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Yardi Matrix

Single-Family Build-to-Rent National Report

March 2026

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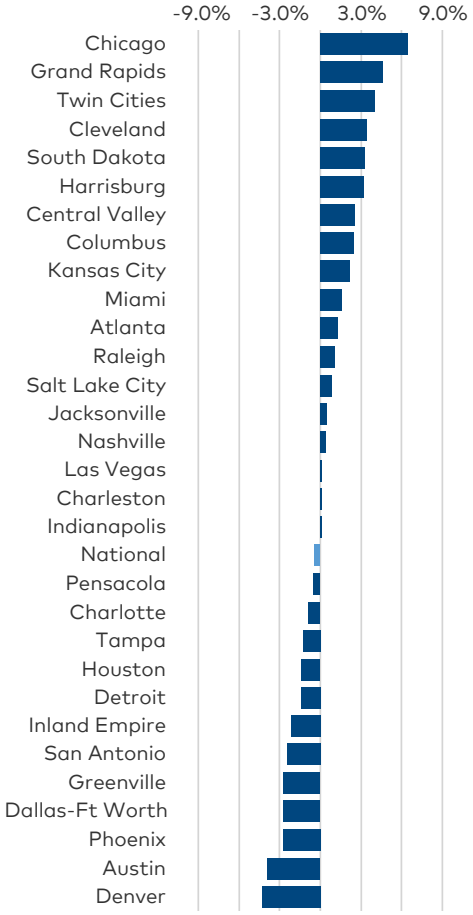
Single-Family Build-to-Rent Segment: Housing Bill Risks Reducing Supply

- 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.

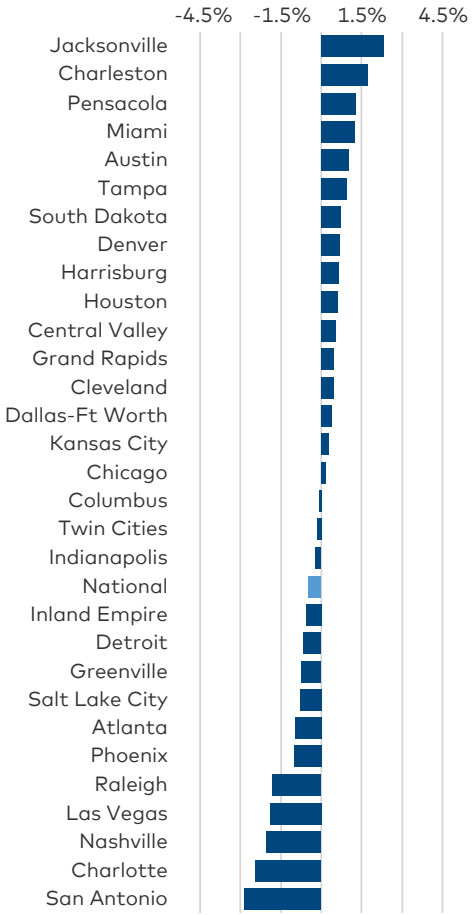
The housing bill making its way through Congress increases financing for affordable housing and streamlines the entitlement process. However, the limitations on institutional investors in single-family homes are counterproductive to making housing more affordable. Construction of single-family rentals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