

Colliers

MULTIFAMILY

Q3 2026

Houston



"Occupancy at its highest level since early 2022, paired with tapering deliveries and a thinning construction pipeline, points to firmer footing for Houston multifamily heading into 2027."

Danny Rice | President

Houston

OVERALL OCCUPANCY RATE
91.2% ▲ YOY ▼ Forecast

NET ABSORPTION (UNITS)
4.8K ▼ YOY ▲ Forecast

UNDER CONSTRUCTION (UNITS)
12.6K ▲ YOY ▼ Forecast

AVERAGE MONTHLY RENT (EFFECTIVE)
$1,247 ▼ YOY ▲ Forecast

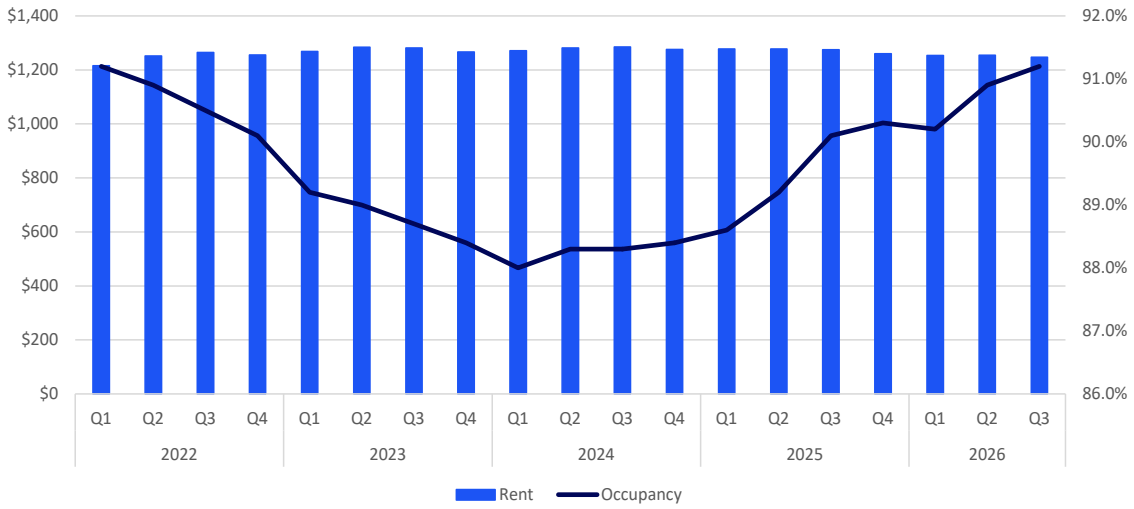
MARKET TRENDS

- Houston recorded net absorption of 4,801 units in Q3, down quarter-over-quarter but consistent with the market's five-year seasonal average.
- Year-to-date absorption has exceeded new supply by approximately 1.5 to 1, pushing overall occupancy to 91.2%, its highest since early 2022.
- Class A properties accounted for more than 70% of total absorption in the third quarter, with occupancy rising to 87.2%, the highest level in six years.
- Units under construction fell 5.4% to 12,557, with trailing four-quarter deliveries 47% below their late-2023 peak.
- Cross-border buyers accounted for 7.6% of Houston acquisition volume year-to-date, up from 5.2% in full-year 2025 and the highest share recorded since 2019.

HISTORIC COMPARISON

	Q3 2026	Q2 2026	Q3 2025
Total Inventory (Existing Units)	802,987	800,361	788,614
New Supply (Units Delivered)	2,825	4,864	4,148
Demand (Units Absorbed)	4,801	7,853	8,339
Occupancy	91.2%	90.9%	90.1%
Under Construction (Units)	12,557	13,274	7,985
Average Monthly Rent (Effective)	$1,247	$1,254	$1,275

MARKET FUNDAMENTALS

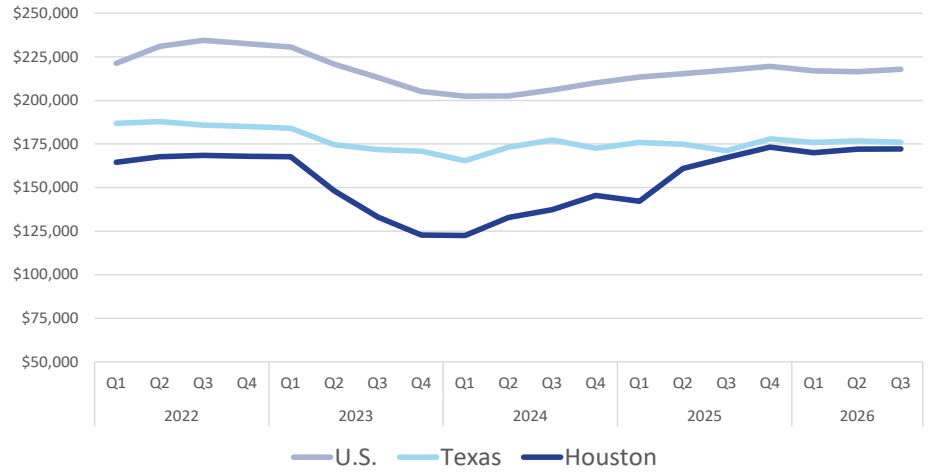


Source: Colliers, MRI Apartment Data

Houston Sales Volume & Pricing

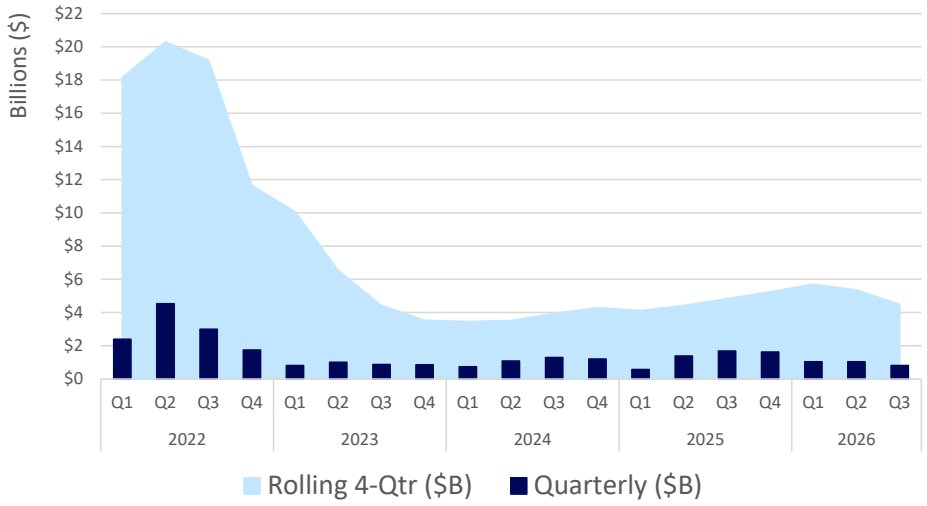
- Houston closed Q3 with $801.0M in multifamily sales, down from $1.03B in the prior quarter and $1.7B a year ago. Trailing four-quarter sales volume eased to $4.5B from $5.4B in Q2.
- Houston's average sales price per unit remained essentially unchanged quarter-over-quarter at $172,175 but increased 3.0% year-over-year. Over the same period, Texas' average sales price per unit declined 0.5% quarter-over-quarter to $176,003, while the U.S. average increased 0.6% to $217,879.
- Houston cap rates held at 6.0% for a second consecutive quarter, representing a 20-basis-point (bps) increase YoY and the market's highest level since 2017. Texas and U.S. cap rates each rose 10 bps QoQ, to 5.9% and 6.0% respectively.

AVERAGE PRICE PER UNIT



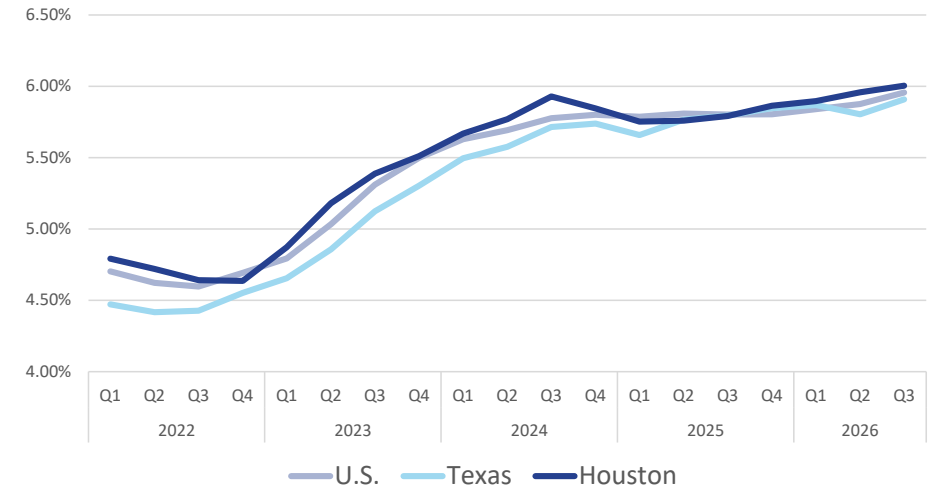
Source: Colliers, MSCI Real Capital Analytics

HOUSTON SALES VOLUME



Source: Colliers, MSCI Real Capital Analytics

AVERAGE CAP RATE

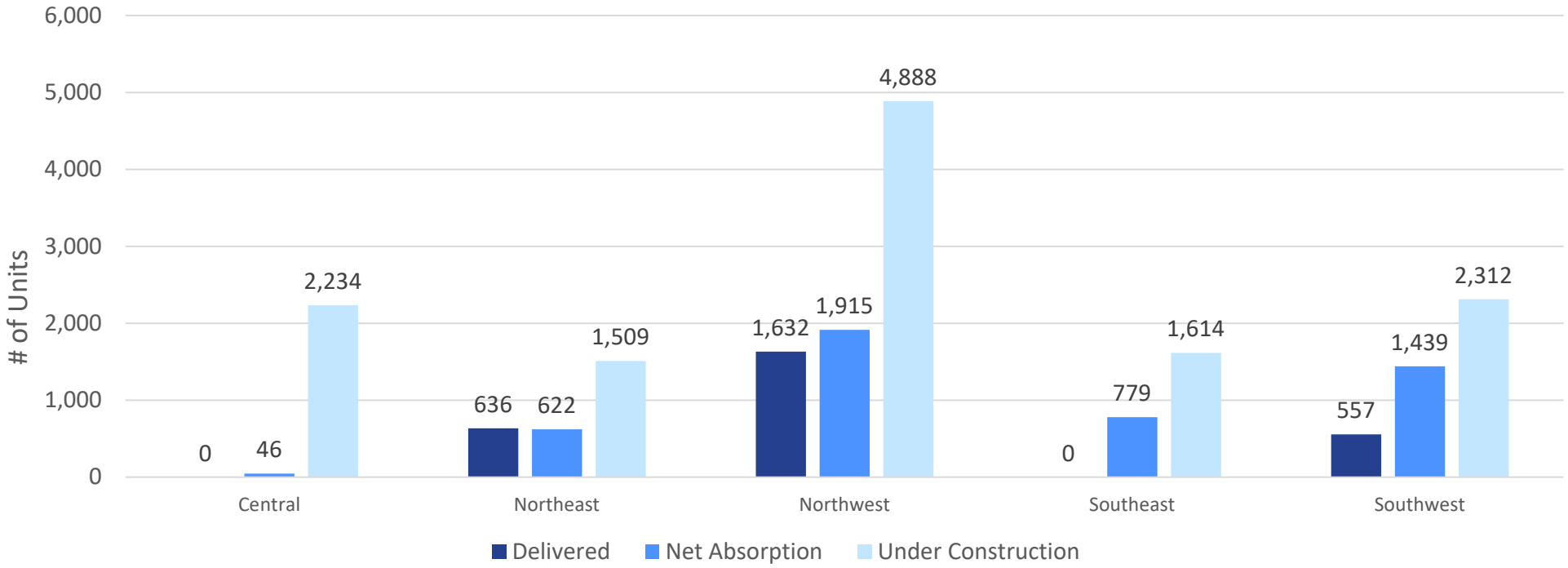


Source: Colliers, MSCI Real Capital Analytics

Market Statistics

HOUSTON	# OF UNITS	MONTHLY RENT PER UNIT ($)	CURRENT ABSORPTION # OF UNITS	PREVIOUS ABSORPTION # OF UNITS	CURRENT OCCUPANCY RATE (%)	PREVIOUS OCCUPANCY RATE (%)
Class A	214,018	$1,712	3,490	5,514	87.2%	86.5%
Class B	294,387	$1,237	706	1,070	92.6%	92.5%
Class C	216,078	$966	83	607	93.0%	93.0%
Class D	78,504	$784	522	662	91.2%	90.5%
Total	**802,987**	**$1,247**	**4,801**	**7,853**	**91.2%**	**90.9%**

Houston Multifamily Activity by Submarket Q3 2026



Colliers Transaction Activity

PROPERTIES SOLD



THE PARK AT AVIANO
Southeast Submarket
308 Units



VIC AT JORDAN RANCH
Northwest Submarket
365 Units

PROPERTIES LISTED



RESERVE ON GARTH
Southeast Submarket | 256 Units



THE PARK AT CEDAR LAWN
Southeast Submarket | 192 Units



ALEGRIA I & II
Central Submarket | 624 Units

Global Stats

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With more than $6.0 billion in annual revenues, a team of 28,000 professionals, and more than $110 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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Sources

Colliers | MRI Apartment Data | MSCI Real Capital Analytics

Colliers

$6.0B
ANNUAL REVENUE

70+
COUNTRIES WE OPERATE IN

$110B
ASSETS UNDER MANAGEMENT

44,000
LEASE AND SALE TRANSACTIONS

2B
SQUARE FEET MANAGED

28,000
PROFESSIONALS

Number of countries includes affiliates

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