

MATRIX MONTHLY

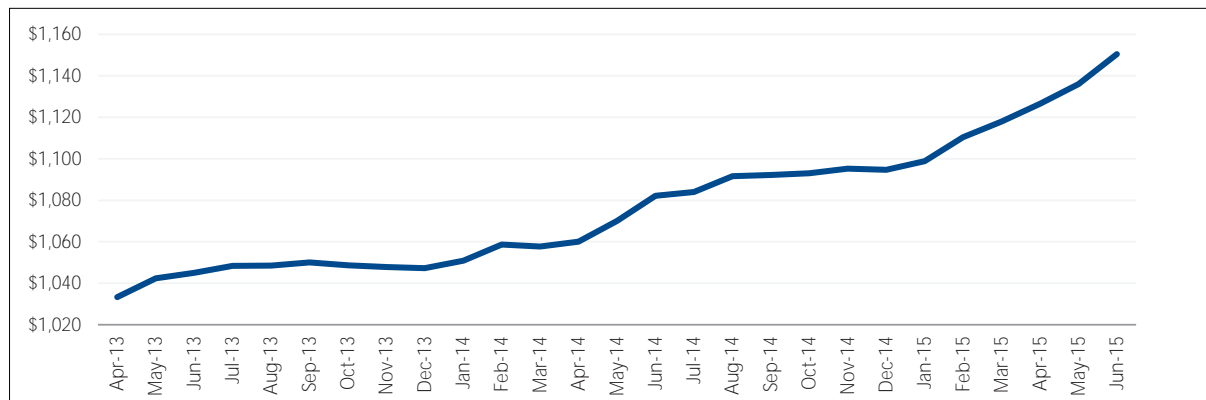
YARDIMATRIX
Data provided by Pierce-Eislen

Rent Survey | June 2015

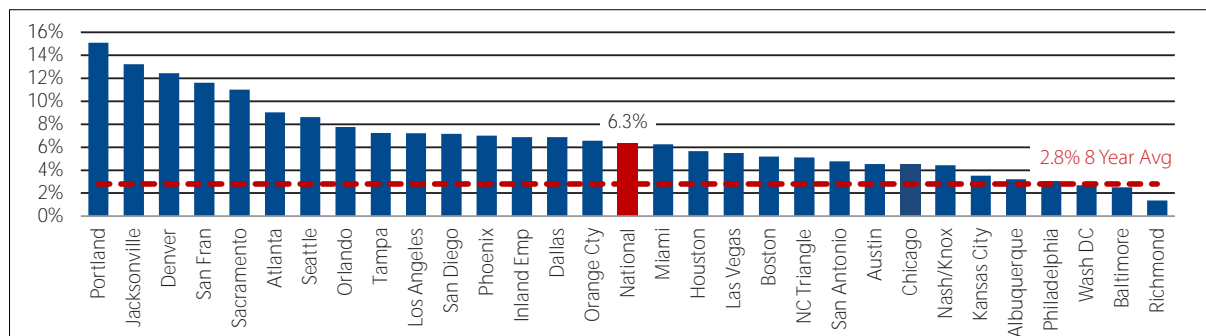
No Signs of a Slowdown: Rent Growth Accelerates in Spring

- Multifamily rents continue to flourish at historically robust levels, pushed upwards by job growth, pent-up demand from Millennials and favorable demographic factors. Nationally, rents hit a record high of \$1,150 in Yardi Matrix's June survey, up 6.3% year-over-year.
- Rent growth, which has been above-trend for the last couple of years, actually has accelerated. The average national rent grew 1.3% month-over-month and is up 2.9% over the past three months compared to 1.1% and 2.3% in 2014, respectively. The rapid growth is to some extent seasonal, since multifamily rents tend to increase more in the spring. However, the one-month and three-month increases represent the fastest rent growth in several years.
- As has been the case recently, the growth was led by the buoyant West Coast and Sunbelt markets. Portland (15.1%), Denver (12.4%), San Francisco (11.6%) and Sacramento (11.0%) led the growth on a year-over-year basis, while Jacksonville (13.2%) and Atlanta (9.0%) are among the southern markets with explosive growth.
- Although the Northeast, Mid-Atlantic and Midwest continue to trail on a relative basis, rent growth is strong across the country. Rents trail the long-term average in only a handful of markets, and only six failed to achieve 4.0% year-over-year growth: Richmond (1.4%), Baltimore (2.5%), Washington DC (2.7%), Philadelphia (3.0%) Albuquerque (3.2%) and Kansas City (3.5%).
- Demand for housing of all types – apartments and single-family homes – is expected to remain strong. Sales of both new and existing homes in May rose to their highest levels in six years, according to the National Association of Realtors.

National Average Rents



Year-Over-Year Rent Growth—All Asset Classes



National averages include 100 markets tracked by Matrix, not just the 30 metros featured in the report. All data provided by YardiMatrix.