



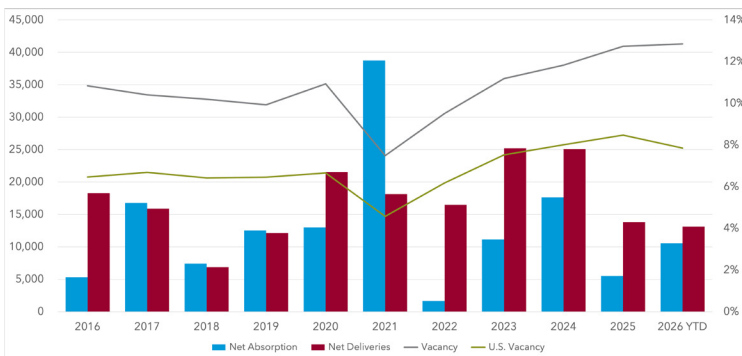
MULTIFAMILY MARKET OVERVIEW

MARY DOETTERL, *Research Director*

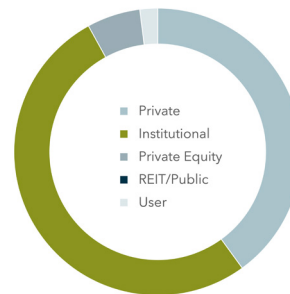
Multifamily demand strengthened during Q3 2026, with 12-month net absorption increasing to 9,548 units from 6,976 units in Q2 2026. Vacancy held steady at 12.8%, although it remained above the 12.3% recorded one year earlier. Average asking rents edged down to \$1,369 per unit, while sales pricing moderated slightly to \$150,010 per unit and cap rates increased to 6.8%. The construction pipeline continued to contract, falling to approximately 11,900 units from 15,785 units in Q2 and 18,789 units in Q3 2025, potentially providing some relief from recent supply pressures as demand continues to strengthen.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	9,548	6,709	2,349	(100)	1,528
▲ Vacancy Rate	12.80%	12.2%	12.5%	12.2%	11.8%
▲ Asking Rent/Unit	\$1,369.00	\$1,366.00	\$1,367.00	\$1,366.00	\$1,373.00
▼ Sale Price/Unit	\$150,010.00	\$218,242	\$89,657	\$194,832	\$156,128
▼ Cap Rate	6.80%	8.67%	8.16%	9.10%	7.18%
▼ Under Construction Units	11,874	12,920	16,666	21,041	20,547
▼ Inventory Units	749,919	937,516	933,072	927,272	923,737

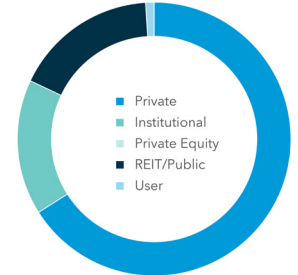
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
18036 Park Row Boulevard Houston, TX	\$84,209,948.00	573	Spirit Investment Partners LLC SVPGlobal Resia
7373 Ardmore Street Houston, TX	Undisclosed	378	Balfour Beatty Investments, Inc. Eaton Vance Real Estate Investment Group
4114 FM 2920 Road Spring, TX	Undisclosed	313	Undisclosed Undisclosed

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Camden Property Trust	\$124,000,000	CWS Capital Partners, LLC	\$124,000,000
Resia	\$84,209,948	Morgan Stanley & Co. LLC	\$74,500,000
Elco Ltd.	\$74,500,000	Fogelman Properties	\$52,300,000
Cortland	\$52,300,000	Westdale Real Estate Investment and Management	\$52,080,000
Knightvest Management	\$52,080,000	Lone Star Capital	\$44,000,000

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