



Yardi Matrix

# Single-Family Build-to-Rent National Report

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February 2026



# Single-Family Build-to-Rent Segment: Trade Groups Push Back on SFR Bill

- Nationally, advertised rates for single-family build-to-rent units were flat at \$2,191 in February, down 0.4% year-over-year.
- U.S. single-family rental occupancy rates averaged 94.5% in February, down 0.5% year-over-year. Occupancy was 96.1% at RBN and 94.2% at Lifestyle properties.

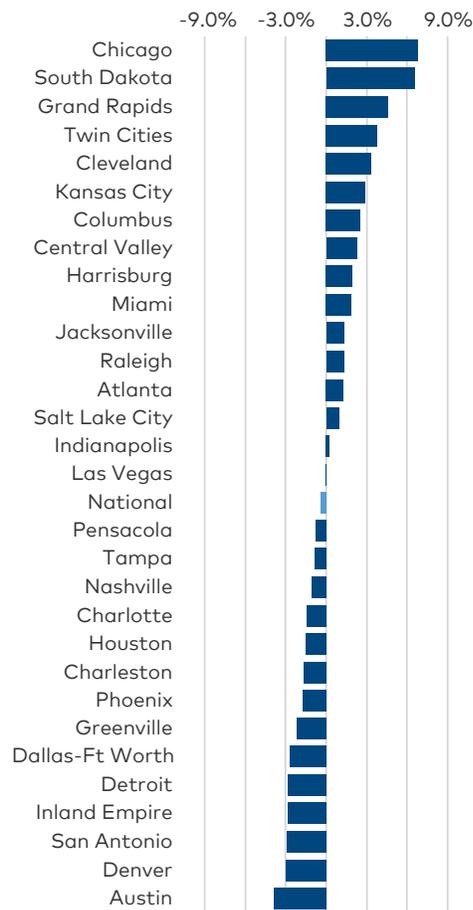
Industry trade groups including the National Rental Home Council and National Multifamily Housing Council are fighting federal legislation that would cause serious damage to the single-family rental industry. The legislation, part of the 21st Century ROAD to Housing Act, would

prohibit institutional investors that own 350 or more homes from buying most single-family homes, and require any that are purchased by institutions to be sold within seven years.

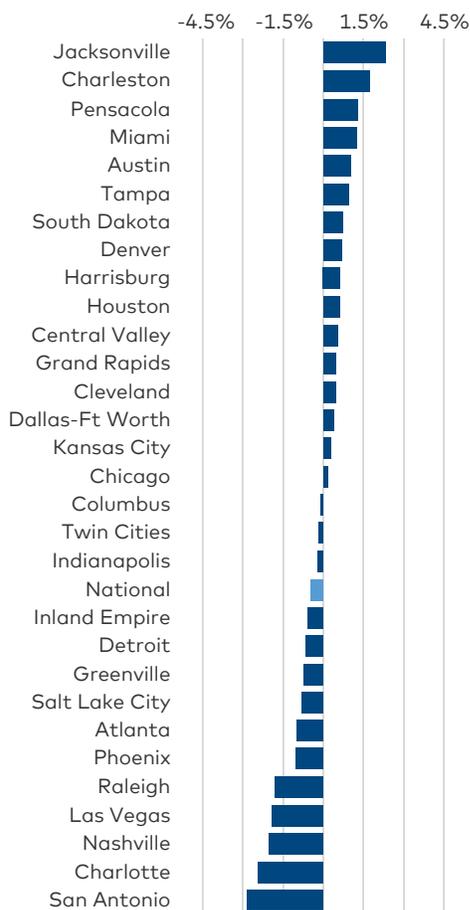
While the bill exempts build-to-rent programs, it creates overall onerous conditions that would make the SFR-BTR segment unattractive for many institutions. This despite the fact that there is little evidence that institutional SFR increases home prices, and contrary to evidence that institutions boost needed supply that fills demand and keeps home prices from rising.

*Note: Yardi Matrix covers single-family build-to-rent communities of 50 homes and larger.*

**Year-Over-Year Rent Growth—  
Single-Family Rentals**



**Year-Over-Year Occupancy Change—  
Single-Family Rentals**



Source: Yardi Matrix

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