Yardi Matrix

Single-Family Build-to-Rent National Report

October 2026



Single-Family Build-to-Rent Segment: Strong Occupancy Anchors SFR Despite Rent Softness

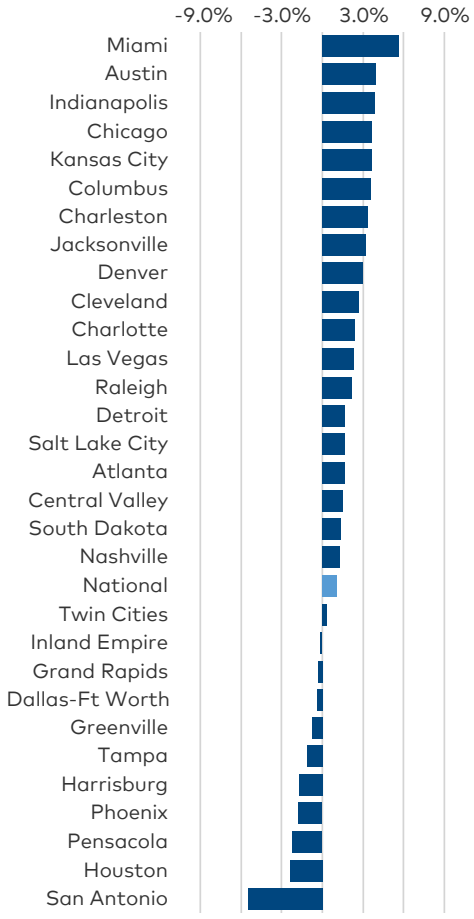
- Nationally, advertised rates for single-family build-to-rent units fell $4 to $2,247 in October, up 1.1% year-over-year.

- U.S. single-family rental occupancy rates were solid at 94.9% in October, up 10 basis points year-over-year. Occupancy was 96.9% for RBN and 94.6% at Lifestyle properties.

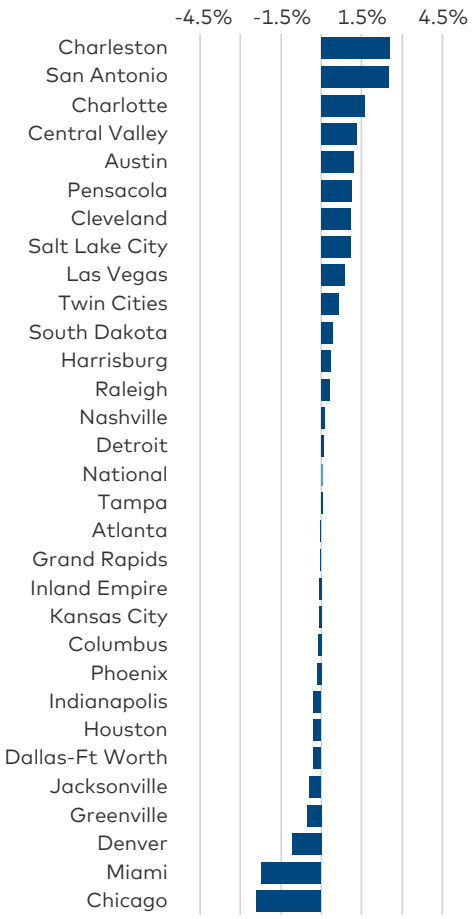
SFR rents declined modestly in October, but occupancy remained strong, suggesting stable demand despite seasonal pricing softness. Central Valley led overall occupancy at 98.1%, followed by Grand Rapids (96.9%), Indianapolis (96.7%) and the Inland Empire (96.6%). RBN occupancy approached 99% in Las Vegas (98.9%), the Twin Cities (98.6%) and Austin (98.5%), highlighting particularly tight conditions among more affordable rentals. RBN also outperformed Lifestyle nationally in annual rent growth, at 2.6% versus 0.8%. Performance varied widely within the Sun Belt, with Miami (5.6%) leading annual rent growth, followed by Austin (3.9%). Meanwhile, San Antonio (-5.5%) and Houston (-2.4%) continued to face pricing pressure. Overall, high occupancy provides a supportive foundation, although rent performance remains uneven across markets and product segments.

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

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

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