



Advertisement

Learn how The RealPage Cloud can benefit your business.



From: [MULTIFAMILY EXECUTIVE 2013](#)

Posted on: March 19, 2013

2013 Forecast: Top 10 Rent-Growth Markets

The tech, energy, and tourism sectors drive the strongest metros, but will excess inventory put the brakes on some?

By [Charlotte O'Malley](#)

Call it revenge of the nerds. The top three rent-growth markets of 2013 all happen to be the nation's top technology Meccas: San Jose, Calif.; Seattle; and San Francisco, according to New York-based market research firm [Reis](#). No surprises there, as the Bay Area is a traditional rent-growth powerhouse, and Seattle isn't exactly known for its low cost of living either.

But geeks don't have all the fun. Perennially under-valued Minneapolis charts in the Top 5. And Fort Lauderdale, Fla., once the poster child of distress, ties for eighth place in Reis' tally. The city's inclusion on the list is a welcome and unexpected surprise.

"Tourism in Florida has been on the rise for the past two years, which has helped the metro's economy," says Brad Doremus, a senior analyst at Reis. "This has surely helped the local apartment market, whose peak vacancy rate was 8.6 percent but has fallen to 4.1 percent."

The 4.1 percent vacancy sits comfortably below the current national average of 4.5 percents, he notes.

But maybe some of the list's inhabitants shouldn't get too comfortable: some fear a large influx of new supply could slow rental growth in Austin (tied for eighth), Dallas (No. 4), and Seattle, all expected to experience high inventory growth in 2013.

Here's the full list:

1. San Jose, Calif., 5.3%
2. Seattle, Wash., 5.2%
2. San Francisco, Calif., 5.2%
4. Dallas, Texas, 5.0%
4. Minneapolis, Minn., 5.0%
6. Denver, Colo., 4.9%

- 7. Portland, Ore., 4.7%
- 8. Austin, Texas, 4.6%
- 8. Fort Lauderdale, Fla., 4.6%
- 8. Houston, Texas, 4.6%

Keywords

Subject

[Business](#), [Mergers and Acquisitions](#)

- [View more keywords](#)

More from MULTIFAMILY EXECUTIVE

[Business](#)



[Sares Regis Rolls Out Rental In Bay Area](#)

[Mergers and Acquisitions](#)



[Greystar's \\$1.5 Billion Deal With Equity: A Closer Look](#)

[Charlotte O'Malley](#)



[Green Products for Apartment Buildings](#)

[Business](#)



[February Jobs: Construction Adds Big; So Does Architecture and Engineering](#)

[Mergers and Acquisitions](#)



[Archstone's Ripple Effects](#)

[Charlotte O'Malley](#)

[MFE Week in Review, Jan. 25 to Feb. 1](#)

In case you missed them, here are the five most popular articles on our website from...

[Business](#)

[A Happy New Year for Residential Starts and Architectural Inquiries](#)

The year is off to a good start in terms of housing data. According to the U.S. Census...

[Mergers and Acquisitions](#)

[Berkadia Buys Hendricks & Partners](#)

Berkadia Commercial Mortgage has acquired multifamily sales and investment firm...

[Charlotte O'Malley](#)



[The 10 Fastest-Growing U.S. Cities](#)

Comments

Please read our [Content Guidelines](#) before posting.



Post a new comment

0 Comments

[RSS](#) | [Subscribe](#)