



**ALN**  
MONTHLY NEWS

April 2015, Volume 24 Issue 4

# Q1 2015 Round Up





# ALN

APARTMENT DATA, INC.

[www.alndata.com](http://www.alndata.com)



Independently owned and established in 1991, ALN began with the inception of our **Locator Program** (1991) and then **ALN OnLine** (1993), providing Market Analysis for the Owner/Manager. Since then, our programs and markets have grown to what ALN is known for today - Market Data with integrity. In the last 10 years, the evolution of our Vendor programs have grown to 140+ **Vendor Edge Plus** markets and cover over 100,000 properties for our national program, **Compass**. These programs provide client specific tools to assist with any multifamily business need for the multifamily professional.

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# April 2015

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### **Overall Markets at a Glance: March**

End of the previous month's overall numbers by market.

### **Q1 2015 Round Up**

Theron Patrick takes a look at how the markets we cover performed in the first quarter of 2015

# ALN

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ALN METRO	OVERALL MARKET							STABILIZED PROPERTIES						
	OCCUPANCY		CHANGE		EFFECTIVE RENT			OCCUPANCY		CHANGE		EFFECTIVE RENT		
	Mar-14	Mar-15	bps	%CHG	Mar-14	Mar-15	%CHG	Mar-14	Mar-15	bps	%CHG	Mar-14	Mar-15	%CHG
TX - Abilene	89.7%	91.6%	190	2.1%	\$643	\$690	7.4%	89.7%	91.6%	190	2.1%	\$643	\$690	7.4%
TX - Amarillo	90.9%	90.4%	-50	-0.5%	\$652	\$672	3.2%	90.9%	90.3%	-60	-0.7%	\$652	\$661	1.4%
TX - Austin	91.1%	90.7%	-40	-0.5%	\$1,032	\$1,104	7.0%	94.8%	94.7%	-10	-0.2%	\$1,012	\$1,061	4.8%
TX - Corpus Christi	92.7%	92.2%	-50	-0.6%	\$852	\$883	3.6%	94.8%	93.5%	-129	-1.4%	\$840	\$853	1.7%
TX - Dallas	91.9%	92.3%	40	0.4%	\$905	\$976	7.8%	93.7%	94.7%	99	1.1%	\$893	\$951	6.5%
TX - Dallas/Ft. Worth	92.1%	92.4%	30	0.4%	\$871	\$938	7.7%	93.5%	94.5%	99	1.1%	\$860	\$916	6.5%
TX - Fort Worth	92.3%	92.6%	30	0.3%	\$790	\$852	7.9%	93.0%	94.0%	99	1.0%	\$784	\$838	7.0%
TX - Houston	91.5%	91.5%	0	0.0%	\$899	\$974	8.3%	92.8%	93.7%	90	0.9%	\$883	\$938	6.3%
TX - Lubbock	91.2%	92.3%	110	1.3%	\$693	\$710	2.4%	91.9%	93.0%	110	1.2%	\$687	\$705	2.6%
TX - San Antonio	89.6%	89.7%	10	0.2%	\$816	\$863	5.7%	91.3%	92.3%	100	1.1%	\$805	\$837	4.0%
Texas Average	91.5%	91.6%	10	0.1%	\$888	\$955	7.6%	93.2%	94.0%	79	0.9%	\$874	\$925	5.9%
FL - Fort Myers/Naples	96.7%	95.5%	-120	-1.2%	\$917	\$1,039	13.4%	96.7%	97.3%	60	0.7%	\$917	\$1,030	12.4%
FL - Gainesville	93.9%	95.3%	140	1.5%	\$900	\$942	4.6%	93.9%	95.4%	150	1.7%	\$900	\$938	4.2%
FL - Jacksonville	90.1%	91.9%	180	2.0%	\$822	\$862	4.9%	91.3%	93.7%	240	2.6%	\$811	\$840	3.5%
FL - Melbourne	94.3%	96.3%	200	2.2%	\$767	\$831	8.3%	94.3%	96.3%	200	2.2%	\$767	\$831	8.3%
FL - Miami	94.0%	93.0%	-99	-1.0%	\$1,340	\$1,422	6.1%	95.6%	96.0%	40	0.4%	\$1,334	\$1,382	3.6%
FL - Orlando	92.2%	93.3%	110	1.2%	\$926	\$999	7.9%	94.2%	95.4%	120	1.3%	\$916	\$977	6.7%
FL - Palm Beach	95.0%	94.2%	-80	-0.8%	\$1,213	\$1,346	11.0%	95.4%	95.7%	30	0.4%	\$1,212	\$1,322	9.1%
FL - Pensacola	93.6%	94.9%	129	1.4%	\$831	\$875	5.3%	93.6%	94.9%	129	1.5%	\$831	\$869	4.6%
FL - Tallahassee	93.6%	93.4%	-20	-0.3%	\$823	\$850	3.2%	94.2%	93.4%	-79	-0.9%	\$818	\$841	2.8%
FL - Tampa	92.1%	92.8%	70	0.7%	\$895	\$966	7.9%	93.6%	94.8%	119	1.3%	\$885	\$939	6.1%
Florida Average	92.5%	93.4%	90	0.9%	\$908	\$980	7.9%	93.8%	95.0%	120	1.4%	\$901	\$958	6.3%
AZ - Phoenix	92.4%	93.0%	60	0.6%	\$763	\$827	8.4%	92.9%	94.5%	159	1.7%	\$756	\$805	6.4%
AZ - Tucson	90.0%	89.7%	-30	-0.2%	\$617	\$636	3.0%	90.4%	90.6%	20	0.3%	\$614	\$625	1.8%
Arizona Average	92.0%	92.4%	40	0.5%	\$735	\$791	7.5%	92.5%	93.8%	129	1.4%	\$730	\$770	5.5%
GA - Atlanta	91.9%	92.1%	20	0.3%	\$867	\$952	9.7%	92.3%	93.2%	90	1.0%	\$862	\$933	8.2%
NV - Las Vegas	90.8%	92.6%	180	2.0%	\$744	\$808	8.7%	91.1%	93.4%	230	2.5%	\$743	\$802	7.9%
AR - Little Rock	88.8%	88.9%	10	0.2%	\$681	\$695	2.1%	89.8%	91.0%	120	1.4%	\$676	\$685	1.4%
CO - Denver	93.8%	92.8%	-99	-1.1%	\$1,057	\$1,188	12.5%	95.0%	95.5%	50	0.6%	\$1,054	\$1,154	9.4%

\*\* Includes student properties

On a monthly basis, ALN surveys all apartment communities in each of the 23 markets that we cover and an average of 92% of these surveys are successfully completed. The above statistics reflect only Conventional, Midrise, and High-Rise apartment communities. In addition, unless otherwise noted, these statistics do not include Income Restricted, Student Housing, or Senior Independent Housing. In-depth, property level research and data is available for all property types (including

Senior and Income Restricted) through ALN OnLine, which includes Market and Effective Rents, Occupancy, Floor Plan & Unit Mix information, Market & Submarket statistics, Market Surveys, Historical Trends & Customizable Reports.

By using ALN OnLine, you are able to see monthly fluctuations in any submarket you need which will greatly enhance your ability to respond to changes quickly and efficiently.

# Q1 2015 Round Up

by Theron Patrick, Analyst for ALN Apartment Data, Inc.

**As the 1st quarter of 2015 has come to an end, many markets have had lots of new supply enter the market. While over the last few years the multifamily sector has enjoyed a tremendous run the question remains - how long can the good times last? Especially in the markets heavily invested in energy production. Well it turns out that the larger markets at least have been able to keep up occupancy in the quarter. Effective rent gains, however, have been negligible to mediocre in most of the markets that we track, yet the rent growth in previously stabilized properties seems to be pretty solid for the most part.**

**Starting this month we have added Denver to the markets we cover for rents and in the next few months will be adding Miami and Oklahoma City. Next month watch for an in-depth look at Denver and its submarkets but for now here's a look at the 1st Quarter 2015 numbers for the markets that we track occupancy and rents.**

## **COLORADO**

### **Denver:**

Denver has experienced strong unit growth the last few quarters. As a strong energy sector market, many wondered if it will fare the same as Houston. Unfortunately not. The market absorbed only 563 units in the quarter and saw average occupancy drop 0.3% to 92.8%. Furthermore, lease-ups are taking most of the new renters. Stabilized units saw negative absorption of almost 800 units and only the attrition of that many units was able to keep average occupancy at 95.5%. With annual absorption of almost 7000 units, the market is well off the pace in absorption. Still, the first quarter is not typically a strong performer in this market. Effective rents continue to climb with growth of 2.3% in the last quarter to \$1,188 per unit. Compared

to last year, average effective rents are up 12.8% per unit and even in stabilized properties the average rents are up 9.4%.

## **TEXAS**

### **Houston:**

Many predicted the collapse of the Houston market due to plummeting oil prices in the latter half of 2014. So far, though, the Houston area has proven quite resilient, at least in multifamily. The region added about 4000 units to the market in the quarter and managed to absorb about the same, keeping overall occupancy at 91.5%. The new product helped push average effective rents up 2% in the quarter to \$974 per unit. This may just be the market taking a while to absorb the drop in energy prices. The

Select Market Statistics** Lease-up and Stabilized Properties														
Market	1st Quarter 2015				12 Month Statistics End 1Q 2013-End 1Q 2014									
	Occupancy			Abs*	Effective Rent / Unit			Occupancy			Effective Rent / Unit			
	YE 2014	End 1Q	Chg		YE 2014	End 1Q	Chg	End 1Q '14	End 1Q '15	Chg	Abs*	End 1Q '14	End 1Q '15	Chg
AR - Little Rock	88.9%	88.9%	0.1%	119	\$692	\$695	0.4%	88.8%	88.9%	0.2%	489	\$681	\$695	2.1%
AZ - Phoenix	92.5%	93.0%	0.5%	2560	\$799	\$827	3.5%	92.4%	93.0%	0.7%	7220	\$763	\$827	8.5%
AZ - Tucson	89.6%	89.7%	0.1%	-24	\$621	\$636	2.4%	89.2%	89.7%	0.6%	1041	\$618	\$636	2.9%
CO - Denver	93.1%	92.8%	-0.3%	563	\$1,162	\$1,188	2.3%	93.8%	92.8%	-1.1%	6922	\$1,054	\$1,188	12.8%
FL - Fort Myers/Naples	94.3%	95.5%	1.3%	585	\$1,005	\$1,039	3.5%	96.7%	95.5%	-1.2%	735	\$917	\$1,039	13.4%
FL - Gainesville	95.6%	95.7%	0.1%	53	\$802	\$815	1.6%	94.2%	95.7%	1.6%	538	\$786	\$815	3.6%
FL - Jacksonville	91.8%	91.9%	0.1%	628	\$848	\$862	1.7%	90.1%	91.9%	2.0%	2710	\$822	\$862	4.9%
FL - Melbourne	95.4%	96.3%	1.0%	158	\$797	\$831	4.2%	94.3%	96.3%	2.2%	516	\$767	\$831	8.3%
FL - Orlando	93.9%	93.3%	-0.7%	1108	\$973	\$999	2.7%	92.2%	93.3%	1.2%	5598	\$926	\$999	8.0%
FL - Palm Beach	94.5%	94.2%	-0.3%	849	\$1,313	\$1,346	2.6%	95.0%	94.2%	-0.8%	2180	\$1,213	\$1,346	11.0%
FL - Pensacola	94.4%	94.9%	0.5%	179	\$858	\$875	2.0%	93.6%	94.9%	1.4%	588	\$831	\$875	5.3%
FL - Tallahassee	93.7%	93.4%	-0.4%	0	\$841	\$850	1.1%	93.6%	93.4%	-0.3%	-84	\$823	\$850	3.2%
FL - Tampa	92.4%	92.8%	0.4%	1625	\$953	\$967	1.4%	92.1%	92.8%	0.7%	6109	\$895	\$967	8.0%
GA - Atlanta	92.0%	92.1%	0.1%	1128	\$932	\$952	2.1%	91.9%	92.1%	0.3%	6060	\$867	\$952	9.7%
NV - Las Vegas	92.4%	92.6%	0.3%	1261	\$785	\$808	3.0%	90.8%	92.6%	2.0%	3304	\$744	\$808	8.7%
TX - Abilene	93.3%	91.6%	-1.9%	-188	\$686	\$690	0.6%	89.7%	91.6%	2.1%	51	\$643	\$690	7.4%
TX - Amarillo	90.1%	90.4%	0.3%	36	\$665	\$672	1.1%	90.9%	90.4%	-0.5%	235	\$652	\$672	3.2%
TX - Austin	90.6%	90.7%	0.0%	1935	\$1,091	\$1,104	1.2%	91.1%	90.7%	-0.5%	8046	\$1,032	\$1,104	7.0%
TX - Corpus Christi	91.7%	92.1%	0.4%	280	\$871	\$883	1.3%	92.7%	92.1%	-0.7%	739	\$851	\$883	3.7%
TX - Dallas/Ft. Worth	92.2%	92.4%	0.2%	5160	\$920	\$938	2.0%	92.0%	92.4%	0.4%	17308	\$870	\$938	7.8%
TX - Houston	91.5%	91.5%	0.0%	4006	\$954	\$974	2.0%	91.5%	91.5%	0.0%	12675	\$899	\$974	8.3%
TX - Lubbock	93.0%	92.3%	-0.7%	3	\$704	\$710	0.8%	91.2%	92.3%	1.3%	453	\$693	\$710	2.4%
TX - San Antonio	89.4%	89.7%	0.3%	1417	\$850	\$863	1.5%	89.5%	89.7%	0.2%	5830	\$817	\$863	5.7%

\* Absorption

\*\* Excludes Student / Senior / Income Restricted and Military

Texas markets are still experiencing a significant amount of in-migration and are still more affordable than other regions in the country.

### Dallas-Fort Worth:

The North Texas region is still going strong, absorbing over 5,000 net rented units in the quarter and pushing average occupancy up 0.2% to 92.4%. Almost half of the absorbed units were in properties already stabilized so newer units might be pricing themselves out of the new renters. Effective rents in this market also rose 2% in the quarter to \$938 per unit. Overall the market absorbed over 17,000 units in the last 12 months and saw effective rents rise 7.8% from last year.

### Austin:

Austin continues its population boom, absorbing almost 2000 units in the 1st quarter and 8000 units over the last year. Stabilized properties actually lost a handful of rented units so new units seem to be getting the lion's share of new renters. Effective rents continue to climb. The average unit now rents for \$1104 per month, up 1.2% from the end of 2014 and 7% higher than a year ago.

### San Antonio:

San Antonio is finally seeing stronger rent growth. Effective rents grew 1.5% in the quarter to an average of \$863 per unit. Compared to this time last year, effective rents are up a healthy 5.7%. In addition the market absorbed over 1400

net rented units in the last 3 months, bringing occupancy up to 89.7% from 89.4% at the end of the year. In the last 12 months the San Antonio area has had an increase of over 5800 net rented units. Stabilized properties saw healthy gains in absorption and rents for the quarter as well.

### Abilene:

Abilene saw average occupancy drop 1.9% in the quarter with a net loss of 188 units. Effective rents grew a meager \$4 per unit to \$690 per unit. Compared to last year, however, rents are up a robust 7.4%.

### Amarillo:

Absorption in Amarillo is slowly inching up. The market absorbed 36 units in the quarter and 235 over the last 12 months. That led occupancy to grow 0.3% in the quarter but represents a drop of 0.5% from this time last year due to new supply. Effective rent, at an average of \$672 per unit is up a healthy 1.1% in the quarter but only 3.2% from a year ago.

### Corpus Christi:

Corpus Christi had a good quarter with occupancy rising 0.4% and effective rents up 1.1% from 3 months ago. Currently, occupancy is at an average of 92.1% and effective rents are averaging \$883 per unit. Though overall occupancy is down 0.7% from a year ago, that is primarily due to new supply since the market absorbed over 700 units in the last 12 months. Rent growth has slowed down

Select Market Statistics** Stabilized Properties Only														
Market	1st Quarter 2015							12 Month Statistics End 1Q 2013-End 1Q 2014						
	Occupancy				Effective Rent / Unit			Occupancy				Effective Rent / Unit		
	YE 2014	End 1Q	Chg	Abs*	YE 2014	End 1Q	Chg	End 1Q '14	End 1Q '15	Chg	Abs*	End 1Q '14	End 1Q '15	Chg
AR - Little Rock	90.2%	90.8%	0.6%	150	\$690	\$692	0.2%	89.8%	90.8%	1.4%	344	\$676	\$692	1.4%
AZ - Phoenix	93.7%	94.5%	0.9%	1771	\$790	\$809	2.4%	92.9%	94.5%	1.8%	3342	\$756	\$809	6.2%
AZ - Tucson	90.3%	90.3%	0.0%	-391	\$617	\$628	1.8%	89.6%	90.3%	1.1%	367	\$615	\$628	1.5%
CO - Denver	95.5%	95.5%	0.0%	-777	\$1,146	\$1,168	1.9%	95.0%	95.5%	0.6%	1203	\$1,055	\$1,168	9.4%
FL - Fort Myers/Naples	96.5%	97.3%	0.9%	248	\$998	\$1,034	3.6%	96.7%	97.3%	0.7%	208	\$917	\$1,034	12.4%
FL - Gainesville	95.6%	95.7%	0.1%	38	\$802	\$815	1.6%	94.2%	95.7%	1.6%	414	\$786	\$815	3.6%
FL - Jacksonville	92.8%	93.6%	0.9%	579	\$841	\$851	1.2%	91.3%	93.6%	2.6%	1493	\$811	\$851	3.5%
FL - Melbourne	95.4%	96.3%	1.0%	157	\$797	\$831	4.2%	94.3%	96.3%	2.1%	334	\$767	\$831	8.7%
FL - Orlando	95.2%	95.4%	0.2%	250	\$965	\$986	2.1%	94.2%	95.4%	1.3%	1288	\$916	\$986	6.7%
FL - Palm Beach	95.6%	95.7%	0.1%	36	\$1,307	\$1,336	2.2%	95.4%	95.7%	0.4%	150	\$1,212	\$1,336	9.1%
FL - Pensacola	94.7%	94.9%	0.3%	133	\$852	\$869	2.0%	93.6%	94.9%	1.5%	487	\$831	\$869	4.8%
FL - Tallahassee	93.7%	93.4%	-0.4%	-48	\$841	\$850	1.1%	94.2%	93.4%	-0.9%	-194	\$818	\$850	2.8%
FL - Tampa	94.5%	94.8%	0.3%	455	\$937	\$948	1.2%	93.6%	94.8%	1.3%	1773	\$885	\$948	6.2%
GA - Atlanta	93.2%	93.2%	0.0%	-57	\$922	\$938	1.8%	92.2%	93.2%	1.0%	2611	\$862	\$938	8.2%
NV - Las Vegas	92.4%	93.4%	1.1%	1325	\$784	\$803	2.4%	91.1%	93.4%	2.5%	2967	\$743	\$803	7.7%
TX - Abilene	93.3%	91.6%	-1.9%	-186	\$686	\$690	0.6%	89.7%	91.6%	2.1%	61	\$643	\$690	7.4%
TX - Amarillo	90.0%	90.3%	0.3%	33	\$665	\$665	0.0%	90.9%	90.3%	-0.7%	-69	\$652	\$665	1.4%
TX - Austin	94.7%	94.6%	-0.1%	-4	\$1,061	\$1,072	1.0%	94.8%	94.6%	-0.2%	123	\$1,012	\$1,072	4.8%
TX - Corpus Christi	93.2%	93.4%	0.2%	51	\$869	\$872	0.3%	94.8%	93.4%	-1.4%	-298	\$839	\$872	2.0%
TX - Dallas/Ft. Worth	94.1%	94.5%	0.5%	2282	\$907	\$924	1.8%	93.5%	94.5%	1.1%	5080	\$860	\$924	6.6%
TX - Houston	93.4%	93.7%	0.3%	1596	\$933	\$946	1.4%	92.8%	93.7%	1.0%	3032	\$882	\$946	6.3%
TX - Lubbock	93.0%	92.7%	-0.2%	-31	\$704	\$710	0.8%	91.9%	92.7%	1.2%	112	\$687	\$710	2.4%
TX - San Antonio	91.9%	92.3%	0.5%	662	\$834	\$845	1.2%	91.2%	92.3%	1.2%	1744	\$805	\$845	4.0%

\* Absorption

\*\* Excludes Student / Senior / Income Restricted and Military

from previous years as effective rents are up 3.7% from a year ago.

### Lubbock:

Absorption in Lubbock was essentially flat in the 1st quarter which meant with the addition of new units, overall occupancy fell 0.7% to 92.3%. Effective rent rose a modest 0.8% to \$710 per unit. Overall the market absorbed over 450 units over the last year which increased the average occupancy 1.3% from that time. Effective rents however grew much more modestly with an annual growth of only 2.4% from the end of Q1 2014.

## FLORIDA

### Fort Myers/Naples:

The Ft. Myers/Naples market continues to perform well. Average occupancy in the first quarter jumped 1.3% to 95.5% by absorbing almost 600 net rented units. This offsets a meager 2014 since only 735 units were absorbed over the last 12 month. New Units have brought average rents way up. At a current average of \$1035 per unit, effective rents are 3.5% higher than at the beginning of the year and a whopping 13.4% higher than a year ago, making it the best performer for rent growth in the markets we cover. Even stabilized properties are up 12.4% in effective rents from last year

### Palm Beach:

Palm Beach absorbed nearly 850 units in the quarter

but the introduction of new supply meant the average occupancy for the region dropped 0.3% to 94.2%. With average occupancy at 95% last year it was no surprise that new supply would make it to market but the market responded by absorbing over 2100 units in the last 12 months to keep occupancy in the mid 90's. Effective rents also rose a robust 2.6% in the quarter to \$1213 per unit and are up 11% from last year.

### Pensacola:

The panhandle continues its modest but steady growth. Occupancy rose 0.5% in the first quarter to 94.9%. This is also an increase of 1.4% from the end of Q1 2014. Effective rents rose from \$858 to \$875 (2%) in the quarter. Almost 600 more units are rented than at this time last year and rents are up 5.3% from last year. Almost all of the absorption in the last year has been in stabilized properties.

### Tallahassee:

With the introduction of new units and zero absorption, Tallahassee saw average occupancy drop 0.4% to 93.4%. Effective rents rose a modest 1.1% in the first quarter from \$841 to \$850 per unit. Absorption for the last year was essentially flat with a net loss of about 80 units and the \$850 per unit average is a modest 3.2% higher from a year ago.

### Jacksonville:

Jacksonville too had a strong quarter. Occupancy rose 0.1% to 91.9% and over 600 more units are currently rented than at the beginning of the year. Overall effective rents rose

an impressive 1.7% in the quarter and even the stabilized properties saw rent rise 1.2%. Currently, the average rent per units is at \$862 - 4.9% higher than this time last year.

#### **Gainesville:**

Non-student properties in the Gainesville area are still averaging some of the highest occupancies in the markets we cover. At 95.7%, the average occupancy is up 1% for the quarter and up 2.2% for the last 12 months. Average effective rent got a nice jump on the year, rising 1.6% in the quarter to \$815 per unit. The Southwest/University submarket in particular performed well. Effective rents are only up 3.6% from last year so it looks like 2015 is off to a better start than last year.

#### **Melbourne:**

Melbourne had significant growth in rents, especially in the Melbourne/Palm Bay submarket. The region saw prices jump 4.2% in the 1st quarter to \$831 per unit. Average occupancy is still at a heady 96.3%, which of course explains the rent growth. Look for new construction to pick up significantly in the near future.

#### **Orlando:**

Speaking of new construction, the dirt has been flying in Orlando, which absorbed over 1100 net rented units in the first quarter - yet average occupancy dropped 0.7% to 93.3%. Almost 5600 units have been absorbed in the last year resulting in occupancy growth of only 1.2%. Effective rent growth was a solid 2.7% hike to \$999 per unit from \$973 at the start of the year. Stabilized properties kept pace with new construction with quarterly absorption of 250 units and 2.1% rent growth in the quarter.

#### **Tampa:**

Tampa has also seen significant new supply lately. The market absorbed over 1600 units in the 1st quarter and overall occupancy rose 0.4% to 92.8%. Effective rents grew a healthy 1.8% in the quarter to \$967 per unit. Overall, effective rents are 8% higher than a year ago. Stabilized properties continue to perform well also, with 1.2% growth in rents and 0.3% growth in occupancy in the 1st quarter.

### **ARIZONA**

#### **Phoenix:**

New supply in Phoenix is up sharply as well and the market has done well absorbing it. The market absorbed over 2500 units in the last three months and saw average occupancy rise 0.5% to 93%. Stabilized properties saw a bulk of the absorption with net absorption of almost 1800 units. Lease-up properties may be seeing some price competition to get new renters. Effective rents are up an average of 3.5% to \$827 per unit in just the last 3 months so renters might be opting for older stabilized properties.

#### **Tucson:**

Average occupancy was essentially flat in Tucson, rising 0.1% to 89.7%. Effective rents, however, grew an impressive 2.4% in the quarter to \$636 per unit. This is doubly impressive considering rents are only up 2.9% from this time last year, so almost all of the rent growth has come in the last 3 months.

### **NEVADA**

#### **Las Vegas:**

It looks like Las Vegas is really getting back on track. The market absorbed over 1200 units in the 1st quarter and effective rents rose an impressive 3%. And this is with comparatively less new construction than other markets. Overall market occupancy is at 92.6% and effective rent per units is at \$808. Look for construction to heat up in this market.

### **ARKANSAS**

#### **Little Rock:**

After a shaky 2014, Little Rock seems to be getting back on track. The market absorbed almost 120 units in the quarter to keep pace with unit growth and leave occupancy at 88.9%. Effective rents, however, have yet to pick up, only growing 0.4% in the quarter to \$695 per unit. Effective rents are only up 2.1% from a year ago. Still it is nice to see progress in this market.

### **GEORGIA**

#### **Atlanta:**

Atlanta traditionally starts the year off slow and then picks up in the 2nd and 3rd quarter. Judging by the 1st quarter of 2015, it could be a banner year. The market absorbed over 1100 net rented units in the 1st 3 months of this year and saw average occupancy rise 0.1% to 92.1%. The one caveat to that is that most new leases were in new lease-up properties. Stabilized properties actually lost a few net rented units though average occupancy held steady at 93.2%. Effective rents rose a nice 2.1% in the quarter to \$952 per unit. Over the last 12 months effective rents have jumped 9.7%. With absorption of over 6000 units at the same time that makes it all the more impressive. The Atlanta region is due for lots of new deliveries in 2015. However, as long as absorption numbers can maintain their current annual pace, this market is due for a solid 2015.

*To learn more about the markets in this newsletter article or about ALN Apartment Data and our services please call us at 1.800.643.6416 x 3 for the sales department, or email us at [Sales@alndata.com](mailto:Sales@alndata.com). Visit our new website at [www.alndata.com](http://www.alndata.com) for the latest information on the markets we cover!*