. IN	97.5%	96.7%	-80	-0.8%	\$789	\$789	0.0%
IN - South Bend	87.8%	92.3%	450	5.1%	\$861	\$883	2.5%
Indiana Average	92.4%	92.9%	50	0.6%	\$874	\$903	3.3%
KS - Misc. KS	92.8%	94.9%	209	2.2%	\$616	\$612	-0.6%
KS - Topeka/Manhattan/Lawrence	90.9%	90.7%	-20	-0.2%	\$756	\$776	2.6%
KS - Wichita	91.1%	93.7%	260	2.8%	\$677	\$700	3.4%
Kansas Average	91.1%	92.5%	140	1.5%	\$709	\$729	2.8%
KY - Lexington	92.0%	95.1%	309	3.3%	\$835	\$855	2.4%
KY - Louisville	88.8%	91.0%	220	2.5%	\$917	\$943	2.8%
KY - Misc. KY	95.7%	97.3%	160	1.7%	\$628	\$656	4.4%
Kentucky Average	89.9%	91.9%	200	2.2%	\$885	\$910	2.8%
LA - Baton Rouge	87.6%	90.2%	260	3.0%	\$913	\$930	1.9%
LA - Lake Charles	88.8%	83.3%	-550	-6.3%	\$937	\$908	-3.1%
LA - Misc. LA	90.7%	91.9%	120	1.4%	\$778	\$798	2.6%
LA - Monroe	90.6%	95.4%	479	5.3%	\$753	\$793	5.3%
LA - New Orleans	90.6%	90.8%	20	0.2%	\$1,022	\$1,049	2.7%
LA - Shreveport	90.7%	92.5%	180	2.0%	\$811	\$825	1.8%
Louisiana Average	89.4%	90.7%	130	1.5%	\$931	\$952	2.2%

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MA - Boston	92.4%	90.0%	-240	-2.6%	\$2,301	\$2,244	-2.5%
MA - Springfield	96.9%	97.3%	40	0.5%	\$1,184	\$1,266	6.9%
Massachusetts Average	92.6%	90.3%	-230	-2.4%	\$2,245	\$2,199	-2.0%
MD - Baltimore	93.7%	94.4%	69	0.7%	\$1,370	\$1,383	0.9%
MD - Misc. MD	95.8%	97.7%	190	2.0%	\$1,053	\$1,110	5.4%
Maryland Average	93.8%	94.4%	60	0.7%	\$1,363	\$1,376	1.0%
ME - Augusta/Portland	92.7%	97.8%	509	5.5%	\$1,451	\$1,498	3.3%
ME - Misc. ME	96.9%	96.9%	-10	-0.1%	\$820	\$839	2.2%
Maine Average	93.2%	97.8%	459	5.0%	\$1,384	\$1,436	3.7%
MI - Detroit	94.7%	94.9%	20	0.3%	\$1,019	\$1,043	2.4%
MI - Grand Rapids/Kalamazoo/Battle Creek	95.1%	95.1%	0	0.1%	\$910	\$956	5.0%
MI - Misc. MI	92.7%	93.7%	100	1.0%	\$846	\$882	4.3%
Michigan Average	94.6%	94.7%	10	0.1%	\$991	\$1,020	2.9%
MN - Minneapolis - St. Paul	95.2%	93.7%	-149	-1.6%	\$1,308	\$1,320	1.0%
MN - Misc. MN	96.8%	96.7%	-10	-0.1%	\$1,013	\$1,026	1.2%
Minnesota Average	95.3%	93.5%	-179	-1.9%	\$1,299	\$1,312	1.0%
MO - Columbia	95.5%	95.3%	-20	-0.1%	\$688	\$715	3.9%
MO - Kansas City	92.0%	91.1%	-90	-1.0%	\$1,015	\$1,031	1.6%
MO - Misc. MO	95.4%	91.7%	-369	-3.9%	\$579	\$598	3.4%
MO - Springfield	96.1%	96.3%	20	0.2%	\$691	\$724	4.8%
MO - St. Louis	91.5%	92.6%	110	1.3%	\$975	\$1,009	3.6%
Missouri Average	92.1%	91.7%	-40	-0.4%	\$966	\$991	2.6%
MS - Gulfport/Biloxi	93.5%	93.1%	-40	-0.4%	\$785	\$807	2.8%
MS - Jackson/Central MS	92.7%	93.5%	80	0.8%	\$855	\$882	3.1%
MS - Misc. MS	91.6%	94.0%	239	2.6%	\$811	\$849	4.7%
Mississippi Average	92.6%	93.5%	90	1.0%	\$826	\$855	3.5%
NC - Asheville	89.3%	91.4%	210	2.4%	\$1,190	\$1,202	1.0%
NC - Charlotte	91.7%	91.8%	10	0.1%	\$1,169	\$1,187	1.6%
NC - Fayetteville	93.4%	96.1%	269	2.9%	\$850	\$910	7.1%
NC - Greensboro/Winston-Salem	93.1%	93.7%	60	0.7%	\$864	\$893	3.4%
NC - Misc. NC	92.0%	96.2%	419	4.6%	\$1,082	\$1,063	-1.8%
NC - Raleigh-Durham	92.6%	92.1%	-50	-0.6%	\$1,147	\$1,164	1.5%
NC - Wilmington	94.6%	90.1%	-449	-4.8%	\$1,018	\$1,047	2.9%
North Carolina Average	92.2%	92.2%	0	0.0%	\$1,092	\$1,115	2.1%
ND - Bismarck	95.8%	92.9%	-289	-3.0%	\$968	\$946	-2.3%
ND - Fargo	95.4%	95.9%	50	0.5%	\$793	\$799	0.7%
ND - Misc. ND	93.0%	81.9%	-1110	-11.9%	\$1,054	\$947	-10.2%
North Dakota Average	94.4%	89.6%	-479	-5.1%	\$914	\$877	-4.0%
NE - Lincoln	94.9%	94.8%	-10	-0.1%	\$865	\$886	2.5%
NE - Misc. NE	99.0%	97.4%	-160	-1.6%	\$707	\$719	1.7%
NE - Omaha	92.4%	93.7%	130	1.4%	\$938	\$955	1.8%
Nebraska Average	93.0%	94.0%	99	1.1%	\$918	\$936	2.0%
NM - Albuquerque	94.8%	95.6%	80	0.9%	\$910	\$948	4.2%

NM - Misc. NM	88.8%	85.6%	-320	-3.6%	\$1,066	\$1,054	-1.1%
New Mexico Average	94.3%	94.4%	10	0.1%	\$924	\$957	3.7%
NV - Las Vegas	93.8%	94.7%	90	0.9%	\$1,112	\$1,130	1.6%
NV - Misc. NV	96.6%	94.9%	-170	-1.8%	\$959	\$978	2.0%
NV - Reno	92.4%	94.2%	179	1.9%	\$1,296	\$1,342	3.5%
Nevada Average	93.6%	94.6%	99	1.1%	\$1,140	\$1,163	2.0%
NY - Albany	94.8%	93.6%	-119	-1.3%	\$1,200	\$1,224	2.0%
NY - Buffalo/Rochester/Syracuse	95.3%	95.2%	-10	-0.1%	\$1,007	\$1,041	3.4%
NY - Misc. NY	90.7%	90.2%	-50	-0.6%	\$1,018	\$1,060	4.1%
NY - New York City	94.1%	92.7%	-139	-1.5%	\$2,654	\$2,639	-0.6%
New York Average	93.1%	92.7%	-40	-0.4%	\$2,336	\$2,333	-0.2%
OH - Cincinnati/Dayton	94.7%	93.6%	-109	-1.2%	\$939	\$971	3.4%
OH - Cleveland/Akron	93.7%	94.0%	29	0.4%	\$885	\$909	2.7%
OH - Columbus	93.0%	93.5%	50	0.6%	\$985	\$1,009	2.4%
OH - Misc. OH	96.7%	97.7%	100	1.0%	\$698	\$700	0.3%
OH - Toledo	94.9%	94.4%	-50	-0.6%	\$724	\$756	4.4%
Ohio Average	93.8%	93.7%	-9	-0.1%	\$926	\$952	2.9%
OK - Misc. OK	88.7%	88.3%	-40	-0.4%	\$661	\$660	-0.3%
OK - Oklahoma City	89.4%	90.0%	60	0.7%	\$765	\$777	1.5%
OK - Tulsa	91.3%	93.8%	249	2.7%	\$711	\$748	5.2%
Oklahoma Average	90.2%	91.5%	130	1.5%	\$742	\$763	2.9%
OR - Misc. OR	89.6%	96.9%	729	8.2%	\$1,064	\$1,072	0.8%
OR - Portland	92.8%	93.2%	40	0.5%	\$1,403	\$1,401	-0.2%
Oregon Average	92.6%	92.8%	20	0.2%	\$1,399	\$1,397	-0.2%
PA - Harrisburg/Lancaster	95.6%	96.3%	70	0.7%	\$1,105	\$1,132	2.5%
PA - Misc. PA	96.0%	97.5%	150	1.5%	\$956	\$1,006	5.2%
PA - Philadelphia	94.0%	94.1%	10	0.0%	\$1,370	\$1,399	2.2%
PA - Pittsburgh	94.5%	94.6%	10	0.1%	\$1,147	\$1,167	1.7%
PA - State College/Altoona	95.3%	91.5%	-379	-4.0%	\$1,195	\$1,196	0.1%
Pennsylvania Average	94.3%	94.3%	0	0.1%	\$1,299	\$1,328	2.2%
RI - Providence	97.1%	95.8%	-130	-1.3%	\$1,487	\$1,520	2.2%
Rhode Island Average	97.1%	95.8%	-130	-1.3%	\$1,487	\$1,520	2.2%
SC - Charleston	89.1%	88.9%	-20	-0.2%	\$1,238	\$1,273	2.8%
SC - Columbia	93.3%	93.1%	-20	-0.2%	\$945	\$984	4.1%
SC - Greenville-Spartanburg	91.7%	92.8%	110	1.2%	\$973	\$987	1.5%
SC - Misc. SC	95.6%	93.7%	-189	-2.0%	\$721	\$756	4.9%
SC - Myrtle Beach	85.8%	90.8%	500	5.9%	\$1,031	\$1,069	3.7%
South Carolina Average	90.9%	91.4%	50	0.6%	\$1,054	\$1,084	2.8%
SD - Misc. SD	93.4%	96.9%	349	3.8%	\$840	\$853	1.5%
SD - Rapid City	96.2%	98.3%	210	2.1%	\$922	\$942	2.2%
SD - Sioux Falls	90.9%	94.6%	369	4.1%	\$836	\$849	1.6%
South Dakota Average	92.2%	95.7%	349	3.8%	\$854	\$868	1.6%
TN - Chattanooga	92.7%	93.5%	80	0.8%	\$975	\$1,007	3.3%

TN - Knoxville	93.1%	94.8%	169	1.8%	\$937	\$972	3.7%
TN - Memphis	91.2%	94.0%	279	3.1%	\$872	\$911	4.5%
TN - Misc. TN	92.5%	96.4%	389	4.2%	\$781	\$806	3.2%
TN - Nashville	93.0%	91.4%	-160	-1.8%	\$1,241	\$1,258	1.3%
Tennessee Average	92.5%	92.5%	0	0.0%	\$1,063	\$1,092	2.7%
TX - Dallas/Ft. Worth	91.0%	90.7%	-30	-0.3%	\$1,186	\$1,194	0.7%
TX - Greater Dallas	91.1%	90.6%	-50	-0.5%	\$1,228	\$1,230	0.2%
TX - Greater Fort Worth	90.9%	91.2%	30	0.3%	\$1,092	\$1,114	2.1%
TX - Abilene	92.4%	89.8%	-260	-2.8%	\$768	\$782	1.8%
TX - Amarillo	89.1%	89.7%	60	0.8%	\$743	\$751	1.0%
TX - Austin	91.6%	89.9%	-170	-1.8%	\$1,333	\$1,283	-3.8%
TX - Beaumont	90.0%	90.4%	40	0.5%	\$863	\$890	3.1%
TX - College Station	86.9%	87.2%	30	0.4%	\$1,189	\$1,226	3.1%
TX - Corpus Christi	91.4%	90.9%	-50	-0.5%	\$972	\$996	2.5%
TX - El Paso	94.1%	96.2%	210	2.2%	\$795	\$811	1.9%
TX - Houston	90.4%	89.0%	-140	-1.6%	\$1,089	\$1,085	-0.3%
TX - Laredo	94.5%	92.5%	-199	-2.1%	\$915	\$909	-0.7%
TX - Longview/Tyler	93.2%	93.0%	-20	-0.2%	\$884	\$882	-0.2%
TX - Lubbock	90.3%	92.3%	200	2.3%	\$770	\$786	2.2%
TX - Lufkin	94.6%	93.3%	-129	-1.4%	\$758	\$774	2.2%
TX - Midland-Odessa	92.3%	76.1%	-1620	-17.6%	\$1,467	\$1,018	-30.6%
TX - Misc. TX	94.3%	92.1%	-219	-2.4%	\$701	\$731	4.2%
TX - Rio Grande Valley	91.2%	94.3%	309	3.5%	\$779	\$797	2.4%
TX - San Angelo	95.9%	94.9%	-100	-1.0%	\$855	\$873	2.1%
TX - San Antonio	91.0%	91.0%	0	0.0%	\$1,022	\$1,020	-0.3%
TX - Texarkana	90.9%	93.2%	230	2.5%	\$691	\$732	5.9%
TX - Victoria	92.6%	88.5%	-410	-4.4%	\$894	\$907	1.4%
TX - Waco/Temple/Killeen	93.8%	94.3%	50	0.5%	\$811	\$851	4.9%
TX - Wichita Falls	89.7%	89.8%	10	0.2%	\$673	\$700	4.0%
Texas Average	91.0%	90.1%	-90	-0.9%	\$1,117	\$1,112	-0.5%
UT - Misc. UT	91.4%	95.0%	359	4.0%	\$989	\$1,064	7.6%
UT - Salt Lake City	90.5%	91.8%	130	1.5%	\$1,173	\$1,199	2.2%
Utah Average	90.0%	91.8%	180	2.0%	\$1,169	\$1,196	2.3%
VA - Norfolk	95.2%	95.6%	40	0.4%	\$1,123	\$1,161	3.4%
VA - Richmond	93.7%	92.6%	-110	-1.3%	\$1,157	\$1,192	3.1%
VA - Roanoke	94.9%	95.3%	40	0.4%	\$912	\$938	2.8%
Virginia Average	94.6%	94.3%	-30	-0.3%	\$1,117	\$1,154	3.3%
WA - Misc. WA	97.2%	87.3%	-989	-10.2%	\$899	\$934	3.9%
WA - SE Washington	95.0%	96.0%	100	1.0%	\$1,036	\$1,073	3.6%
WA - Seattle	93.6%	92.8%	-80	-0.8%	\$1,802	\$1,784	-1.0%
WA - Spokane	95.7%	95.6%	-10	-0.1%	\$1,011	\$1,064	5.2%
Washington Average	93.6%	93.1%	-50	-0.5%	\$1,708	\$1,698	-0.6%
WI - Green Bay/Appleton/Oshkosh	96.1%	97.8%	170	1.8%	\$758	\$778	2.6%

WI - Madison	96.1%	94.8%	-130	-1.3%	\$1,105	\$1,151	4.2%
WI - Milwaukee	92.4%	93.6%	120	1.3%	\$1,120	\$1,145	2.3%
WI - Misc. WI	94.4%	94.5%	10	0.1%	\$760	\$799	5.2%
Wisconsin Average	93.7%	94.2%	49	0.5%	\$1,040	\$1,072	3.1%
WV - Charleston	93.5%	93.9%	39	0.4%	\$908	\$921	1.3%
WV - Miscellaneous	95.0%	96.4%	140	1.5%	\$767	\$776	1.2%
West Virginia Average	93.8%	94.7%	90	0.9%	\$880	\$892	1.3%
CT - Hartford	93.9%	94.0%	10	0.1%	\$1,348	\$1,374	2.0%
DC - Washington	93.4%	92.2%	-120	-1.3%	\$1,851	\$1,839	-0.6%
DE - Miscellaneous	96.3%	97.9%	160	1.7%	\$1,154	\$1,203	4.2%
MT - All of Montana	96.6%	90.9%	-569	-5.8%	\$935	\$1,055	12.8%
NH - Concord	92.1%	90.4%	-170	-1.9%	\$1,343	\$1,441	7.3%
VT - All of Vermont	98.2%	99.1%	90	0.9%	\$1,590	\$1,588	-0.1%
WY - All of Wyoming	93.6%	93.7%	10	0.1%	\$950	\$913	-3.9%
National Average	92.4%	92.0%	-40	-0.4%	\$1,355	\$1,363	0.5%

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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