



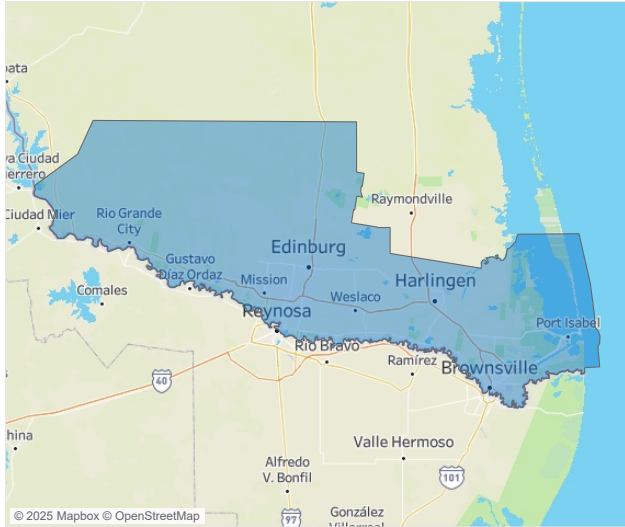
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McAllen

September 2025

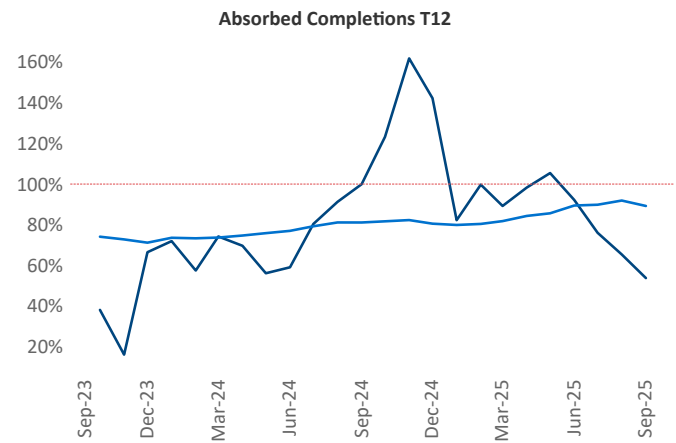
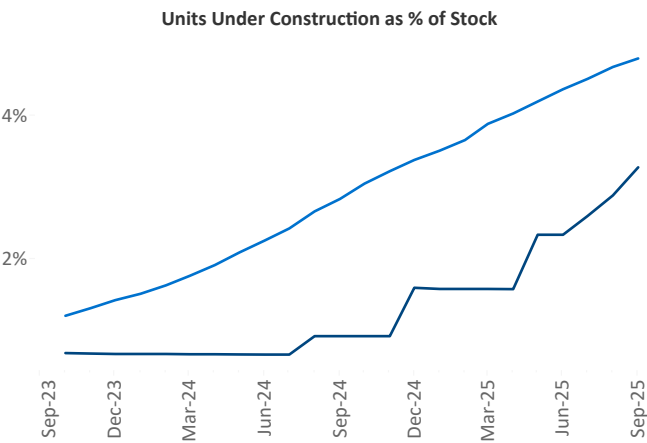
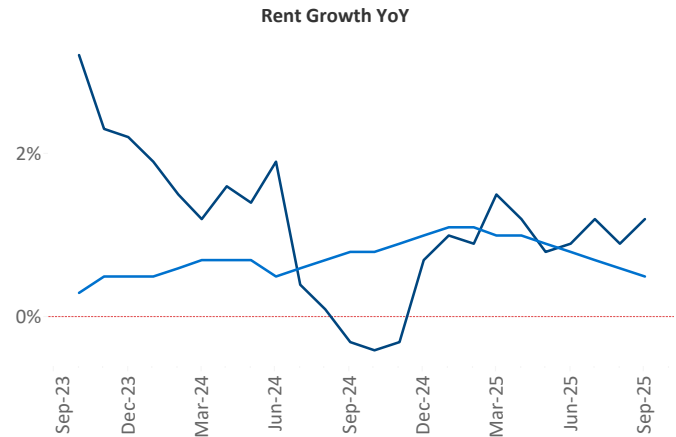
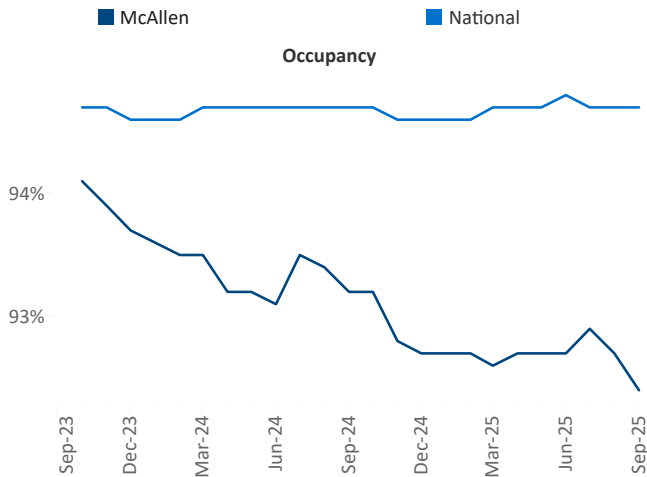


McAllen is the **104th** largest multifamily market with **30,587** completed units and **6,497** units in development, **1,004** of which have already broken ground.

Advertised rents are at **\$997**, up **1.2%** ▲ from the previous year placing McAllen at **59th** overall in year-over-year rent growth.

Multifamily housing demand has been positive with **341** ▲ units absorbed over the past twelve months. Absorption decreased by **-788** ▼ units from the previous year's absorption gain of **1,129** ▲ units.

Employment in McAllen has grown by **1.5%** ▲ over the past 12 months, while hourly wages have fallen by **-1.4%** ▼ YoY to **\$21.29** according to the *Bureau of Labor Statistics*.



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