

# ATTACHMENT

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# Zumper National Rent Report: December 2016

By Greg Vanderhorst (<https://www.zumper.com/blog/author/gvand/>) December 1, 2016



# TOP 10 1 BEDROOM MEDIAN RENT PRICES

## DECEMBER 2016



CITY	1-BED RENT
1 San Francisco, CA	\$3,330
2 New York, NY	\$3,000
3 Boston, MA	\$2,240
4 San Jose, CA	\$2,200
4 Oakland, CA	\$2,200
6 Washington, DC	\$2,090
7 Los Angeles, CA	\$2,030
8 Seattle, WA	\$1,830
9 Chicago, IL	\$1,820
10 Miami, FL	\$1,800

Zumper Research Data Median rents for all homes available or vacant in November 2016.  
 Ranking based on median price of a 1 bedroom apartment.

(<https://d2t1047w253zzm.cloudfront.net/blog/2016/11/Screen-Shot-2016-11-30-at-3.43.01-PM.png>)

During this past month, we continued to see the polarizing trend in the rental market that has emerged in the past few months, as rents in the most expensive markets were mostly flat or down, while rents in many other major markets were on the rise. Among the top ten most expensive rental markets, only one city, Seattle

(<https://www.zumper.com/apartments-for-rent/seattle-wa>), saw median rent prices for one bedrooms rise this past month, up just a modest 0.5%. Several of these rental markets saw falling prices, including in New York (<https://www.zumper.com/apartments-for-rent/new-york-ny>) and Boston (<https://www.zumper.com/apartments-for-rent/boston-ma>), while both D.C. (<https://www.zumper.com/apartments-for-rent/washington-dc>) and Chicago (<https://www.zumper.com/apartments-for-rent/chicago-il>) saw even sharper declines of over three percent. Several major news outlets, from the WSJ to Bloomberg (<http://www.bloomberg.com%2Fnews%2Farticles%2F2016-11-10%2Fmanhattan-s-renters-score-record-incentives-in-apartment->

reported on this trend, as several major markets have seen increasingly attractive concessions offered to renters as supply has begun to exceed demand.



Perhaps the best evidence of the ceiling that many of these expensive markets have potentially reached is our National Rent Index, which uses data from our listings across the nation to give a better picture of how rents are changing nationally. This past month, one bedroom prices nationally ticked up by 0.3%, even as these pricey markets saw rents fall, and remain up 1.8% year over year. Two bedroom prices actually fell slightly, down 0.24%, but they are actually up slightly more, rising 2.25%, on average, since last year.

4.5%

## Top Five Rental Markets

1. San Francisco, CA (<https://www.zumper.com/apartments-for-rent/san-francisco-ca>) rents were down again for the fifth month in a row, falling to \$3,330 for a one bedroom and \$4,500 for a two bedroom apartment, which marks declines of 1.5% and 3.6% respectively. Overall, one bedroom rents in San Francisco end the year down nearly 5% from where they were twelve months ago, as Bay Area renters are beginning to see a bit of relief after years of accelerating rent prices. ≡

2. New York, NY (<https://www.zumper.com/apartments-for-rent/new-york-ny>) saw little movement of rental prices in the past month, as one bedroom prices were flat at \$3,000 while two bedroom rent prices ticked down by 1.4% to \$3,400. Overall, of the top ten rental markets, New York has seen the largest decline in rental prices since last year, as one bedroom prices have fallen by 7.4% and two bedroom prices are down just under 8%.

3. Boston, MA (<https://www.zumper.com/apartments-for-rent/boston-ma>) rent prices moved slightly lower this past month, as one bedrooms were down 0.4% to \$2,240 and two bedroom units were down 0.8% to \$2,580. As noted in a recent article in the Wall Street Journal (<http://www.wsj.com/articles/building-bonanza-of-luxury-apartments-in-boston-may-be-at-peak-1480455489>), construction in Boston has recently slowed after a building frenzy, perhaps suggesting that demand is not enough to keep up with supply.

4 (tie). San Jose, CA (<https://www.zumper.com/apartments-for-rent/san-jose-ca>) rent prices fell slightly this past month, but it remained our fourth most expensive rental market in the United States. One bedroom prices settled at \$2,200 while two bedroom prices were \$2,640, declines of 0.5% and 1.9% respectively.

4 (tie). Oakland, CA (<https://www.zumper.com/apartments-for-rent/oakland-ca>) prices for one bedrooms were flat this past month, but it was able to move into a tie for the fourth most expensive rental market as rents fell slightly in its Bay Area neighbor, San Jose. While one bedroom prices stayed at \$2,200, prices for two bedroom units were actually up by 3.5% to \$2,690. Even as rents in the city of San Francisco have fallen, its Bay Area neighbors have actually seen slight increases, perhaps suggesting that more and more individuals are looking outside city lines to save on rent.

### **Notable Changes This November**

 (<https://d2t1047w253zzm.cloudfront.net/blog/2015/12/up1.png>) Upward

- Long Beach, CA (<https://www.zumper.com/apartments-for-rent/long-beach-ca>) jumped two spots to become the eighteenth most expensive rental market in the United States, as one bedroom units rose by a whopping 4.6% to \$1,360 last month while two bedroom units saw an increase of 1.1% in the median price to \$1,800.

- Houston, TX (<https://www.zumper.com/apartments-for-rent/houston-tx>) also moved up two spots to the 29th most expensive rental market, as rents for one bedroom units were up 4.8% to \$1,090 while two bedroom prices jumped 4.6% to \$1,360.

- Irving, TX (<https://www.zumper.com/apartments-for-rent/irving-tx>) jumped by five spots, rising to the 31st most expensive rental market in the United States. One bedroom prices were up 4.1% this past month to a media price of \$1,020, which marks an increase of more than ten percent since last year.

- Aurora, CO (<https://www.zumper.com/apartments-for-rent/aurora-co>) saw rents rise for one bedroom units by 1% this past month to \$980, as it moved up two positions to the 35th most expensive rental market in the United States. Rents for two bedroom prices, on the other hand, were actually down 3.1% to \$1,260.

- Milwaukee, WI (<https://www.zumper.com/apartments-for-rent/milwaukee-wi>) rents were up sharply again this past month, rising four spots to become the 48th most expensive rental market. One bedroom prices rose by 4.8% to \$880 and two bedroom prices were up 3.3% to \$930.

 (<https://d2t1047w253zzm.cloudfront.net/blog/2015/12/down.png>) **Downward**

- Chicago, IL (<https://www.zumper.com/apartments-for-rent/chicago-il>) fell by one spot to the ninth most expensive rental market as both one and two bedroom rental prices fell sharply. Prices for one bedroom units were down by 3.7% to \$1,820 while two bedroom units were down 4.7% to \$2,460. The looming winter months may be leading to a slowdown of rental prices in the “Windy City.”

- Portland, OR (<https://www.zumper.com/apartments-for-rent/portland-or>) slipped two spots, falling to the nineteenth most expensive rental market, as one bedroom prices fell by 2.2% to \$1,350. Prices for two bedroom units were also down, falling 1.2% to \$1,600.

-Tampa, FL (<https://www.zumper.com/apartments-for-rent/tampa-fl>) fell by four spots as rents for one bedroom units dropped sharply to \$950 and two bedrooms were down to \$1,170, marking declines of 5% and 17% respectively.



-Richmond, VA (<https://www.zumper.com/apartments-for-rent/richmond-va>) fell by six spots this past month, as rents for one bedrooms plunged by 4.2%, down to \$920 while two bedroom unit prices stayed flat at \$1,000.

-Fort Worth, TX (<https://www.zumper.com/apartments-for-rent/fort-worth-tx>) saw prices fall slightly this past month, as one bedroom units were down 1.1% to \$900 and two bedroom rents slipped by 1.8% to \$1,090. Despite these modest declines, it was still enough to fall three spots overall in the United States, as other similarly priced cities saw prices rise.

Pos.	+/-	City	1 Bedroom			2 Bedrooms		
			Price	M/M %	Y/Y %	Price	M/M %	Y/Y %
1	▬	0 San Francisco, CA	\$3,330	-1.5%	-4.9%	\$4,500	-3.6%	-6.8%
2	▬	0 New York, NY	\$3,000	0.0%	-7.4%	\$3,400	-1.4%	-7.9%
3	▬	0 Boston, MA	\$2,240	-0.4%	-5.9%	\$2,580	-0.8%	-3.4%
4	▬	0 San Jose, CA	\$2,200	-0.5%	3.3%	\$2,640	-1.9%	-2.6%
4	▲	1 Oakland, CA	\$2,200	0.0%	0.5%	\$2,690	3.5%	5.5%
6	▬	0 Washington, DC	\$2,090	-4.1%	-3.2%	\$2,680	-5.0%	-7.6%
7	▬	0 Los Angeles, CA	\$2,030	0.0%	5.2%	\$2,990	-0.3%	6.8%
8	▲	1 Seattle, WA	\$1,830	0.5%	10.9%	\$2,490	-0.8%	10.7%
9	▼	-1 Chicago, IL	\$1,820	-3.7%	-8.1%	\$2,460	-4.7%	-5.0%
10	▬	0 Miami, FL	\$1,800	0.0%	-4.8%	\$2,500	0.0%	-2.0%
11	▬	0 Honolulu, HI	\$1,700	-1.7%	-5.6%	\$2,370	-1.3%	0.0%
12	▬	0 San Diego, CA	\$1,560	1.3%	2.0%	\$2,160	-1.4%	2.9%
13	▬	0 Fort Lauderdale, FL	\$1,500	-0.7%	5.6%	\$2,000	0.0%	8.1%
14	▬	0 New Orleans, LA	\$1,440	2.1%	14.2%	\$1,680	0.6%	12.8%
15	▬	0 Philadelphia, PA	\$1,400	0.0%	12.9%	\$1,510	-1.9%	8.6%
16	▲	1 Providence, RI	\$1,380	0.0%	14.8%	\$1,440	-3.4%	14.1%
16	▼	-1 Minneapolis, MN	\$1,380	-1.4%	13.3%	\$1,820	4.6%	13.3%
18	▲	2 Long Beach, CA	\$1,360	4.6%	13.3%	\$1,800	1.1%	12.5%
19	▼	-2 Portland, OR	\$1,350	-2.2%	-2.2%	\$1,600	-1.2%	-1.8%
20	▼	-1 Atlanta, GA	\$1,330	1.5%	3.9%	\$1,670	1.2%	4.4%
21	▲	1 Pittsburgh, PA	\$1,270	4.1%	13.7%	\$1,400	2.9%	14.5%
22	▲	1 Dallas, TX	\$1,240	2.5%	4.2%	\$1,670	4.4%	5.7%
23	▲	1 Madison, WI	\$1,230	4.2%	14.5%	\$1,430	0.7%	13.3%
24	▼	-3 Denver, CO	\$1,220	-3.2%	-7.6%	\$1,600	-2.4%	-7.0%
25	▲	1 Austin, TX	\$1,190	2.6%	7.2%	\$1,500	1.4%	2.7%

Pos.	+/-	City	1 Bedroom			2 Bedrooms		
			Price	M/M %	Y/Y %	Price	M/M %	Y/Y %
26	▼	-2 Scottsdale, AZ	\$1,170	-0.8%	5.4%	\$2,140	0.9%	8.6%
27	🔍	0 Nashville, TN	\$1,120	3.7%	13.2%	\$1,280	0.0%	13.3%
28	↔	0 Charlotte, NC	\$1,110	3.7%	12.9%	\$1,200	2.6%	9.1%
29	▲	2 Houston, TX	\$1,090	4.8%	4.8%	\$1,360	4.6%	2.3%
30	▼	-2 Plano, TX	\$1,080	0.9%	8.0%	\$1,480	2.8%	10.4%
31	▼	-1 Baltimore, MD	\$1,020	-2.9%	-12.6%	\$1,280	-1.5%	-12.9%
31	▲	5 Irving, TX	\$1,020	4.1%	11.2%	\$1,280	2.4%	14.3%
33	▼	-1 Orlando, FL	\$1,000	-2.0%	4.2%	\$1,200	0.0%	4.3%
33	▲	1 Sacramento, CA	\$1,000	0.0%	3.1%	\$1,170	-0.8%	2.6%
35	▲	2 Aurora, CO	\$980	1.0%	8.9%	\$1,260	-3.1%	-0.8%
36	▼	-4 Chesapeake, VA	\$970	-4.9%	5.4%	\$1,100	-3.5%	-1.8%
36	▲	3 Gilbert, AZ	\$970	3.2%	-1.0%	\$1,220	2.5%	10.9%
38	▼	-4 Tampa, FL	\$950	-5.0%	6.7%	\$1,150	-1.7%	5.5%
38	▲	1 Buffalo, NY	\$950	1.1%	10.5%	\$1,180	0.0%	13.3%
38	▲	1 Henderson, NV	\$950	1.1%	14.1%	\$1,100	0.9%	11.1%
41	▲	1 Raleigh, NC	\$940	2.2%	6.8%	\$1,100	1.9%	10.0%
41	▲	5 Newark, NJ	\$940	4.4%	9.3%	\$1,150	4.5%	4.5%
43	▲	3 Virginia Beach, VA	\$930	3.3%	0.0%	\$1,150	3.6%	-3.4%
44	▼	-2 Chandler, AZ	\$920	0.0%	0.0%	\$1,120	0.0%	3.7%
44	▲	2 Anchorage, AK	\$920	2.2%	-1.1%	\$1,150	1.8%	-8.0%
44	▼	-6 Richmond, VA	\$920	-4.2%	8.2%	\$1,000	0.0%	9.9%
44	▼	-2 Durham, NC	\$920	0.0%	15.0%	\$1,090	3.8%	14.7%
48	▼	-3 Fort Worth, TX	\$900	-1.1%	5.9%	\$1,090	-1.8%	11.2%
49	▲	4 Milwaukee, WI	\$880	4.8%	6.0%	\$930	3.3%	-3.1%
50	↔	0 San Antonio, TX	\$870	0.0%	10.1%	\$1,110	0.0%	9.9%

Pos.	+/-	City	1 Bedroom			2 Bedrooms		
			Price	M/M %	Y/Y %	Price	M/M %	Y/Y %
50	▲	2 Baton Rouge, LA	\$850	0.0%	10.1%	\$980	3.2%	2.1%
52	▼	-3 Jacksonville, FL	\$840	-4.5%	7.5%	\$1,030	-1.9%	8.4%
53	▲	4 Corpus Christi, TX	\$820	0.0%	-2.3%	\$990	-1.0%	-13.2%
53	▼	-2 Colorado Springs, CO	\$820	-4.9%	10.8%	\$1,020	-2.9%	5.2%
55	▼	-2 St. Petersburg, FL	\$800	-4.8%	3.7%	\$1,380	3.0%	12.8%
55	▲	2 Fresno, CA	\$800	-2.4%	13.1%	\$950	0.0%	11.8%
55	▼	-2 Salt Lake City, UT	\$800	-5.0%	12.0%	\$1,070	-2.7%	-1.8%
58	▲	1 Phoenix, AZ	\$790	-3.7%	12.0%	\$1,020	2.0%	8.5%
58	▼	-2 Syracuse, NY	\$790	-4.8%	13.3%	\$950	0.0%	14.2%
60	↔	0 Des Moines, IA	\$780	-1.3%	14.7%	\$840	-1.2%	6.3%
60	▲	1 Louisville, KY	\$780	0.0%	12.2%	\$890	4.7%	11.3%
62	↔	0 Laredo, TX	\$770	0.0%	-4.8%	\$940	3.3%	-2.1%
62	↔	0 Kansas City, MO	\$770	0.0%	6.7%	\$950	3.3%	5.6%
64	▲	3 Mesa, AZ	\$750	2.7%	10.1%	\$920	-1.1%	8.2%
64	▲	2 Las Vegas, NV	\$750	0.0%	2.7%	\$950	0.0%	5.6%
64	▼	-2 Boise, ID	\$750	-2.6%	-5.1%	\$860	3.6%	-4.4%
67	↔	0 Omaha, NE	\$740	1.4%	4.2%	\$900	1.1%	5.9%
68	▼	-3 Lexington, KY	\$730	-3.9%	12.1%	\$890	0.0%	11.3%
68	▼	-1 St. Louis, MO	\$730	0.0%	2.8%	\$1,000	0.0%	2.0%
68	▲	5 Lincoln, NE	\$730	2.8%	14.1%	\$940	3.3%	13.4%
71	▼	-4 Rochester, NY	\$720	-1.4%	1.4%	\$850	0.0%	-5.6%
71	▼	-4 Chattanooga, TN	\$720	-1.4%	-4.1%	\$760	-5.0%	-5.0%
73	▼	-6 Augusta, GA	\$710	-2.7%	11.1%	\$810	2.5%	8.0%
74	↔	0 Glendale, AZ	\$690	-1.4%	7.8%	\$850	-4.5%	6.3%
74	▲	5 Winston-Salem, NC	\$690	3.0%	12.7%	\$750	-3.8%	5.6%



Pos.	+/-	City	1 Bedroom			2 Bedrooms		
			Price	M/M %	Y/Y %	Price	M/M %	Y/Y %
76	▼	-2 Arlington, TX	\$680	-2.9%	-2.9%	\$900	-1.1%	1.1%
76	▼	0 Knoxville, TN	\$680	-1.4%	-12.8%	\$800	-4.8%	-3.6%
76	▲	2 Norfolk, VA	\$680	0.0%	-1.4%	\$830	0.0%	-3.5%
79	▼	0 Tallahassee, FL	\$670	0.0%	13.2%	\$750	0.0%	0.0%
79	▲	5 Cincinnati, OH	\$670	4.7%	13.3%	\$850	4.9%	1.2%
81	▼	-5 Greensboro, NC	\$660	-4.3%	10.0%	\$730	-1.4%	-2.7%
82	▼	0 Bakersfield, CA	\$650	0.0%	0.0%	\$800	0.0%	3.9%
82	▼	-3 Reno, NV	\$650	-3.0%	0.0%	\$980	4.3%	14.0%
84	▼	0 El Paso, TX	\$640	0.0%	3.2%	\$760	0.0%	-5.0%
84	▼	-2 Spokane, WA	\$640	-1.5%	6.7%	\$780	-1.3%	4.0%
84	▲	5 Tucson, AZ	\$640	4.9%	14.3%	\$760	-1.3%	1.3%
87	▼	-1 Oklahoma City, OK	\$630	0.0%	0.0%	\$790	1.3%	-1.3%
87	▼	-1 Albuquerque, NM	\$630	0.0%	6.8%	\$830	-2.4%	2.5%
89	▼	-1 Cleveland, OH	\$610	-1.6%	0.0%	\$740	-3.9%	0.0%
90	▲	1 Memphis, TN	\$600	0.0%	-3.2%	\$650	1.6%	-5.8%
90	▼	-1 Columbus, OH	\$600	-1.6%	-4.8%	\$920	0.0%	2.2%
92	▼	-1 Tulsa, OK	\$570	-5.0%	0.0%	\$750	-1.3%	0.0%
92	▲	2 Indianapolis, IN	\$570	0.0%	-1.7%	\$670	-1.5%	-1.5%
94	▼	0 Shreveport, LA	\$560	-1.8%	-1.8%	\$710	0.0%	2.9%
94	▼	-1 Lubbock, TX	\$560	-3.4%	1.8%	\$700	-4.1%	-11.4%
96	▼	0 Detroit, MI	\$550	0.0%	3.8%	\$630	-3.1%	-3.1%
97	▼	0 Akron, OH	\$510	-3.8%	2.0%	\$600	-3.2%	-9.1%
97	▲	1 Wichita, KS	\$510	4.1%	6.3%	\$650	0.0%	0.0%
99	▼	-1 Fort Wayne, IN	\$490	0.0%	2.1%	\$600	3.5%	5.3%
100	▼	0 Toledo, OH	\$440	0.0%	-4.3%	\$550	0.0%	-11.3%



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<https://d2t1047w253zzm.cloudfront.net/blog/2016/11/Screen-Shot-2016-11-30-at-6.22.12-PM.png>

<https://d2t1047w253zzm.cloudfront.net/blog/2016/11/1tru.png> **Full Dataset**



1  
Bedroom

2  
Bedrooms

Pos.	+/-	City	Price	M/M %	Y/Y %	Price	M/M %	Y/Y %
				%			%	

1	0	San Francisco, CA	\$3,330	-1.5%	-4.9%	\$4,500	-3.6%	-6.8%
2	0	New York, NY	\$3,000	0.0%	-7.4%	\$3,400	-1.4%	-7.9%
3	0	Boston, MA	\$2,240	-0.4%	-5.9%	\$2,580	-0.8%	-3.4%
4	0	San Jose, CA	\$2,200	-0.5%	3.3%	\$2,640	-1.9%	-2.6%
4	1	Oakland, CA	\$2,200	0.0%	0.5%	\$2,690	3.5%	5.5%
6	0	Washington, DC	\$2,090	-4.1%	-3.2%	\$2,680	-5.0%	-7.6%
7	0	Los Angeles, CA	\$2,030	0.0%	5.2%	\$2,990	-0.3%	6.8%
8	1	Seattle, WA	\$1,830	0.5%	10.9%	\$2,490	-0.8%	10.7%
9	-1	Chicago, IL	\$1,820	-3.7%	-8.1%	\$2,460	-4.7%	-5.0%
10	0	Miami, FL	\$1,800	0.0%	-4.8%	\$2,500	0.0%	-2.0%
11	0	Honolulu, HI	\$1,700	-1.7%	-5.6%	\$2,370	-1.3%	0.0%
12	0	San Diego, CA	\$1,560	1.3%	2.0%	\$2,160	-1.4%	2.9%
13	0	Fort Lauderdale, FL	\$1,500	-0.7%	5.6%	\$2,000	0.0%	8.1%



14	0	New Orleans, LA	\$1,440	2.1%	14.2%	\$1,680	0.6%	12.8%
15	0	Philadelphia, PA	\$1,400	0.0%	12.9%	\$1,510	-1.9%	8.6%
16	1	Providence, RI	\$1,380	0.0%	14.8%	\$1,440	-3.4%	14.1%
16	-1	Minneapolis, MN	\$1,380	-1.4%	13.3%	\$1,820	4.6%	13.3%
18	2	Long Beach, CA	\$1,360	4.6%	13.3%	\$1,800	1.1%	12.5%
19	-2	Portland, OR	\$1,350	-2.2%	-2.2%	\$1,600	-1.2%	-1.8%
20	-1	Atlanta, GA	\$1,330	1.5%	3.9%	\$1,670	1.2%	4.4%
21	1	Pittsburgh, PA	\$1,270	4.1%	13.7%	\$1,400	2.9%	14.5%
22	1	Dallas, TX	\$1,240	2.5%	4.2%	\$1,670	4.4%	5.7%
23	1	Madison, WI	\$1,230	4.2%	14.5%	\$1,430	0.7%	13.3%
24	-3	Denver, CO	\$1,220	-3.2%	-7.6%	\$1,600	-2.4%	-7.0%
25	1	Austin, TX	\$1,190	2.6%	7.2%	\$1,500	1.4%	2.7%
26	-2	Scottsdale, AZ	\$1,170	-0.8%	5.4%	\$2,140	0.9%	8.6%



27	0	Nashville, TN	\$1,120	3.7%	13.2%	\$1,280	0.0%	13.3%
28	0	Charlotte, NC	\$1,110	3.7%	12.9%	\$1,200	2.6%	9.1%
29	2	Houston, TX	\$1,090	4.8%	4.8%	\$1,360	4.6%	2.3%
30	-2	Plano, TX	\$1,080	0.9%	8.0%	\$1,480	2.8%	10.4%
31	-1	Baltimore, MD	\$1,020	-2.9%	-12.6%	\$1,280	-1.5%	-12.9%
31	5	Irving, TX	\$1,020	4.1%	11.2%	\$1,280	2.4%	14.3%
33	-1	Orlando, FL	\$1,000	-2.0%	4.2%	\$1,200	0.0%	4.3%
33	1	Sacramento, CA	\$1,000	0.0%	3.1%	\$1,170	-0.8%	2.6%
35	2	Aurora, CO	\$980	1.0%	8.9%	\$1,260	-3.1%	-0.8%
36	-4	Chesapeake, VA	\$970	-4.9%	5.4%	\$1,100	-3.5%	-1.8%
36	3	Gilbert, AZ	\$970	3.2%	-1.0%	\$1,220	2.5%	10.9%
38	-4	Tampa, FL	\$950	-5.0%	6.7%	\$1,150	-1.7%	5.5%
38	1	Buffalo, NY	\$950	1.1%	10.5%	\$1,180	0.0%	13.3%
38	1	Henderson, NV	\$950	1.1%	14.1%	\$1,100	0.9%	11.1%
41	1	Raleigh, NC	\$940	2.2%	6.8%	\$1,100	1.9%	10.0%




41	5	Newark, NJ	\$940	4.4%	9.3%	\$1,150	4.5%	4.5%	
		Search for apartments in...							
43	3	Virginia Beach, VA	\$930	3.3%	0.0%	\$1,150	3.6%	-3.4%	
44	-2	Chandler, AZ	\$920	0.0%	0.0%	\$1,120	0.0%	3.7%	
44	2	Anchorage, AK	\$920	2.2%	-1.1%	\$1,150	1.8%	-8.0%	
44	-6	Richmond, VA	\$920	-4.2%	8.2%	\$1,000	0.0%	9.9%	
44	-2	Durham, NC	\$920	0.0%	15.0%	\$1,090	3.8%	14.7%	
48	-3	Fort Worth, TX	\$900	-1.1%	5.9%	\$1,090	-1.8%	11.2%	
49	4	Milwaukee, WI	\$880	4.8%	6.0%	\$930	3.3%	-3.1%	
50	0	San Antonio, TX	\$870	0.0%	10.1%	\$1,110	0.0%	9.9%	
50	2	Baton Rouge, LA	\$850	0.0%	10.1%	\$980	3.2%	2.1%	
52	-3	Jacksonville, FL	\$840	-4.5%	7.5%	\$1,030	-1.9%	8.4%	
53	4	Corpus Christi, TX	\$820	0.0%	-2.3%	\$990	-1.0%	-13.2%	



53	-2	Colorado Search for apartments in... Springs, CO	\$820	-4.9%	10.8%	\$1,020	-2.9%	5.2%
55	-2	St. Petersburg, FL	\$800	-4.8%	3.7%	\$1,380	3.0%	12.8%
55	2	Fresno, CA	\$800	-2.4%	13.1%	\$950	0.0%	11.8%
55	-2	Salt Lake City, UT	\$800	-5.0%	12.0%	\$1,070	-2.7%	-1.8%
58	1	Phoenix, AZ	\$790	-3.7%	12.0%	\$1,020	2.0%	8.5%
58	-2	Syracuse, NY	\$790	-4.8%	13.3%	\$950	0.0%	14.2%
60	0	Des Moines, IA	\$780	-1.3%	14.7%	\$840	-1.2%	6.3%
60	1	Louisville, KY	\$780	0.0%	12.2%	\$890	4.7%	11.3%
62	0	Laredo, TX	\$770	0.0%	-4.8%	\$940	3.3%	-2.1%
62	0	Kansas City, MO	\$770	0.0%	6.7%	\$950	3.3%	5.6%
64	3	Mesa, AZ	\$750	2.7%	10.1%	\$920	-1.1%	8.2%
64	2	Las Vegas, NV	\$750	0.0%	2.7%	\$950	0.0%	5.6%
64	-2	Boise, ID	\$750	-2.6%	-5.1%	\$860	3.6%	-4.4%



67	0	Omaha, NE	\$740	1.4%	4.2%	\$900	1.1%	5.9%	
Search for apartments in...									
68	-3	Lexington, KY	\$730	-3.9%	12.1%	\$890	0.0%	11.3%	
68	-1	St. Louis, MO	\$730	0.0%	2.8%	\$1,000	0.0%	2.0%	
68	5	Lincoln, NE	\$730	2.8%	14.1%	\$940	3.3%	13.4%	
71	-4	Rochester, NY	\$720	-1.4%	1.4%	\$850	0.0%	-5.6%	
71	-4	Chattanooga, TN	\$720	-1.4%	-4.1%	\$760	-5.0%	-5.0%	
73	-6	Augusta, GA	\$710	-2.7%	11.1%	\$810	2.5%	8.0%	
74	0	Glendale, AZ	\$690	-1.4%	7.8%	\$850	-4.5%	6.3%	
74	5	Winston-Salem, NC	\$690	3.0%	12.7%	\$750	-3.8%	5.6%	
76	-2	Arlington, TX	\$680	-2.9%	-2.9%	\$900	-1.1%	1.1%	
76	0	Knoxville, TN	\$680	-1.4%	-12.8%	\$800	-4.8%	-3.6%	
76	2	Norfolk, VA	\$680	0.0%	-1.4%	\$830	0.0%	-3.5%	
79	0	Tallahassee, FL	\$670	0.0%	13.2%	\$750	0.0%	0.0%	
79	5	Cincinnati, OH	\$670	4.7%	13.3%	\$850	4.9%	1.2%	

81	-5	Greensboro, NC	\$660	4.3%	10.0%	\$730	-1.4%	-2.7%
82	0	Bakersfield, CA	\$650	0.0%	0.0%	\$800	0.0%	3.9%
82	-3	Reno, NV	\$650	-3.0%	0.0%	\$980	4.3%	14.0%
84	0	El Paso, TX	\$640	0.0%	3.2%	\$760	0.0%	-5.0%
84	-2	Spokane, WA	\$640	-1.5%	6.7%	\$780	-1.3%	4.0%
84	5	Tucson, AZ	\$640	4.9%	14.3%	\$760	-1.3%	1.3%
87	-1	Oklahoma City, OK	\$630	0.0%	0.0%	\$790	1.3%	-1.3%
87	-1	Albuquerque, NM	\$630	0.0%	6.8%	\$830	-2.4%	2.5%
89	-1	Cleveland, OH	\$610	-1.6%	0.0%	\$740	-3.9%	0.0%
90	1	Memphis, TN	\$600	0.0%	-3.2%	\$650	1.6%	-5.8%
90	-1	Columbus, OH	\$600	-1.6%	-4.8%	\$920	0.0%	2.2%
92	-1	Tulsa, OK	\$570	-5.0%	0.0%	\$750	-1.3%	0.0%
92	2	Indianapolis, IN	\$570	0.0%	-1.7%	\$670	-1.5%	-1.5%





94	0	Shreveport, LA	\$560	-1.8%	-1.8%	\$710	0.0%	2.9%
94	-1	Lubbock, TX	\$560	-3.4%	1.8%	\$700	-4.1%	-11.4%
96	0	Detroit, MI	\$550	0.0%	3.8%	\$630	-3.1%	-3.1%
97	0	Akron, OH	\$510	-3.8%	2.0%	\$600	-3.2%	-9.1%
97	1	Wichita, KS	\$510	4.1%	6.3%	\$650	0.0%	0.0%
99	-1	Fort Wayne, IN	\$490	0.0%	2.1%	\$600	3.5%	5.3%
100	0	Toledo, OH	\$440	0.0%	-4.3%	\$550	0.0%	-11.3%

Showing 1 to 105 of 105 entries

## About

The Zumper National Rent Report analyzes rental data from over 1 million active listings across the United States. Data is aggregated on a monthly basis to calculate median asking rents for the top 100 metro areas by population, providing a comprehensive view of the current state of the market. The report is based on all data available in the month prior to publication.

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