

# Rental Market Overview Report



## Houston

The Houston rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available

### Market at a Glance

Considerations	Findings	Comments
Housing Availability	Low	
Tenant Paid Real Estate Fees	No	
Typical Lease Length	12 Months	Some homeowners are requiring 24-month leases
Typical Security Deposit	1 Month	
Early Termination Clauses	Available	Apartments - Usually 2 months notice with 2 months lease break penalty
Negotiation of Lease Terms	Low	

## Types of Housing – Houston, TX

### Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Styles include flats and townhouses. Apartment complexes can be as small as five units and as large as 500 units. The apartment building may have private entrances into each unit or have a common entrance shared by all residents.

#### Advantages

#### Disadvantages

No maintenance responsibilities	Lack of privacy
Major appliances and/or hook-up provided	Limited covered/enclosed parking
Recreational amenities may be available	Limited storage
Some utilities may be included	Pet restrictions

## Multiplexes

Multiplexes are usually 2, 3, or 4 connected units, which can be of townhouse, condominium or flat design.

Advantages	Disadvantages
Yard (garden) space	Yard maintenance may be your responsibility
Garage/covered parking	Tenant responsible for several utilities
Some privacy	Tenant may have to provide major appliances

## Single-Family Homes

Single-Family Homes are free standing residential properties. Styles include ranch (single story), split-level, tri or multi-level, and mid-entry.

Advantages	Disadvantages
Privacy	Yard maintenance is your responsibility
Garages	Tenant responsible for all utilities

Yard (gardens)

Snow removal, as applicable

## Neighborhoods

Neighborhoods		1BD	2BD	3BD	4BD	5BD
Clear Lake	<b>Apartment</b>	\$1000 - 2800	\$1300 - 4100	\$1800 - 3800	N/A	N/A
	<b>House</b>	N/A	N/A	\$1750 - 5000	\$1800 - 6900	\$2500 - 7500
Cypress	<b>Apartment</b>	\$1300 - 2400	\$1800 - 2900	\$2000 - 3400	N/A	N/A
	<b>House</b>	N/A	N/A	\$1700 - 3200	\$1800 - 6300	\$2400 - 7500
Downtown Houston	<b>Apartment</b>	\$1300 - 8700	\$1600 - 9500	\$1700 - 17000	N/A	N/A
Energy Corridor	<b>Apartment</b>	\$1200 - 5000	\$1700 - 6100	\$2200 - 10100	N/A	N/A
	<b>House</b>	N/A	N/A	\$2000 - 7200	\$2100 - 7200	\$3200 - 15000
Katy	<b>Apartment</b>	\$1200 - 3600	\$1700 - 5000	\$2100 - 10500	N/A	N/A
	<b>House</b>	N/A	N/A	\$1850 - 5000	\$2000 - 5500	\$3000 - 6300
Kingwood	<b>Apartment</b>	\$1200 - 2600	\$1400 - 3300	\$1900 - 3100	N/A	N/A
	<b>House</b>	N/A	N/A	\$1600 - 3000	\$1700 - 4000	\$2400 - 5000
Pearland	<b>Apartment</b>	\$1300 - 2400	\$1600 - 2800	\$1800 - 3400	N/A	N/A
	<b>House</b>	N/A	N/A	\$1900 - 3300	\$2200 - 6000	\$2500 - 6000
Rice Military	<b>Apartment</b>	\$1350 - 2800	\$1800 - 3800	\$2400 - 5800	N/A	N/A
	<b>House</b>	N/A	N/A	\$2800 - 4500	\$3600 - 14000	\$12000 - 19000
River Oaks	<b>Apartment</b>	\$1500 - 5400	\$1800 - 10300	\$2400 - 14000	N/A	N/A
	<b>House</b>	N/A	N/A	\$3700 - 15000	\$8000 - 22500	\$8000 - 30000
Sugar Land	<b>Apartment</b>	\$1200 - 5000	\$1600 - 5800	\$1900 - 6300	N/A	N/A
	<b>House</b>	N/A	N/A	\$1800 -	\$1900 -	\$2600 - 9000

				4500	6500	
The Heights	<b>Apartment</b>	\$1500 - 5600	\$2100 - 6500	\$2600 - 8500	N/A	N/A
	<b>House</b>	N/A	N/A	\$2800 - 9000	\$3600 - 11000	\$4500 - 12000
The Woodlands	<b>Apartment</b>	\$1100 - 3900	\$1400 - 6400	\$1700 - 8000	N/A	N/A
	<b>House</b>	N/A	N/A	\$2000 - 6000	\$2700 - 7500	\$4000 - 9000
Uptown Houston Galleria	<b>Apartment</b>	\$1400 - 6000	\$1700 - 10000	\$2200 - 12000	N/A	N/A
	<b>House</b>	N/A	N/A	\$2800 - 12000	\$4000 - 22000	\$5100 - 23000