

MARKET CONDITIONS

Q1 2018

L. David Vertz

Field Director – Regions VI & VII

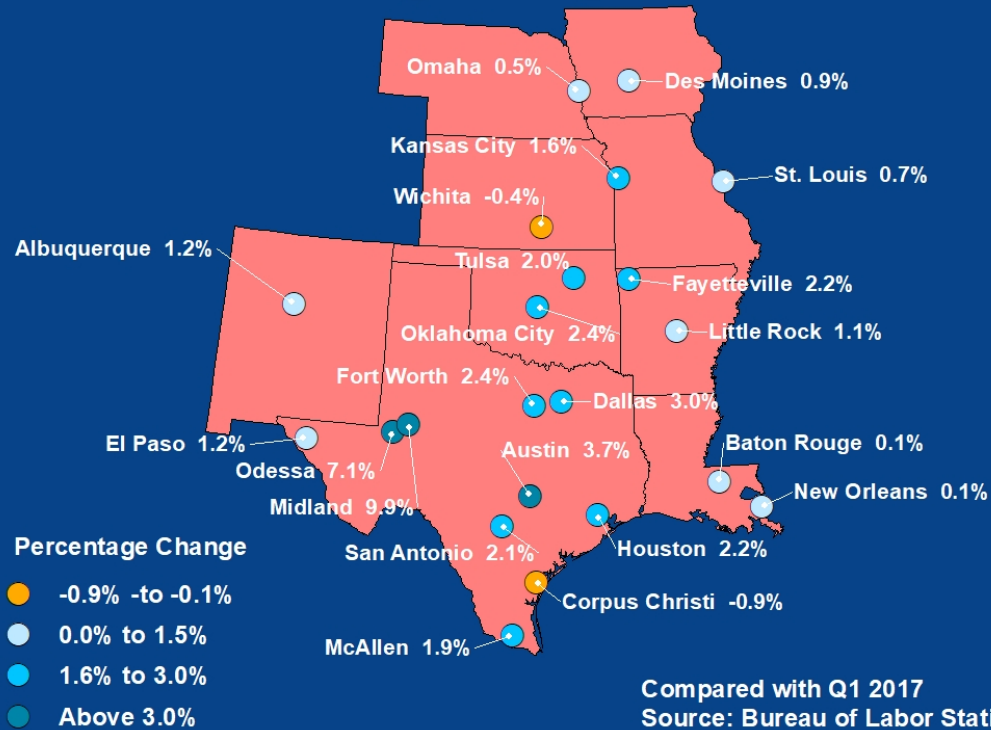
Economic & Market Analysis Division

Special Thanks – Randall Goodnight



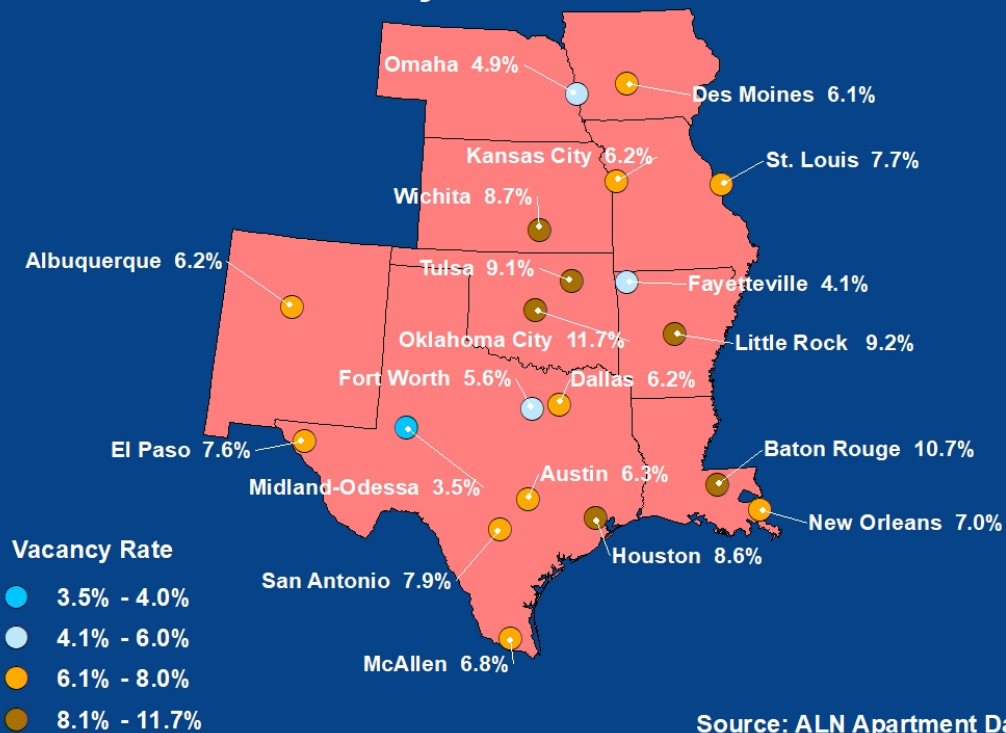
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Metropolitan Nonfarm Payrolls Percentage Change Q1 2018



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Metropolitan Area Apartments Vacancy Rates Q1 2018

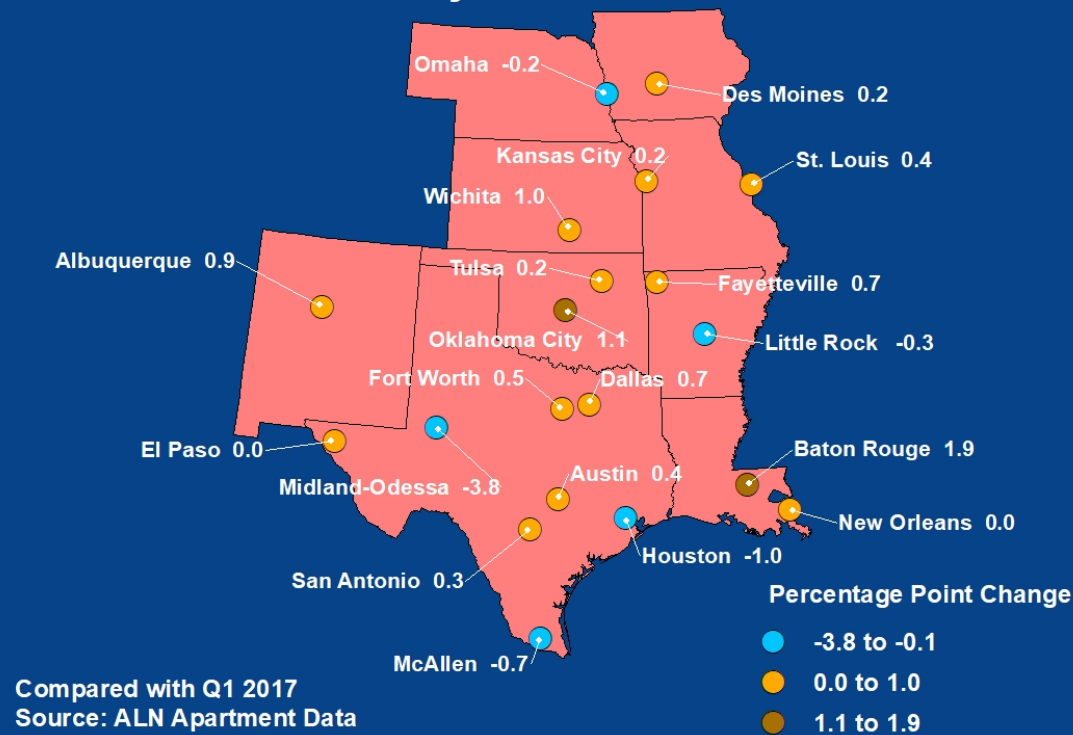


Source: ALN Apartment Data



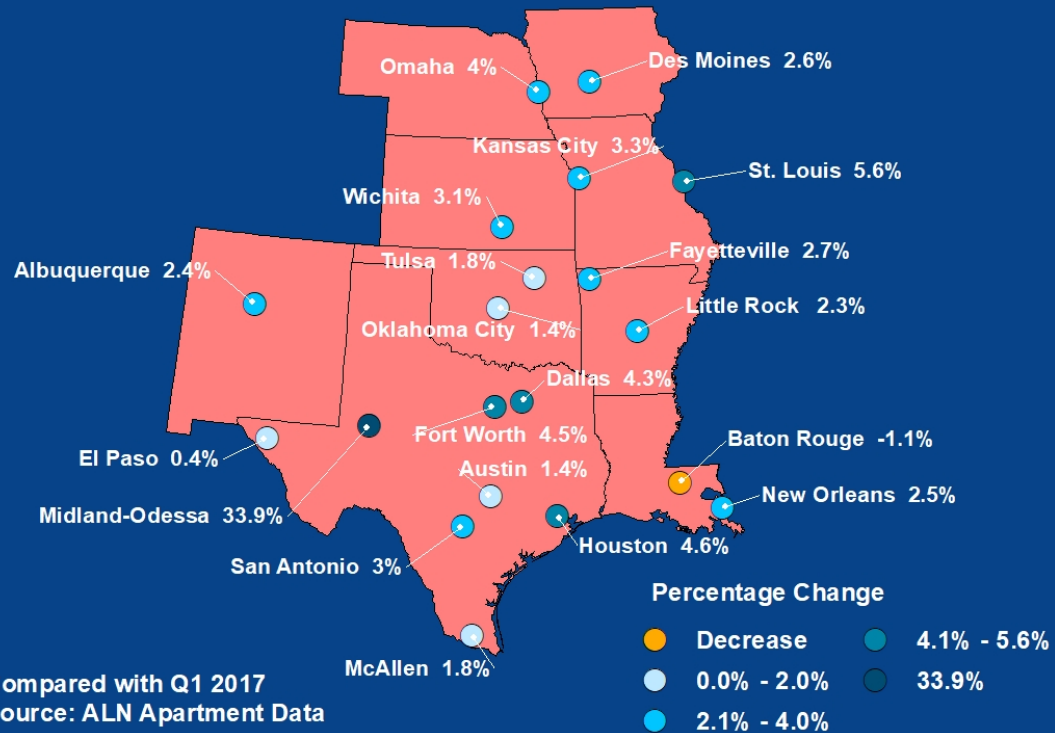
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Metropolitan Area Apartments Vacancy Rates Q1 2018



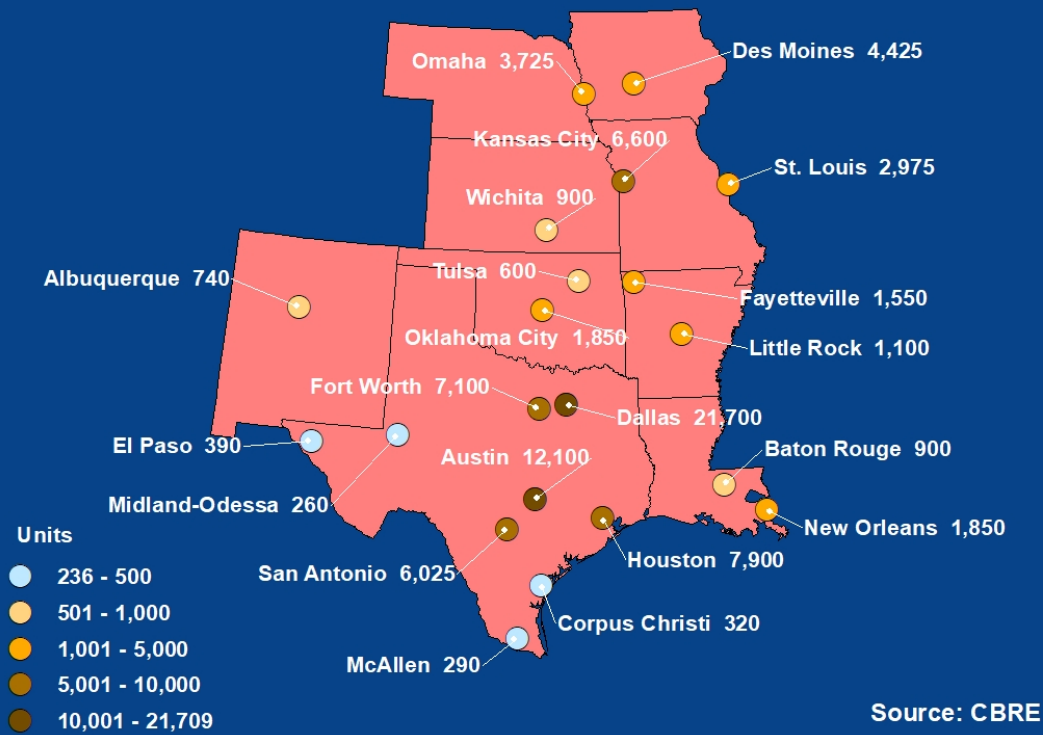
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Metropolitan Area Apartments Market Rent Q1 2018



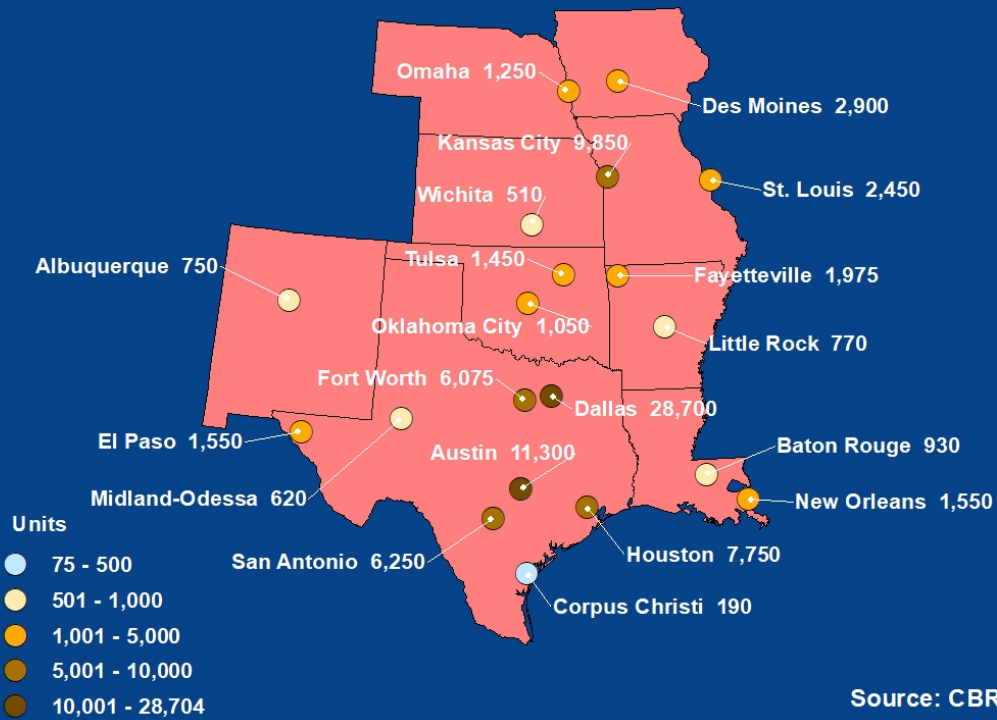
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Metropolitan Area Construction Underway March 2018



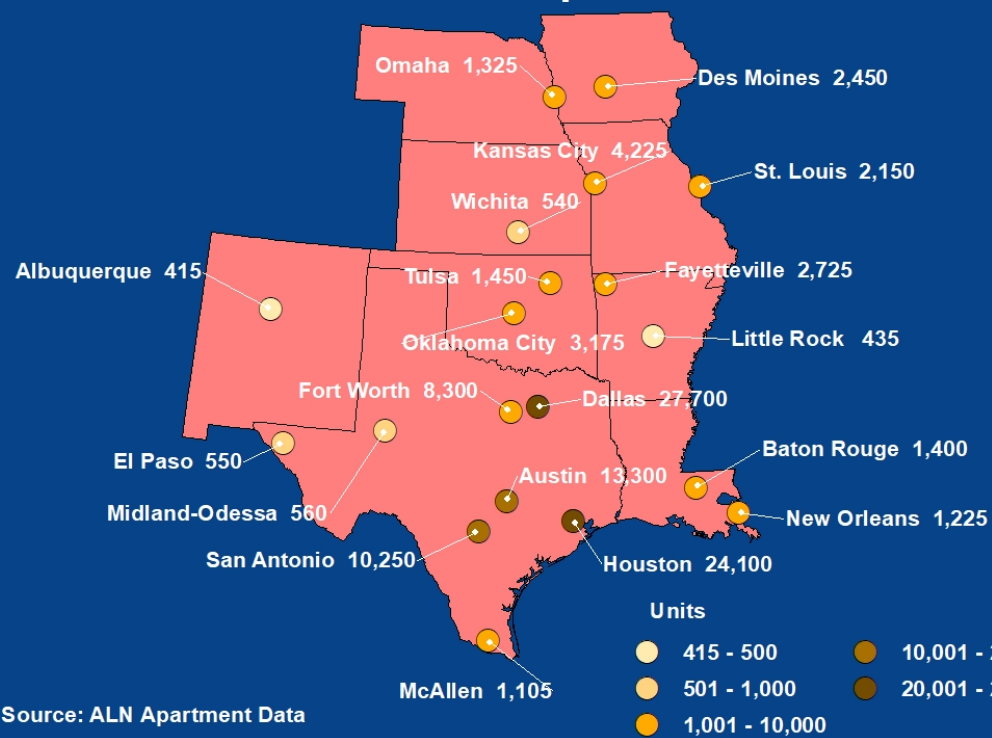
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Metropolitan Area Construction Planned March 2018



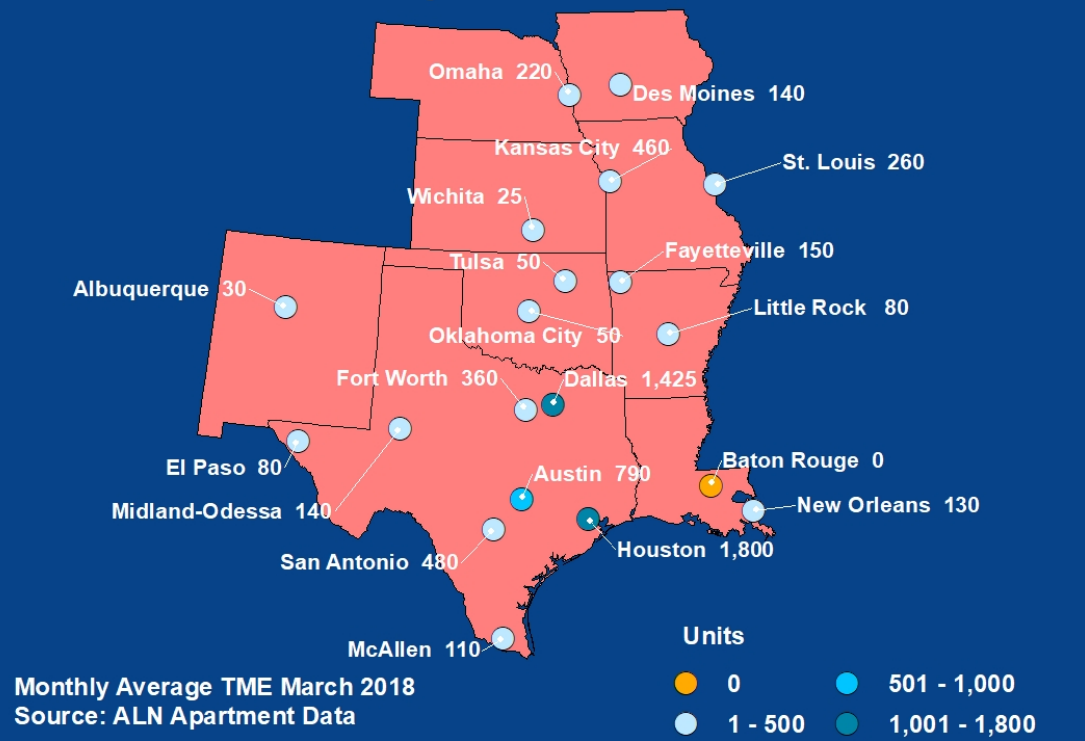
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Metropolitan Area Apartments Units in Lease-Up March 2018



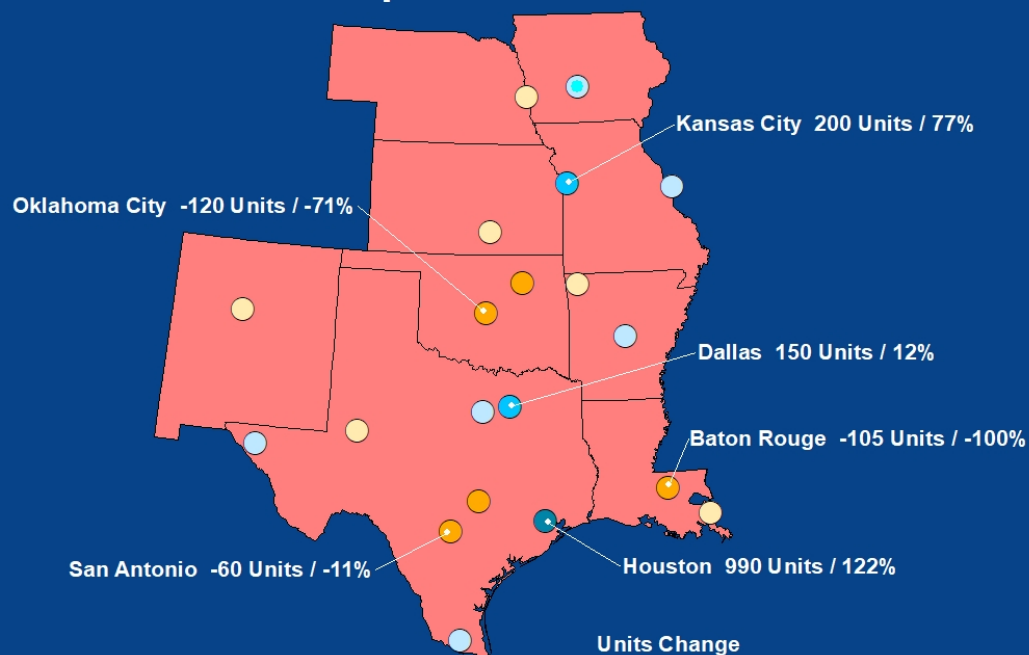
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Metropolitan Area Apartments Absorption March 2018



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Metropolitan Area Apartments Absorption March 2018



Monthly Average TME March 2018
Compared with TME March 2017
Source: ALN Apartment Data

Units Change



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Historical Permits VS. Current Pipeline

Metro	2012-2016 MF Permits Annual Average	Units Underway	Units Planned
Albuquerque	640	740	750
Austin	12,400	12,100	11,300
Baton Rouge	1,275	900	930
Dallas	21,700	21,700	28,700
Des Moines	1,950	4,425	2,900
Fayetteville	925	1,550	1,975
Fort Worth	4,475	7,100	6,075
Houston	20,450	7,900	7,750
Kansas City	4,675	6,600	9,850
Little Rock	1,425	1,100	770
New Orleans	1,250	1,850	1,550
Oklahoma City	2,450	1,850	1,050
Omaha	1,775	3,725	1,250
St. Louis	2,475	2,975	2,450
San Antonio	7,300	6,025	6,250
Tulsa	1,420	600	1,450
Wichita	910	900	510



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Economist Assignments



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- T. Michael
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U.S. Housing Market Conditions

<https://www.huduser.gov/portal/ushmc/regional.html?regionid=6>

<https://www.huduser.gov/portal/ushmc/regional.html?regionid=7>

