



Yardi[®] Matrix

Multifamily National Report

March 2026



Multifamily Rents Rise, but Growth Remains Historically Weak

- Multifamily rents rose in March for the first time since last summer, but the growth was modest and most of the Matrix top 30 metros remain negative year-over-year. The average U.S. advertised rent increased \$5 to \$1,750 in March, with year-over-year growth holding at 0.1%.
- Advertised rents increased \$4, up 0.2%, during Q1 2026, a positive but weaker-than-normal first-quarter performance. Operators in many markets report spotty demand in recent months, and the national occupancy rate for stabilized properties is down 40 basis points year-over-year.
- Advertised rents in single-family build-to-rent properties rose \$5 nationally in March to \$2,202, the segment's best performance since last spring. The national occupancy rate was 94.5% in February, which is down 50 basis points year-over-year.

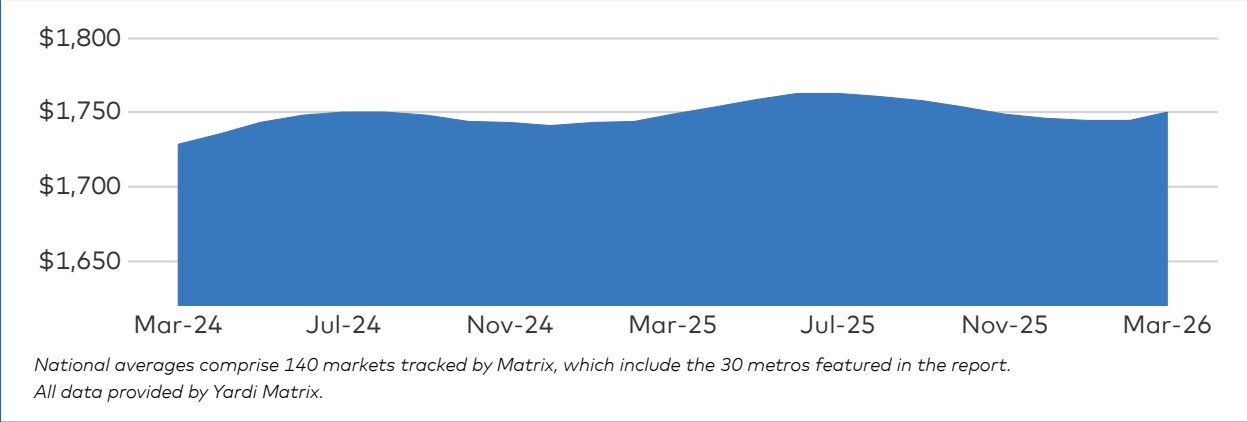
U.S. multifamily advertised rents rose \$5 in March to \$1,750, signaling an improvement as the market enters the critical spring leasing season. Rents typically begin accelerating in March, ahead of peak summer moving activity. So this month's short-term rent gains, which were broadly distributed across markets, suggest early signs of seasonal momentum. However, the 0.1% year-over-year increase remains the weakest March growth on record, dating back to 2012. By comparison, rents grew an average of 3.6% in March between 2012 and 2019. The continued weakness is not entirely unsurprising, as an ongoing supply glut—particularly across Sun Belt markets—combined with reduced immigration and slower job growth, has created persistent headwinds.

Conflict with Iran has introduced an additional drag on economic activity, posing downside risks to growth while adding renewed pressure on inflation. Prior to the escalation, markets an-

anticipated a steady path of Federal Reserve rate cuts throughout the year. However, rising geopolitical tensions—and their impact on global energy markets—have shifted expectations toward a prolonged "higher-for-longer" rate environment as the Fed remains focused on containing inflation. Bond markets reinforce this shift, with weak demand at recent U.S. Treasury auctions signaling that investors are requiring higher yields. As a result, borrowing costs are rising, directly impacting commercial real estate through tighter financing conditions and continued pressure on asset valuations.

If the conflict persists, elevated energy prices could place sustained pressure on household formation. Affordability pressures are already elevated, and higher energy costs—particularly at the pump—erode discretionary income and disproportionately impact lower-income households, further limiting renters' ability to absorb rising housing costs.

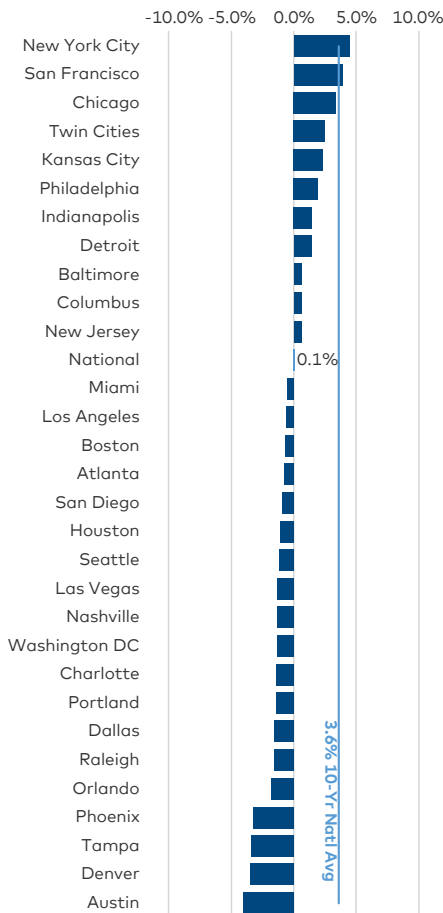
National Average Rents



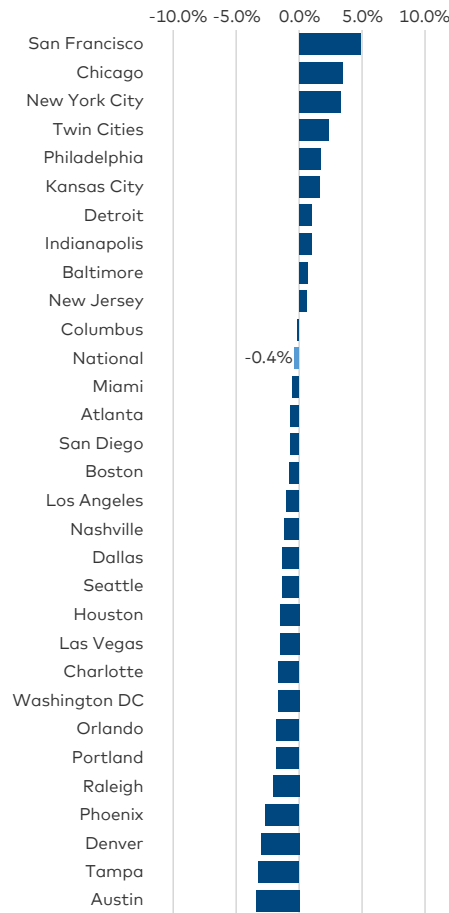
Year-Over-Year Rent Growth: Rents Stall as Market Performance Diverges

- The national average advertised rent increased \$5 to \$1,750 in March, while the year-over-year growth rate was flat at 0.1%. Gateway and Midwest markets recorded the highest rent growth, led by New York City (4.5% year-over-year), San Francisco (3.9%), Chicago (3.4%), the Twin Cities (2.5%) and Kansas City (2.3%). Meanwhile, rent growth remains negative in high-supply metros, led by Austin (-4.1%), Denver (-3.5%), Tampa (-3.4%), Phoenix (-3.2%) and Orlando (-1.8%).
- The national occupancy rate held at 94.3% in February but declined 0.4% year-over-year. Only two markets—Atlanta and San Francisco—posted gains (both 0.2%), while all others declined. The largest drops were in Tampa (-1.1%), Washington, D.C., and Houston (both -0.9%). Dispersion is widening, with a 5–6% spread between the highest- and lowest-performing markets. Texas markets were the weakest, with occupancy at 91.8% in Houston and 92.0% in Austin. In contrast, Northeast markets remain tight, with New York at 98.2% and New Jersey at 96.7%, despite modest declines.

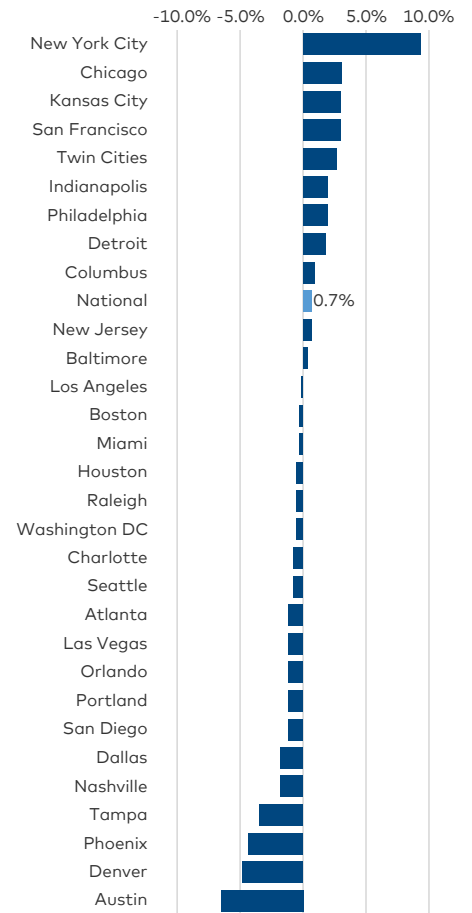
Year-Over-Year Rent Growth—
All Asset Classes



Year-Over-Year Rent Growth—
Lifestyle Asset Class



Year-Over-Year Rent Growth—
Renter-by-Necessity Asset Class



Source: Yardi Matrix

Short-Term Rent Changes: Rent Growth Expands Across Markets

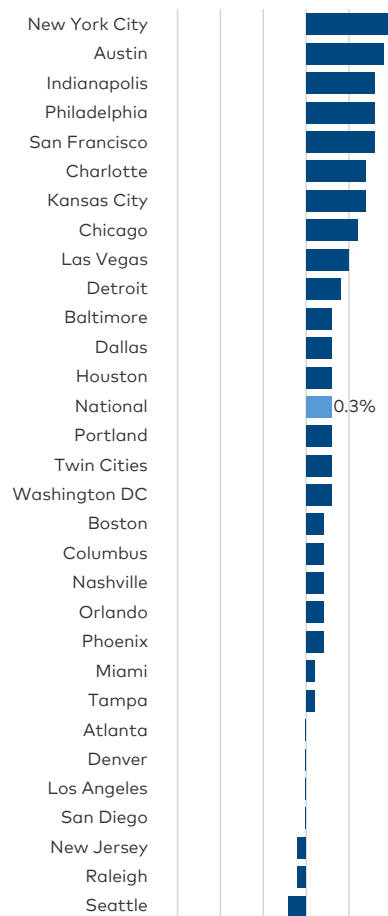
- U.S. advertised rents rose 0.3% month-over-month in March, with just three of Matrix's top 30 markets posting declines.
- Lifestyle rents increased 0.3%, while Renter-by-Necessity rents rose 0.2% for the month.

After several months of muted rent growth, March saw a broad-based improvement, with nearly all markets—including most high-supply metros—posting gains. The strongest increases were largely concentrated in coastal and Midwest metros, led by New York (1.0%), Austin (0.9%), Indianapolis, San Francisco and Philadelphia (all 0.8%). Only three markets re-

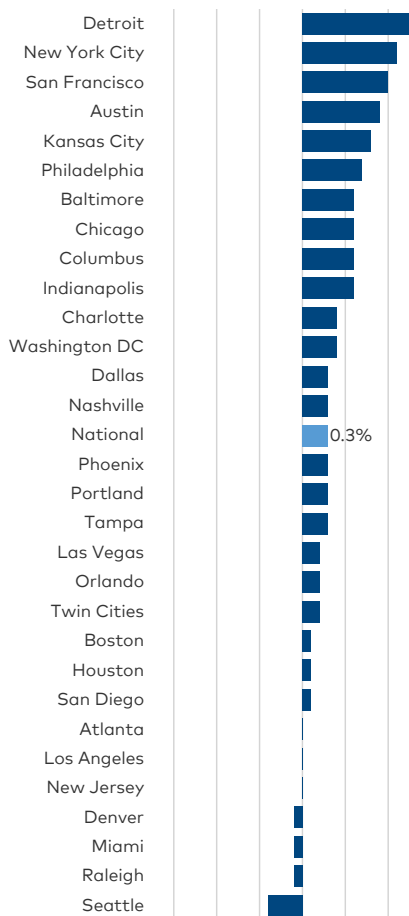
corded declines: Seattle (-0.2%), Raleigh and New Jersey (both -0.1%).

Despite ongoing supply headwinds, the Sun Belt posted a strong performance. Austin stood out, with a 0.9% overall increase driven by gains of 0.9% in Lifestyle and 0.6% in RBN, placing it near the top across both segments. Charlotte also delivered a solid showing, with a 0.7% overall gain, including a 0.4% increase in Lifestyle and a 1.6% jump in RBN, which led the segment. While this strength may prove temporary, given both markets' consistent weakness on a monthly and annual basis, this month's gains offer some welcome relief.

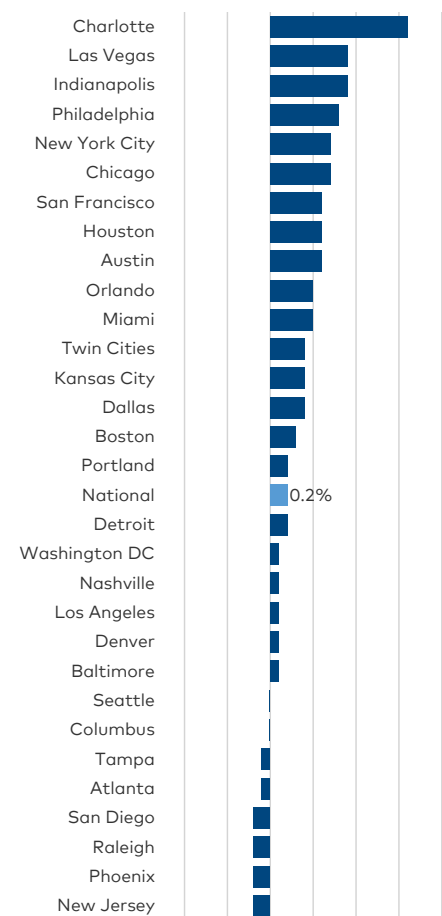
**Month-Over-Month Rent Growth—
All Asset Classes**



**Month-Over-Month Rent Growth—
Lifestyle Asset Class**



**Month-Over-Month Rent Growth—
Renter-by-Necessity Asset Class**



Source: Yardi Matrix

Supply, Demand and Demographics: Global Tensions and AI Alter Growth Path

- Geopolitical events and technological changes are disrupting the economy in the immediate and intermediate future.
- Iran's control over the Strait of Hormuz has clogged global supply chains, and the impact has intensified as the war has been prolonged.
- AI is capturing an increasing share of business capital expenditures and will play an outsized role in growth going forward.



The U.S. economy is entering a critical juncture involving geopolitical events and technological trends that are causing upheaval to the trajectory of the economy and impact demand for commercial real estate. Challenges in the near term include the war in Iran and its effects, while longer-term challenges include the rise of artificial intelligence and changing demographics.

The conflict in the Middle East will be difficult to end quickly because neither the U.S. nor Iran is likely to back down soon, according to Ian Bremmer, president of Eurasia Group and global affairs commentator. The U.S. and Iran's neighbors in the Middle East do not want to live under the threat of military action by the militant Iranian regime, which can inflict severe damage to countries in the region, Bremmer said last week at the Pension Real Estate Association's Spring Conference.

Iran's blocking ships from passing through the Strait of Hormuz is wreaking havoc on global supply chains and will lead to inflation as costs rise for products including energy, fertilizer and petrochemicals. "Every day the supply chain is shut down, the second- and third-order implications are enormous," Bremmer said.

America's retreat from leadership of the post-World War II order has opened up space for China to increase trade with other countries. However, America remains at the center of the global economy because of the dollar's role in global currency and production of essential goods and services. "You have no idea how upset people are with the

U.S. these days, yet they continue to invest in the U.S.," said Mohamed El-Erian, chief economic advisor at Allianz and former chief executive of PIMCO, also speaking at PREA.

Meanwhile, artificial intelligence is rapidly transforming the economy. Tom Kennedy, head of research and investment strategy for J.P. Morgan's Real Estate Americas unit, predicted that the U.S. economy will be driven by growth in AI spending rather than consumers. Speaking at the National Council of Real Estate Investment Fiduciaries' spring conference, Kennedy said that AI represents one-third of corporate capital expenditures and the share is rising.

El-Erian said that most people associate AI with research and consumer-facing uses, but that its role as an "inventor of inventions" could have an even bigger economic impact. "AI will fundamentally change the economy," he said. "It can be labor displacing or labor enhancing."

Other disrupting trends that bear close watching include the K-shaped economy and demographics. Consumer spending growth is concentrated in the upper third of the income distribution, while lower-income households are struggling with inflation and social spending cuts. Meanwhile, with reduced immigration and a steadily declining birthrate, population growth is stagnating. All of these issues will have a disparate impact on demand for commercial properties depending on property segment and region, making it crucial for market players to strategize accordingly.

Single-Family Build-to-Rent Segment: Housing Bill Risks Reducing Supply

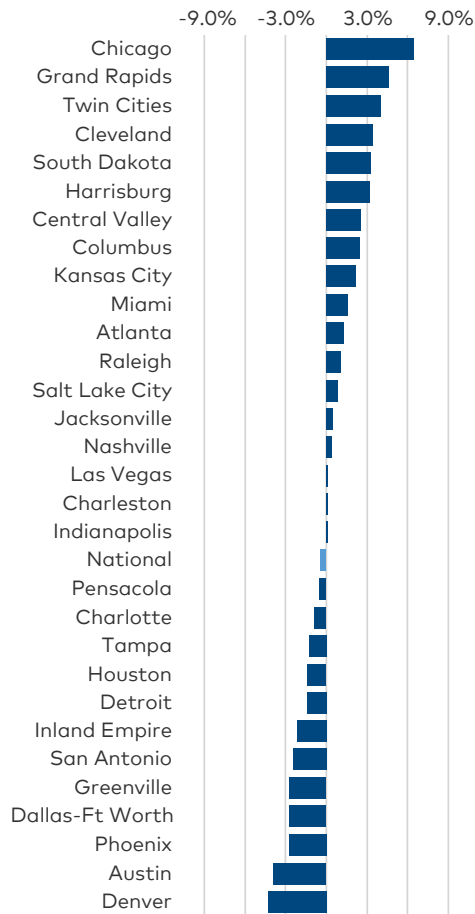
- Nationally, advertised rates for single-family build-to-rent units rose \$5 to \$2,202 in March, down 0.5% year-over-year.
- U.S. single-family rental occupancy rates were solid at 94.5% in February, but down 0.5% year-over-year. Occupancy was 96.1% at RBN and 94.2% at Lifestyle properties.

The housing bill making its way through Congress increases financing for affordable housing and streamlines the entitlement process. However, the limitations on institutional investors in single-family homes are counterproductive to making housing more affordable. Construction

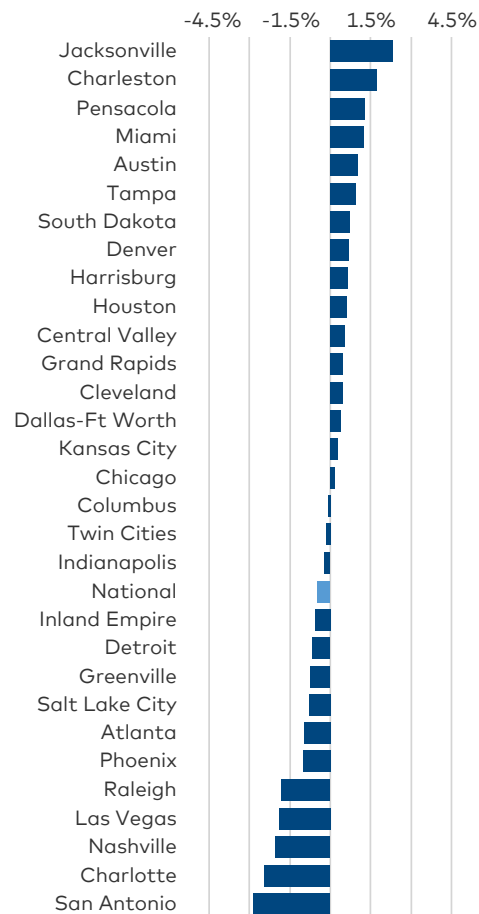
of single-family rentals is a response to demand from a public that wants the amenities of single-family homes without owning them. Growth in the institutional SFR market already comes almost entirely from build-to-rent communities, which provide homes for middle-income households that often cannot afford homeownership. Requiring builders to sell BTR homes after seven years will stop developers from entering the market, which studies estimate would reduce the supply of housing by about 72,000 units per year and countermand the legislation's goal of reducing housing costs.

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

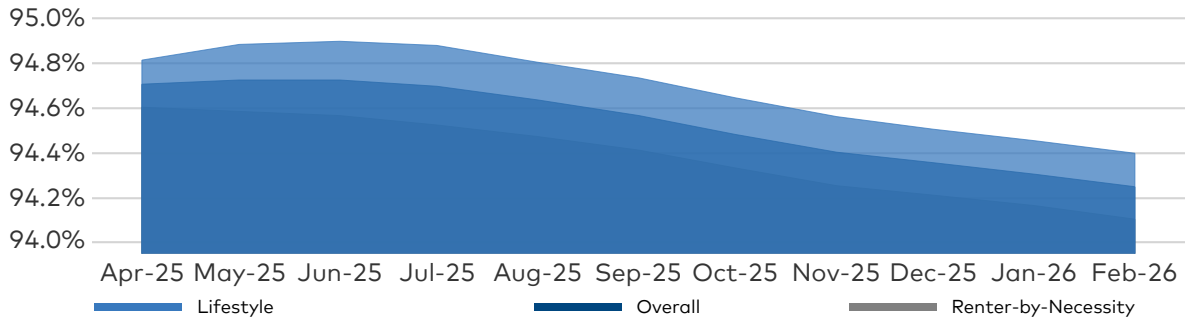
Employment and Supply Trends; Forecast Rent Growth

Market	YoY Rent Growth as of Mar-26	Forecast Rent Growth as of 03/01/26 for YE 2026	YoY Job Growth (6-mo. moving avg.) as of Dec-25	T12 Completions as % of Total Stock as of Mar-26
New York City	4.5%	3.1%	1.2%	2.5%
San Francisco	3.9%	2.6%	-0.4%	2.0%
Chicago	3.4%	4.1%	0.6%	1.0%
Twin Cities	2.5%	4.7%	0.7%	1.7%
Kansas City	2.3%	3.9%	0.0%	1.8%
Philadelphia	1.9%	2.9%	1.4%	1.7%
Indianapolis	1.5%	1.1%	0.8%	2.3%
Detroit	1.4%	4.0%	0.4%	0.8%
New Jersey	0.6%	1.9%	1.1%	2.2%
Columbus	0.6%	2.3%	1.4%	3.2%
Baltimore	0.6%	1.9%	-0.6%	1.2%
Miami Metro	-0.5%	-2.0%	0.8%	4.0%
Los Angeles	-0.6%	0.2%	0.3%	2.0%
Boston	-0.7%	0.2%	0.1%	2.2%
Atlanta	-0.8%	-2.0%	0.4%	3.1%
San Diego	-0.9%	-2.6%	0.5%	2.8%
Houston	-1.1%	-1.0%	0.9%	1.4%
Seattle	-1.2%	-1.5%	0.4%	2.3%
Nashville	-1.3%	-1.4%	1.3%	3.7%
Las Vegas	-1.3%	-3.8%	0.1%	2.5%
Washington DC	-1.3%	-1.3%	-0.8%	2.0%
Portland	-1.4%	-2.7%	-0.5%	2.3%
Charlotte	-1.4%	-1.8%	2.7%	6.5%
Raleigh	-1.5%	-1.8%	1.6%	4.6%
Dallas	-1.5%	-4.3%	0.6%	3.6%
Orlando	-1.8%	-4.0%	0.9%	4.1%
Phoenix	-3.2%	-6.2%	1.1%	4.8%
Tampa	-3.4%	-3.4%	1.1%	3.9%
Denver	-3.5%	-5.9%	0.1%	4.5%
Austin	-4.1%	-5.2%	0.8%	7.8%

Source: Yardi Matrix

Occupancy & Asset Classes

Occupancy--All Asset Classes by Month



Source: Yardi Matrix

Year-Over-Year Rent Growth, Other Markets

Market	March 2026		
	Overall	Lifestyle	Renter-by-Necessity
San Jose	3.7%	4.1%	3.2%
Richmond-Tidewater	3.5%	3.5%	3.6%
Milwaukee	2.4%	1.7%	3.5%
Bridgeport-New Haven	2.4%	1.6%	3.1%
Cleveland-Akron	2.4%	1.2%	3.0%
St Louis	2.4%	3.3%	1.9%
Cincinnati	1.8%	1.8%	1.8%
Orange County	1.2%	1.7%	0.7%
Central Valley	0.7%	-0.5%	0.9%
North Central Florida	0.3%	0.4%	0.2%
Inland Empire	0.1%	-0.1%	0.3%
Louisville	0.1%	-0.2%	0.2%
Winston-Salem-Greensboro	-0.5%	-1.0%	0.8%
Charleston	-0.7%	-0.2%	-1.8%
Greenville	-0.8%	-0.6%	-1.2%
Albuquerque	-0.9%	-2.4%	0.2%
Salt Lake City	-1.0%	-0.5%	-1.8%
Sacramento	-1.1%	-1.2%	-1.1%
Jacksonville	-1.3%	-1.4%	-1.3%
Colorado Springs	-1.6%	-1.0%	-2.8%
San Antonio	-2.8%	-2.4%	-3.5%
Southwest Florida Coast	-6.1%	-6.2%	-5.8%

Source: Yardi Matrix

Definitions

Reported Market Sets:

National multifamily rent and occupancy values derived from all 136 markets with years of tracked data that makes a consistent basket of data.

Market: Generally corresponds to a Standard Metropolitan Statistical Area (SMSA), as defined by the United States Bureau of Statistics, though large SMSA are split into 2 or more markets.

Metro: One or more Matrix markets representing an economic area. Shown with combined Matrix markets when necessary, and do not necessarily fully overlap an SMSA.

Average Market Rent: Average rent rolled up from the unit mix level to metro area level and weighted by number of units. Rent data is stabilized, meaning rent values for properties are only included 12 months after the properties' completion date.

Rent Growth, Year-Over-Year: Year-over-year change in average market rents, as calculated by same month.

Forecast Rent Growth: Year-over-year change in average forecast market rents, as calculated by same month.

Renewal Lease Rent Per Unit: Monthly rent per unit for renewal leases.

Renewal Lease Rent Change Percent: Percentage of monthly rent change between renewals and their corresponding previous leases for the same resident. Only includes renewal leases where the lease term length is no more than 3 months longer or shorter than the previous lease.

Expiring Lease Renewal Percent: Percentage of expiring leases for which residents have renewed. Excludes leases from which the tenant moved out prior to the month of the expiration.

Rent-to-Income Ratio: Rent is the monthly rent as stated, no fees or utilities. Income is as stated on applications.

Occupancy Rates: Ratio of occupied unit count and total unit count, as provided by phone surveys and postal records. Excludes exception properties: closed by disaster/renovation, affordable and other relevant characteristics.

Completions as % of Total Stock: Ratio of number of units completed in past 12 months and total number of completed units.

Employment Totals: Total employment figures and categories provided by the Bureau of Labor Statistics, seasonally adjusted.

Single-Family Rental: A property where 50% or more of the units are either stand-alone buildings OR have direct access garages with no neighbors above or below the unit.

Ratings:

Lifestyle/Renters by Choice

- Discretionary—has sufficient wealth to own but choose rent

Renters by Necessity

- High Mid-Range—has substantial income but insufficient wealth to acquire home/condo
- Low Mid-Range—Office workers, police officers, technical workers, teachers, etc
- Workforce—blue-collar households, which may barely meet rent demands and likely pay distortional share of income toward rent

Market Position	Improvement Ratings
Discretionary	A+ / A
High Mid-Range	A- / B+
Low Mid-Range	B / B-
Workforce	C+ / C / C- / D

The value in application of the Yardi® Matrix Context rating is that standardized data provides consistency; information is more meaningful because there is less uncertainty. The user can move faster and more efficiently, with more accurate end results.

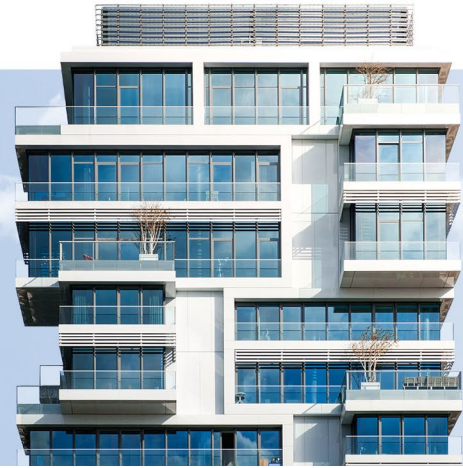
The Yardi® Matrix Context rating is not intended as a final word concerning a property's status—either improvements or location. Rather, the result provides reasonable consistency for comparing one property with another through reference to a consistently applied standard.

To learn more about Yardi® Matrix and subscribing, please visit www.yardimatrix.com or call Ron Brock, Jr., at 480-663-1149 x14006.



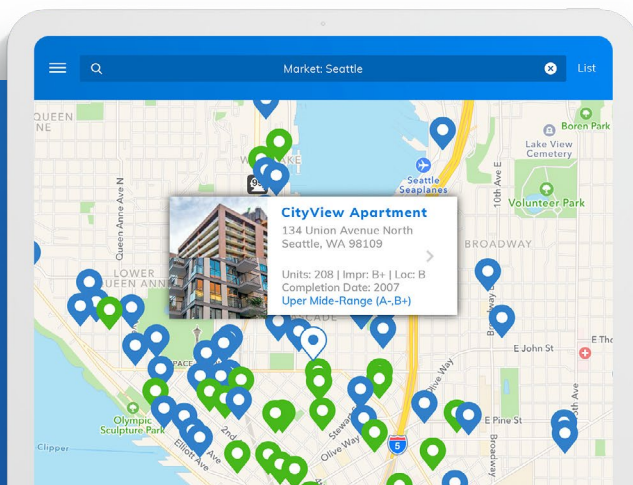
Yardi® Matrix

Power your business
with the industry's
leading data provider



MULTIFAMILY KEY FEATURES

- Pierce the LLC every time with true ownership and contact details
- Leverage improvement and location ratings, unit mix, occupancy and manager info
- Gain complete new supply pipeline information from concept to completion
- Find acquisition prospects based on in-place loans, maturity dates, lenders and originators
- Access aggregated and anonymized residential revenue and expense comps



Yardi Matrix Multifamily provides accurate data on nearly 23.5 million units, covering over 92% of the U.S. population.



(800) 866-1144

Learn more at yardimatrix.com/multifamily

Contact
US



Contacts

Jeff Adler

Vice President & General
Manager of Yardi Matrix
Jeff.Adler@Yardi.com
(303) 615-3676

Paul Fiorilla

Associate Director
of Research
Paul.Fiorilla@Yardi.com
(800) 866-1124 x15849

Doug Ressler

Media Contact
Doug.Ressler@Yardi.com
(480) 695-3365

Authors

Paul Fiorilla

Associate Director of Research

Brittney Peacock

Senior Research Analyst

DISCLAIMER

Although every effort is made to ensure the accuracy, timeliness and completeness of the information provided in this publication, the information is provided "AS IS" and Yardi Matrix does not guarantee, warrant, represent or undertake that the information provided is correct, accurate, current or complete. Yardi Matrix is not liable for any loss, claim, or demand arising directly or indirectly from any use or reliance upon the information contained herein.

COPYRIGHT NOTICE

This document, publication and/or presentation (collectively, "document") is protected by copyright, trademark and other intellectual property laws. Use of this document is subject to the terms and conditions of Yardi Systems, LLC. dba Yardi Matrix's Terms of Use (<http://www.yardimatrix.com/Terms>) or other agreement including, but not limited to, restrictions on its use, copying, disclosure, distribution and decompilation. No part of this document may be disclosed or reproduced in any form by any means without the prior written authorization of Yardi Systems, LLC. This document may contain proprietary information about software and service processes, algorithms, and data models which is confidential and constitutes trade secrets. This document is intended for utilization solely in connection with Yardi Matrix publications and for no other purpose.

Yardi®, Yardi Systems, LLC, the Yardi Logo, Yardi Matrix, and the names of Yardi products and services are trademarks or registered trademarks of Yardi Systems, Inc. in the United States and may be protected as trademarks in other countries. All other product, service, or company names mentioned in this document are claimed as trademarks and trade names by their respective companies.

© 2026 Yardi Systems, LLC. All Rights Reserved.