

MONTHLY Lease Activity & Pricing

SmartMLS® Rental Market Snapshot

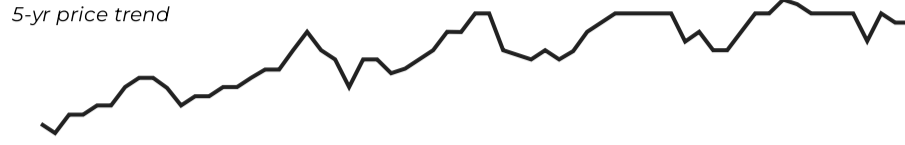
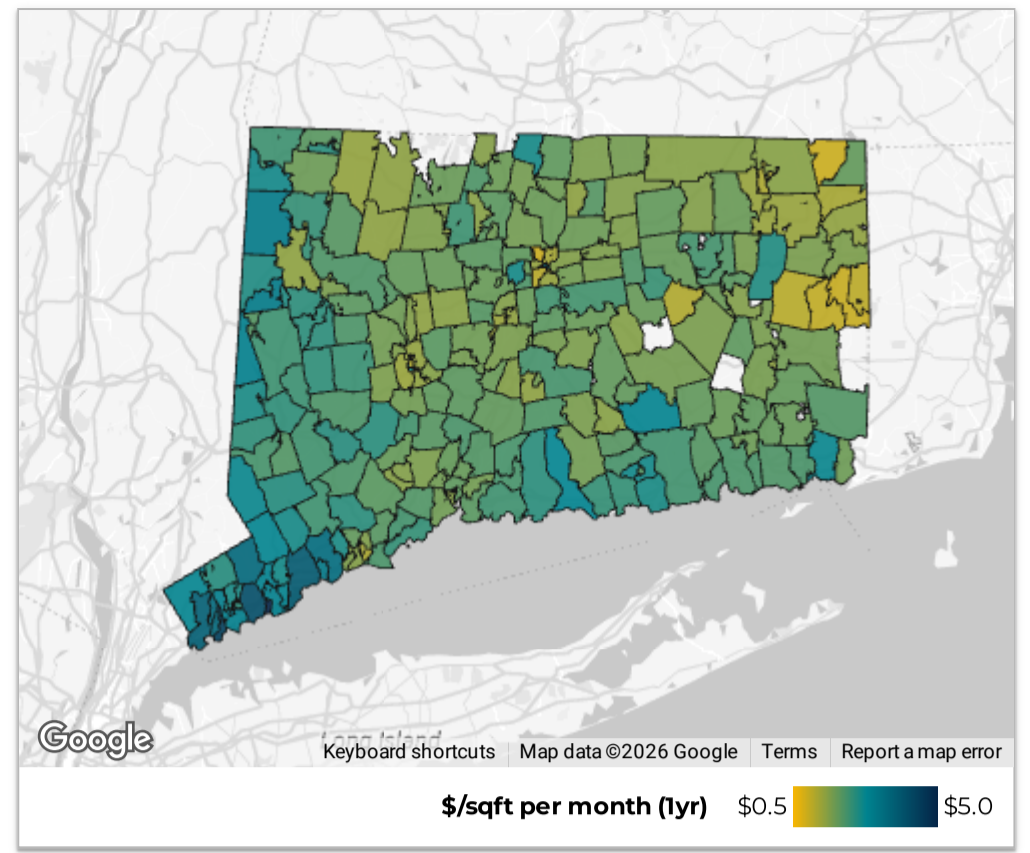
All data is updated in realtime in accordance with content from SmartMLS.
This report provides a snapshot of the market as taken on: Apr 27, 2026

County Zip

City Total Bedrooms

Price Range Between and

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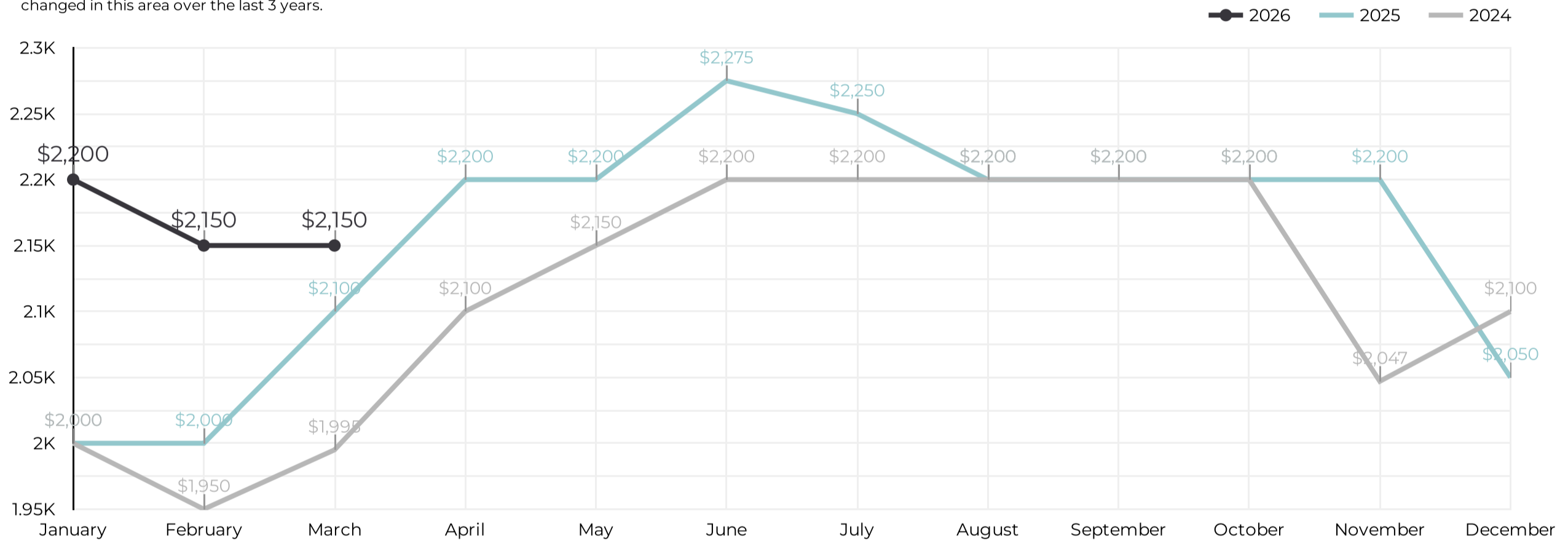
March

# of Leases 1,138 ↑ 7.2% from previous year	Total Rental Volume \$3,029,036 ↑ 10.6% from previous year	Average % Closed vs. Asking 0.10% ↑ 0.08% from previous year	# Listed Now 2,875
Median Lease (\$/month) \$2,150 ↑ 2.4% from previous year	\$/sqft \$2.09 ↓ -0.6% from previous year	Median DOM 35 ↑ 7 from previous year	



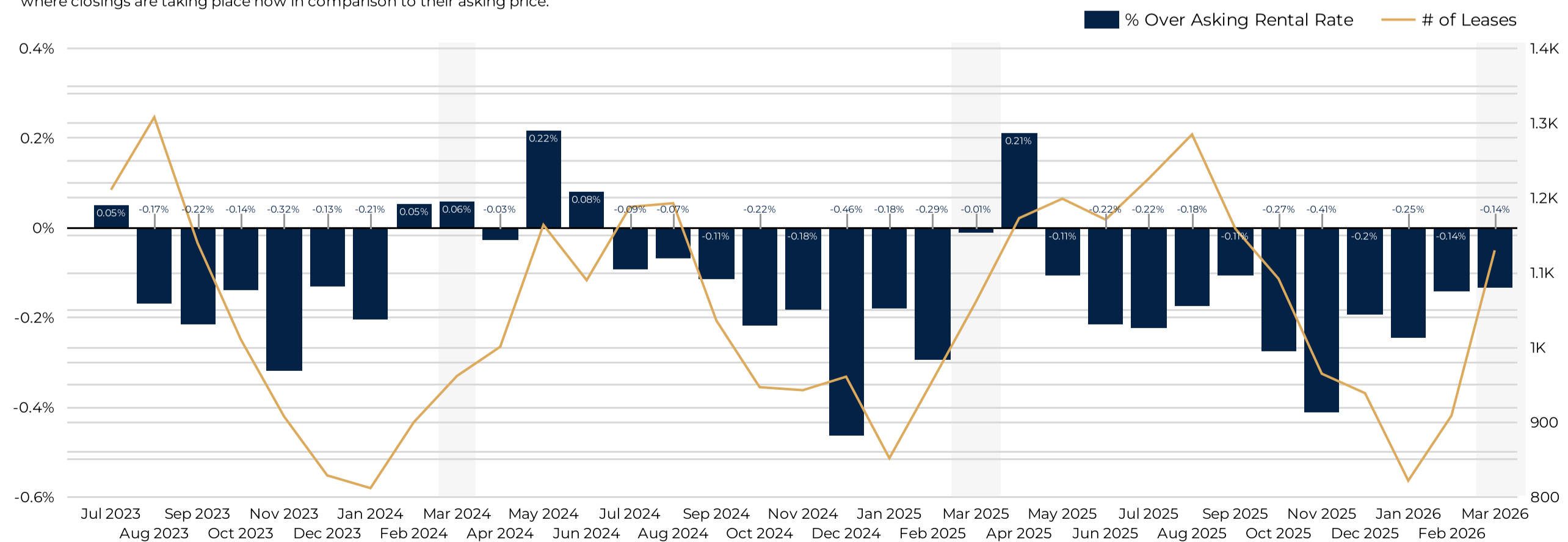
Median Rental Price/Month

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Rental Competition

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.

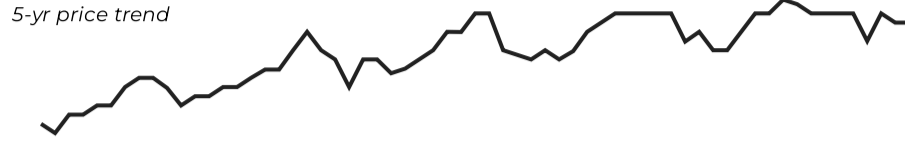
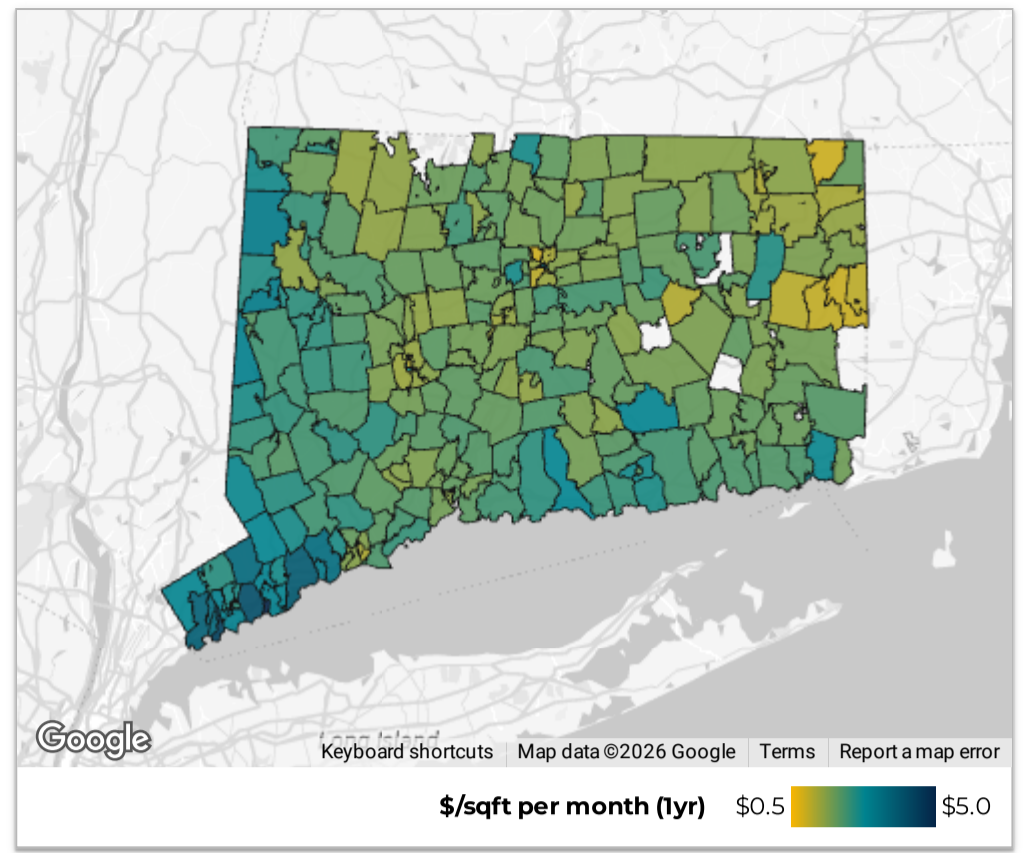


MONTHLY Renter Demand

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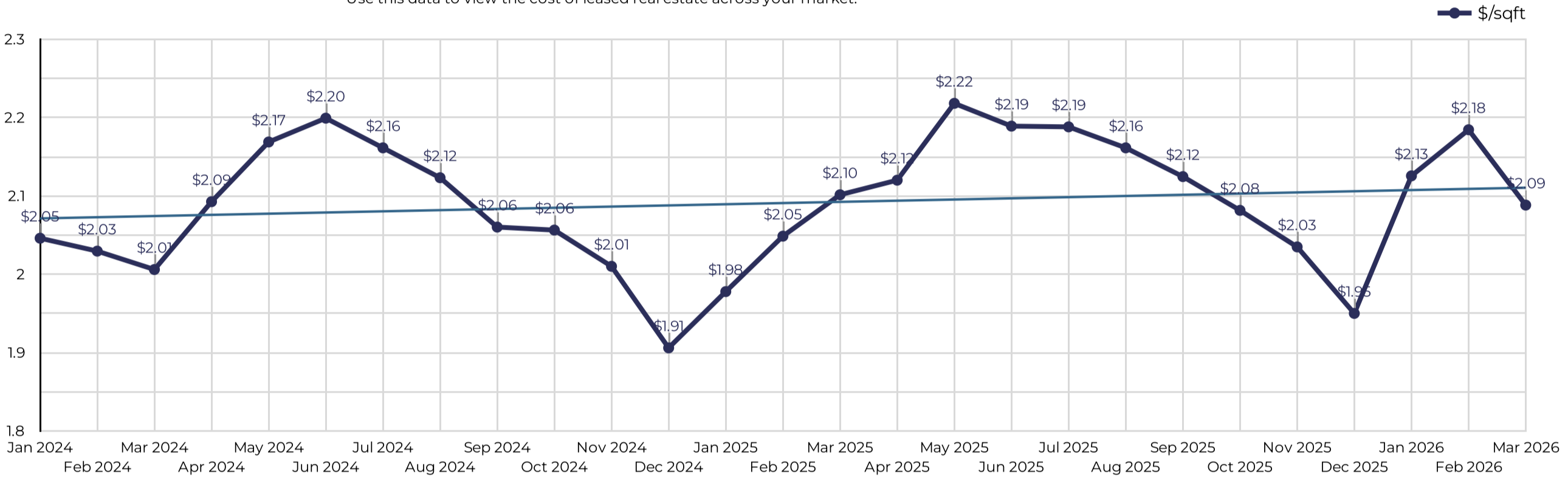


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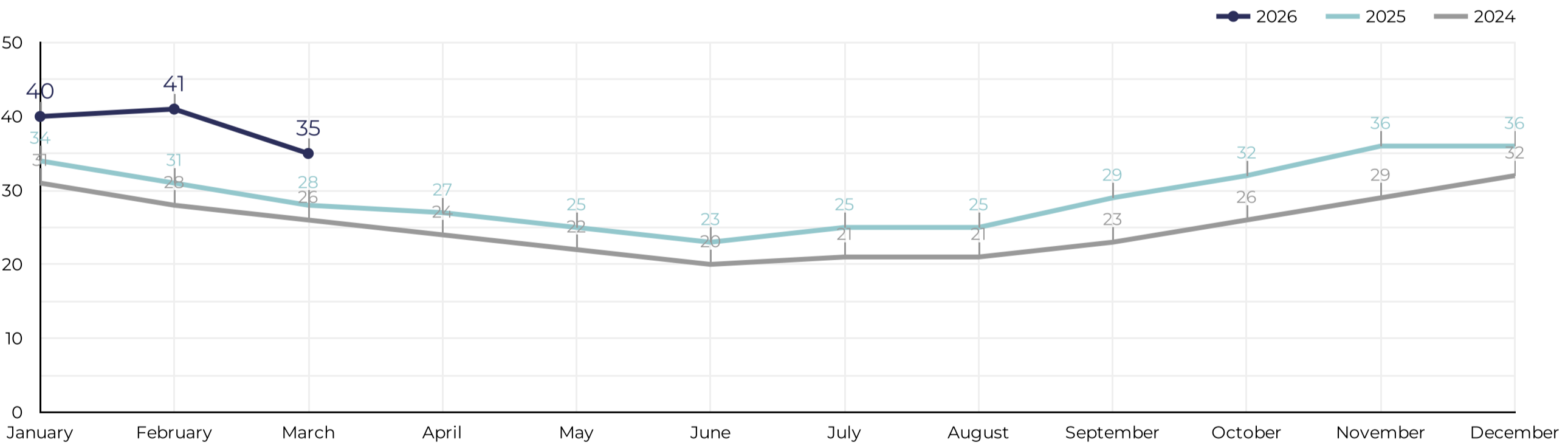
Price Per Square Foot/Month

Use this data to view the cost of leased real estate across your market.



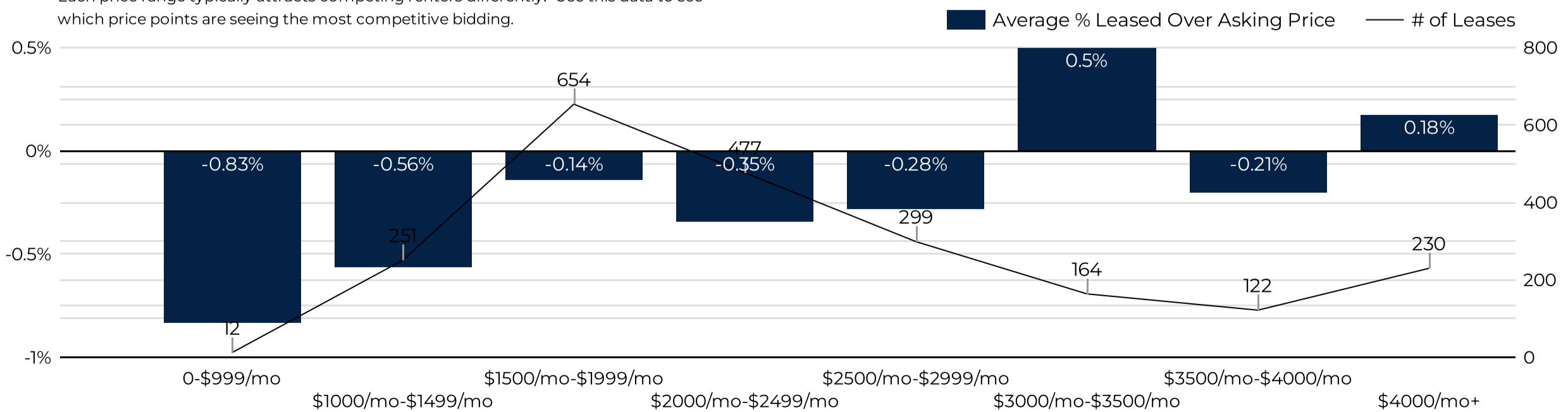
Median Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.



Rental Competition at Each Price Range (last 90 days)

Each price range typically attracts competing renters differently. Use this data to see which price points are seeing the most competitive bidding.



YEARLY Lease Activity & Pricing

SmartMLS® Rental Market Snapshot

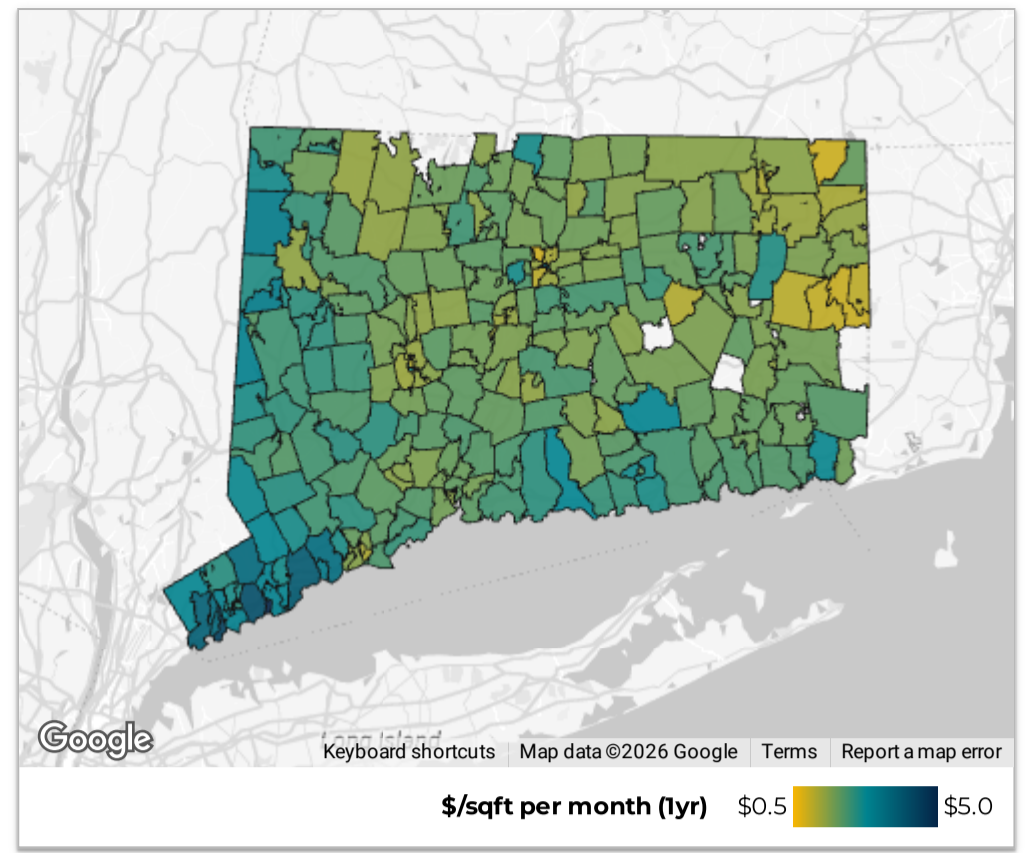
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City Total Bedrooms

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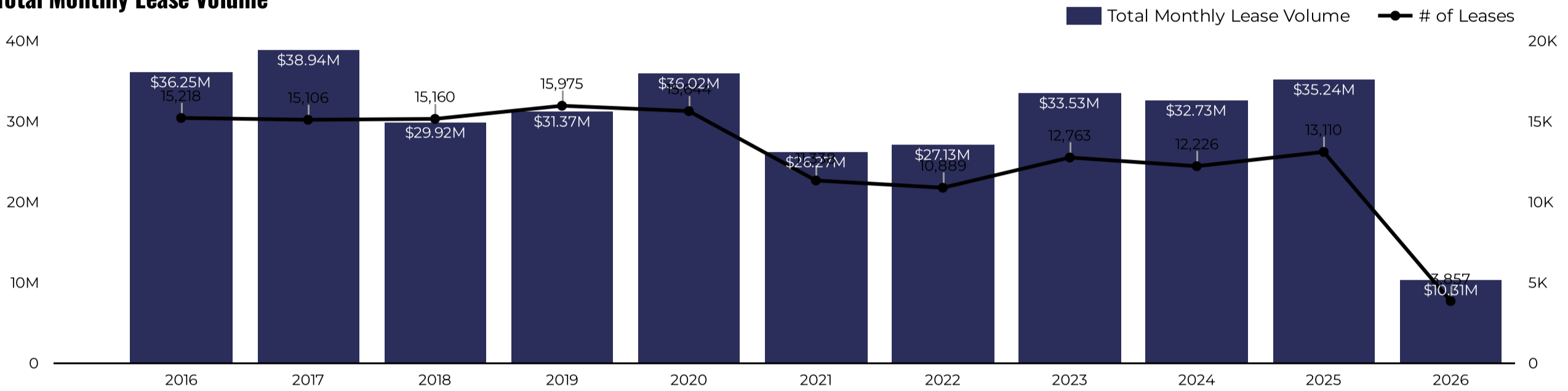


Year-to-Date Statistics 2026

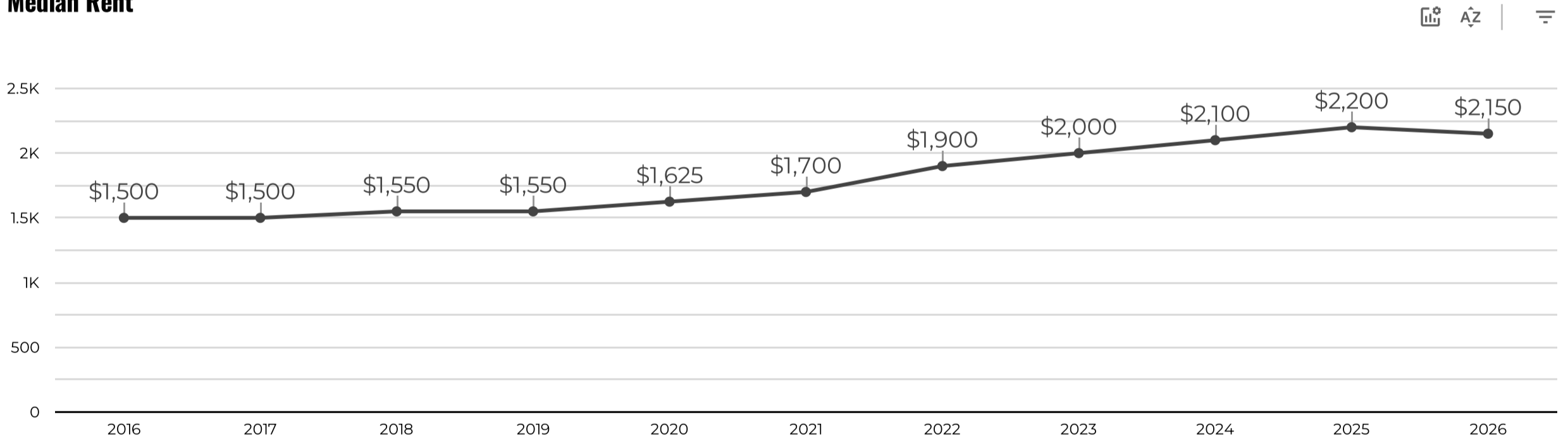
# of Leases 3,857 ↓ -0.8% from previous year	Median Lease \$2,150 ↑ 2.4% from previous year	Average % Closed Over Asking -0.17% ↓ -0.12% from previous year
Total Monthly Rental Volume \$10,312,642 ↑ 4.5% from previous year	New Listings 4,836 ↑ 1.1% from previous year	Median DOM 35 ↑ 6 from previous year

Jan 1, 2016 - Apr 27, 2026

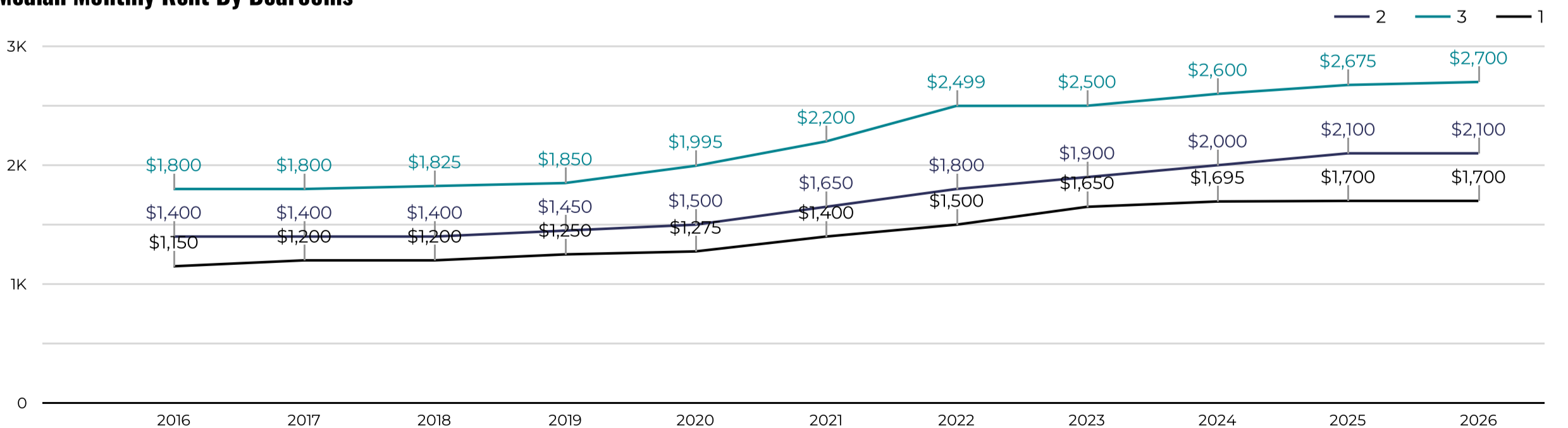
Total Monthly Lease Volume



Median Rent



Median Monthly Rent By Bedrooms



YEARLY Demand & Inventory

SmartMLS® Rental Market Snapshot

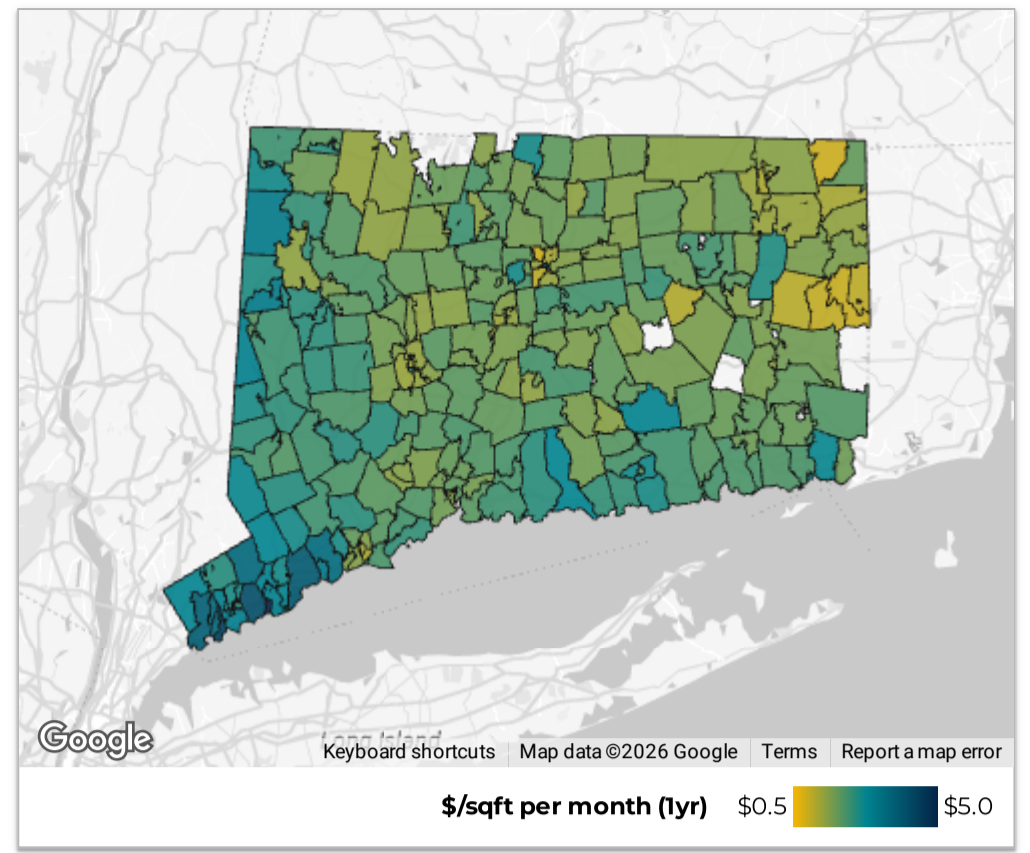
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City Total Bedrooms

Price Range Between and

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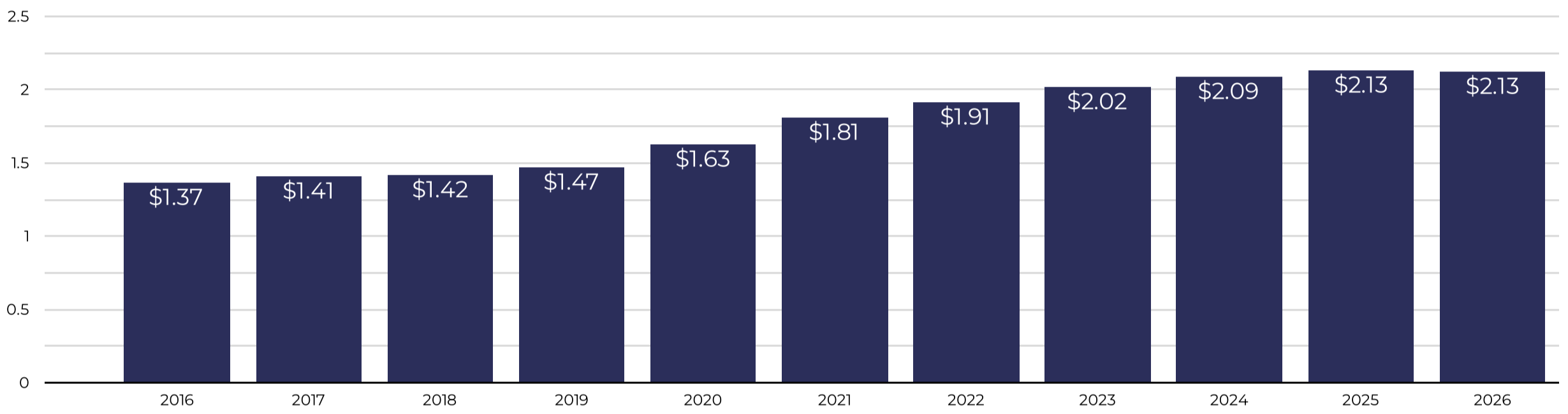


Year-to-Date Statistics 2026

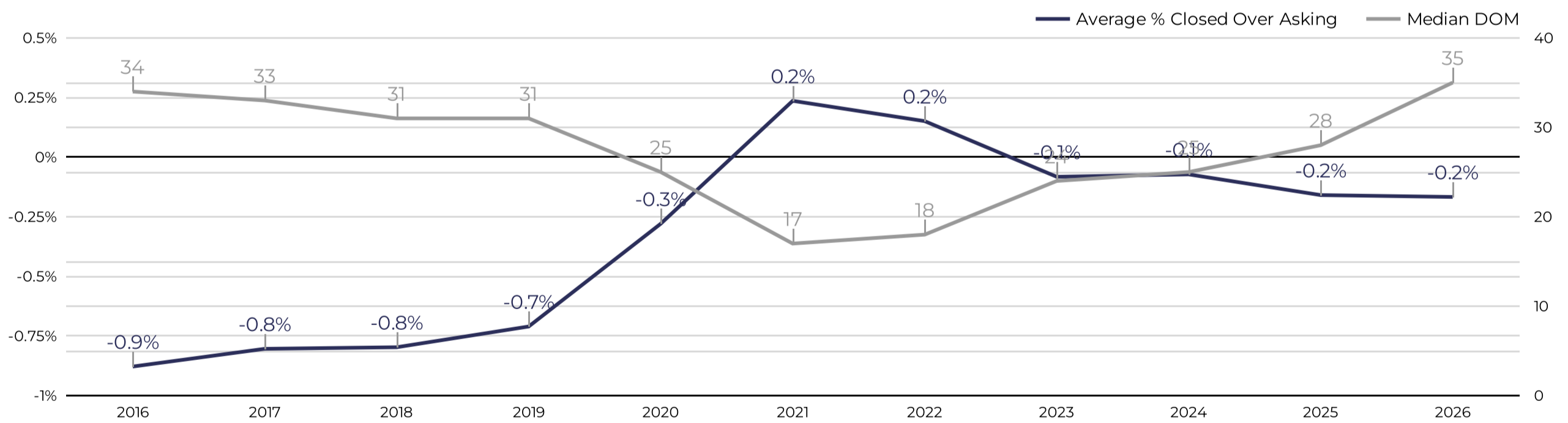
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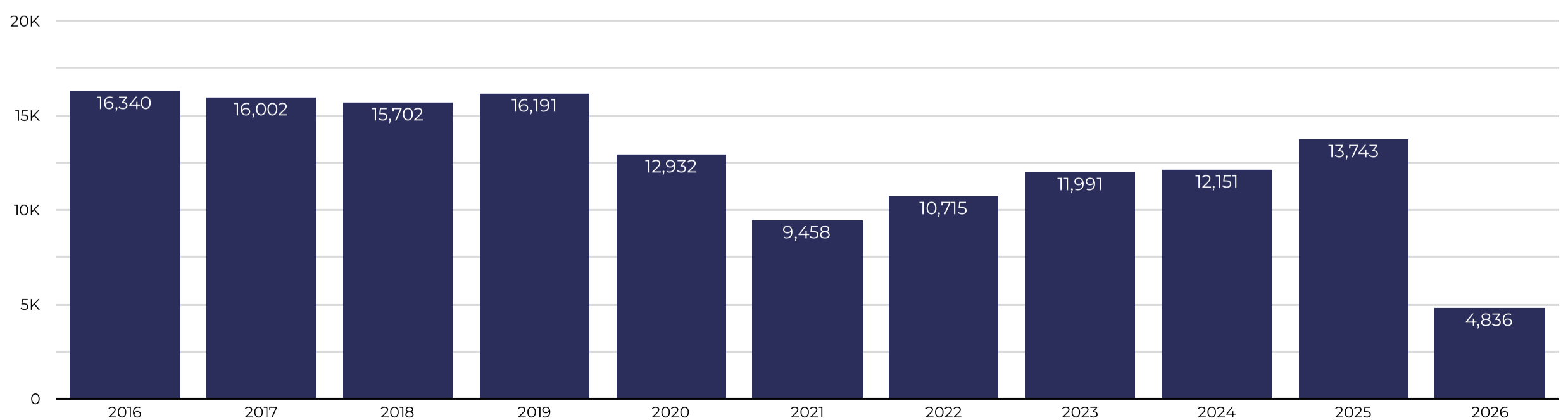
Price per Square Foot/Month



Rental Competition



New Listings Delivered



MONTHLY Data Tables

SmartMLS® Rental Market Snapshot

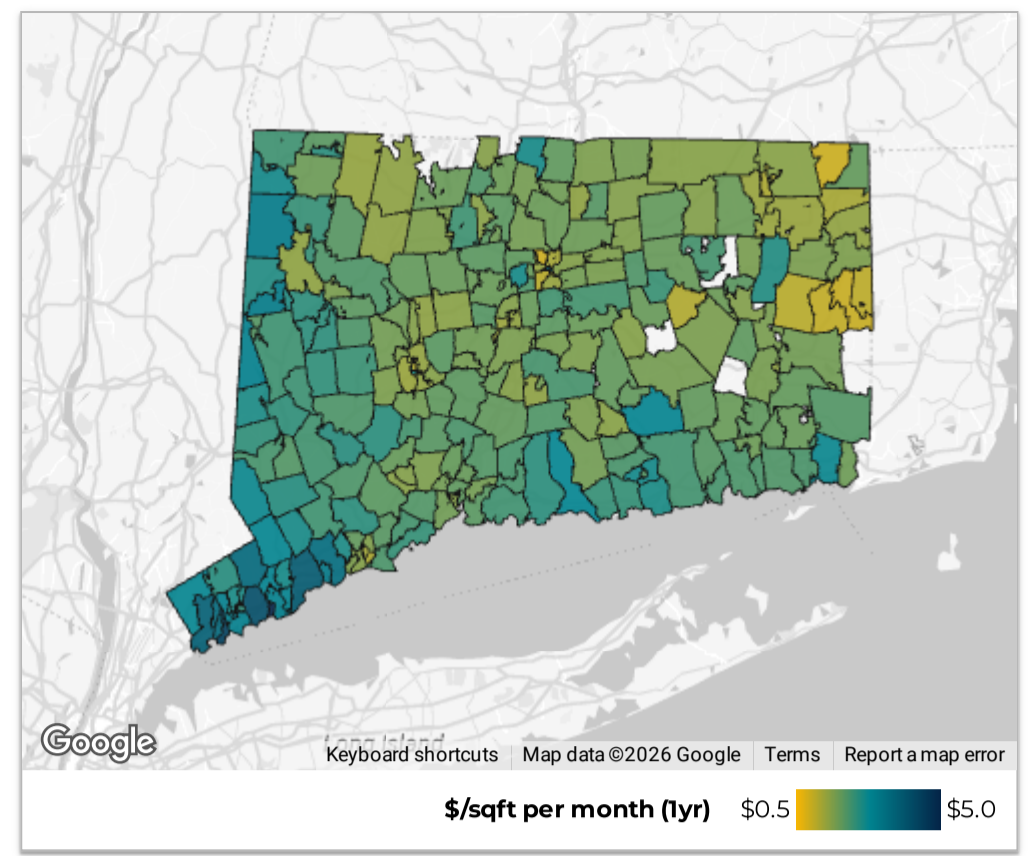
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Monthly Statistics

Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

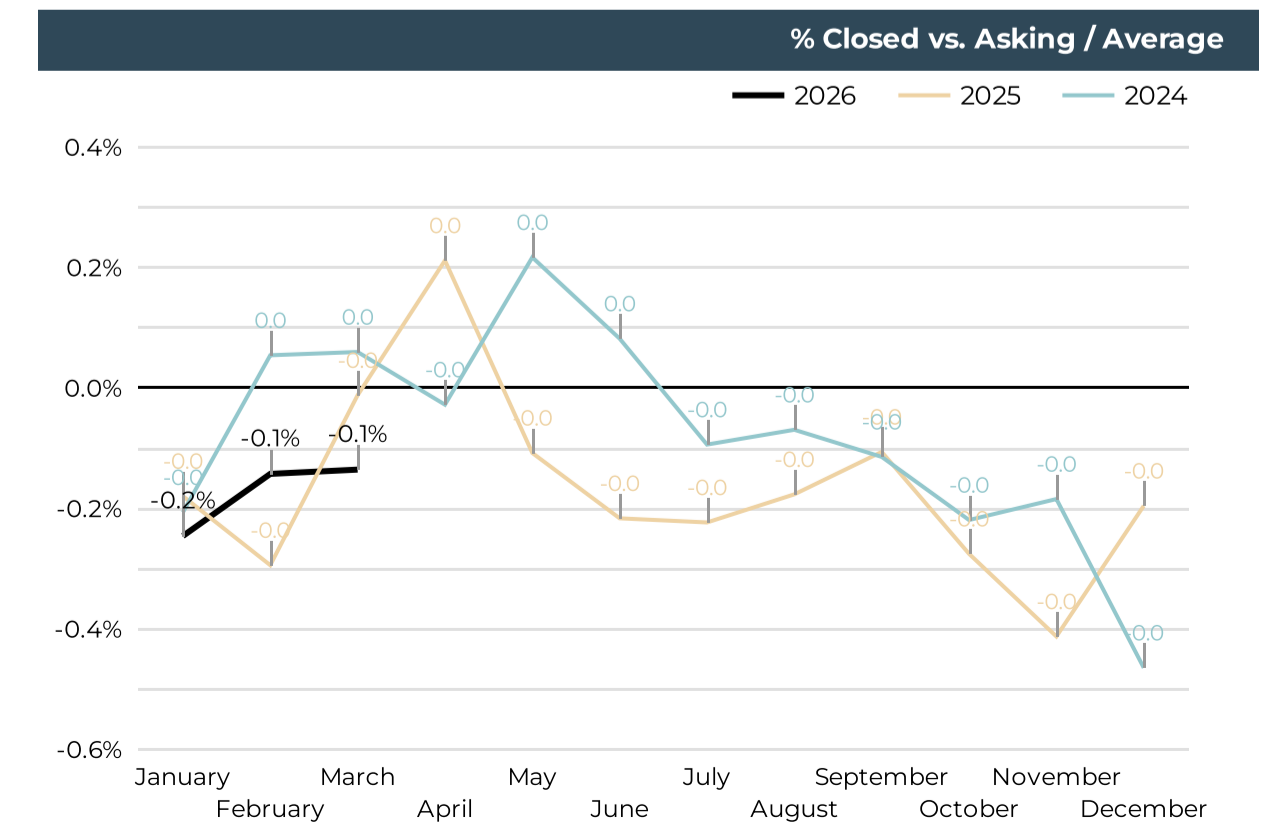
# of Leases / Count				
Month	2023	2024	2025	2026
January	837	816	852	825
February	874	901	957	911
March	1,065	965	1,062	1,138
April	1,069	1,004	1,178	-
May	1,200	1,166	1,204	-
June	1,286	1,095	1,172	-
July	1,224	1,190	1,231	-
August	1,313	1,195	1,288	-
September	1,141	1,040	1,162	-
October	1,014	948	1,093	-
November	910	944	970	-
December	830	962	941	-

Total Monthly Rental Volume / Sum				
Month	2023	2024	2025	2026
January	\$2,032,282	\$2,098,507	\$2,065,926	\$2,228,657
February	\$2,120,218	\$2,179,059	\$2,339,133	\$2,391,468
March	\$2,534,800	\$2,387,827	\$2,739,877	\$3,029,036
April	\$2,753,850	\$2,681,953	\$3,195,321	-
May	\$3,224,592	\$3,355,193	\$3,493,562	-
June	\$3,670,320	\$3,219,849	\$3,338,164	-
July	\$3,358,068	\$3,442,099	\$3,445,150	-
August	\$3,831,527	\$3,310,311	\$3,662,250	-
September	\$3,079,548	\$2,778,420	\$3,148,026	-
October	\$2,717,584	\$2,560,864	\$2,913,290	-
November	\$2,178,500	\$2,292,256	\$2,556,932	-
December	\$2,025,100	\$2,419,000	\$2,338,982	-

Monthly Rental Rate / Median				
Month	2023	2024	2025	2026
January	\$1,950	\$2,000	\$2,000	\$2,200
February	\$1,875	\$1,950	\$2,000	\$2,150
March	\$1,900	\$1,995	\$2,100	\$2,150
April	\$1,950	\$2,100	\$2,200	-
May	\$2,000	\$2,150	\$2,200	-
June	\$2,100	\$2,200	\$2,275	-
July	\$2,099	\$2,200	\$2,250	-
August	\$2,200	\$2,200	\$2,200	-
September	\$2,200	\$2,200	\$2,200	-
October	\$2,000	\$2,200	\$2,200	-
November	\$1,975	\$2,047	\$2,200	-
December	\$1,950	\$2,100	\$2,050	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	26	31	34	40
February	27	28	30	41
March	26	25	28	35
April	22	24	27	-
May	23	22	25	-
June	21	20	23	-
July	19	21	25	-
August	22	21	25	-
September	24	23	29	-
October	24	26	32	-
November	28	29	35	-
December	30	32	36	-

New Listings Delivered / Count				
Month	2023	2024	2025	2026
January	1,380	1,382	1,617	1,482
February	1,208	1,291	1,266	1,299
March	1,454	1,270	1,556	1,666
April	1,400	1,444	1,639	-
May	1,517	1,512	1,692	-
June	1,695	1,522	1,844	-
July	1,431	1,660	1,889	-
August	1,579	1,522	1,747	-
September	1,409	1,481	1,732	-
October	1,353	1,467	1,622	-
November	1,234	1,332	1,474	-
December	1,042	1,132	1,318	-



HOUSING BREAKDOWN By Market Segment

SmartMLS® Rental Market Snapshot

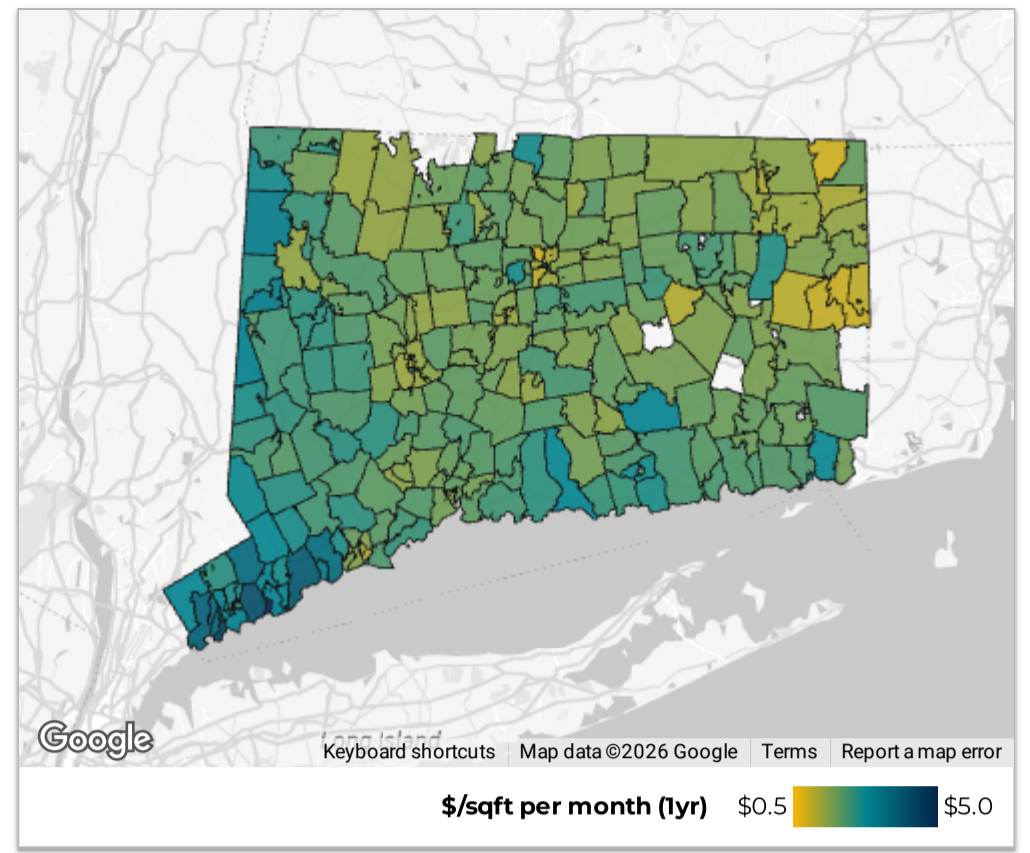
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County Zip

City Total Bedrooms

Price Range Between and

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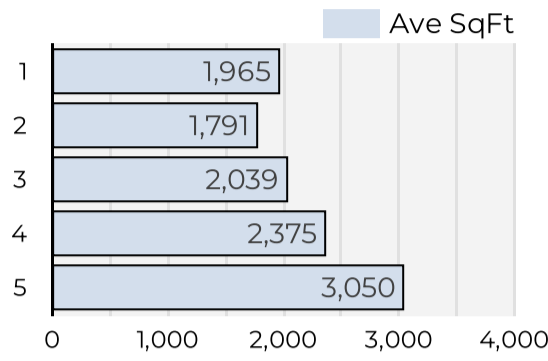


Rental Market Breakdown

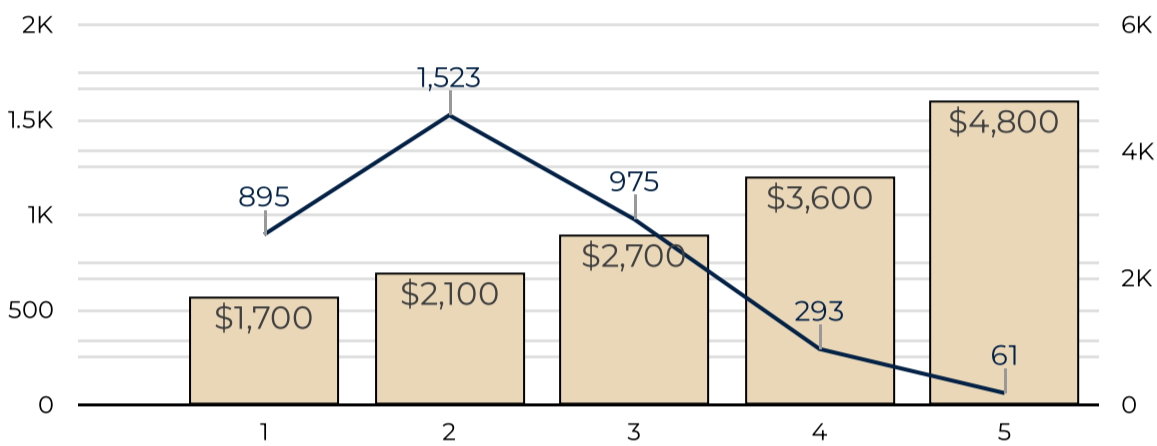
Jan 1, 2026 - Apr 26, 2026

Total Leases **3,854** -0.6% from previous year

Total Median Rent **\$2,150** +2.4% from previous year



Median Rental Price By Bedrooms



Lease Listings By Duration

Duration/Furniture	# Listed in Time Period	Share	Ave. Asking \$
1 Year (Unfurnished)	4,856	90%	\$2,448
1 Year (Furnished)	134	2%	\$3,528
1-2 Years (Unfurnished)	104	2%	\$3,273
1-3 Years (Unfurnished)	99	2%	\$2,880
1 Year (Unfurn. or Furn.)	96	2%	\$3,766
Summer (Furnished)	63	1%	\$9,232
1-4 Years (Unfurnished)	25	0%	\$2,089
1 Year (Flexible)	25	0%	\$3,460

Leases By Price Range

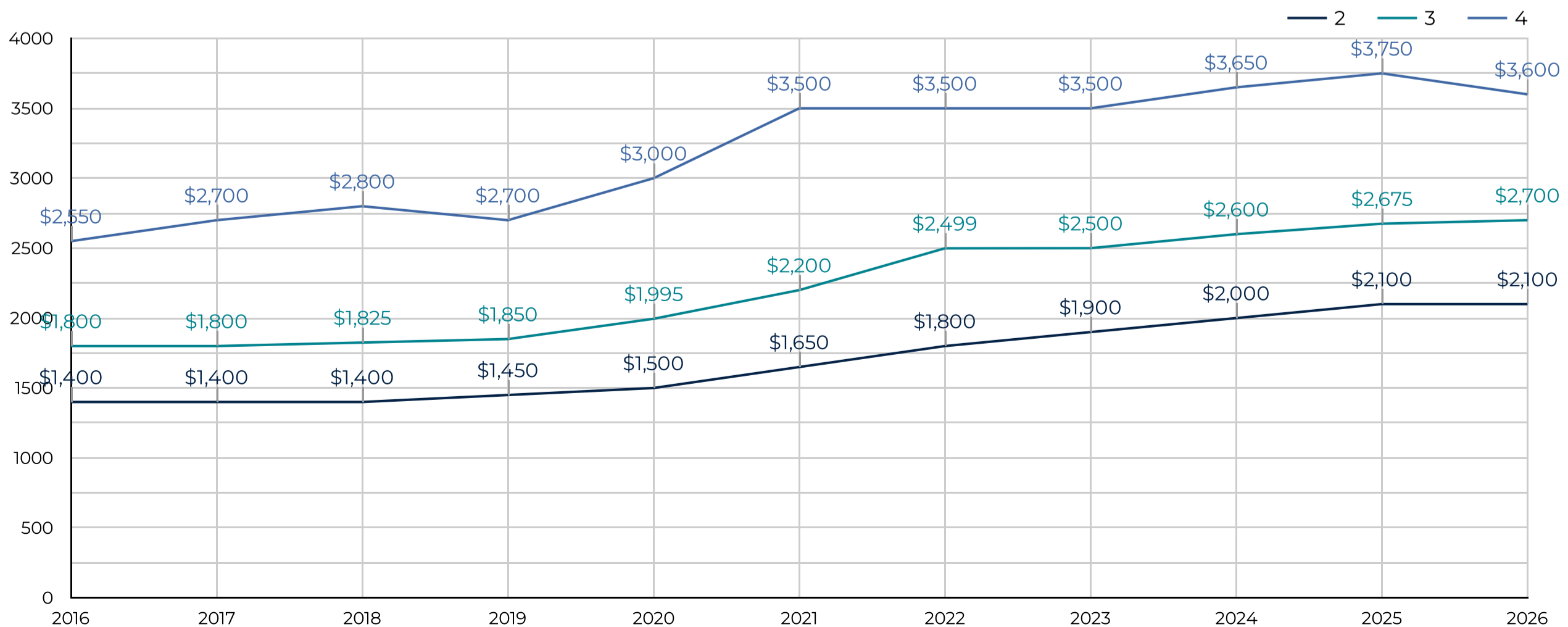
Compare market activity, expected size, and renter demand for each price range in this market.

Price Range	# of Leases	Ave Sqft	0-2 Beds	3 Beds	4+ Beds	DOM	Average % Over Ask
0-\$999/mo	22	2,447	19	0	0	17	-1.75%
\$1000/mo-\$1499/mo	426	1,951	404	16	1	31	-0.87%
\$1500/mo-\$1999/mo	1,126	2,139	916	187	20	34	-0.15%
\$2000/mo-\$2499/mo	834	1,551	588	213	30	36	-0.28%
\$2500/mo-\$2999/mo	534	2,137	295	189	50	38	-0.19%
\$3000/mo-\$3500/mo	275	1,893	118	110	47	41	0.49%
\$3500/mo-\$4000/mo	208	1,824	67	93	48	41	-0.09%
\$4000/mo+	429	2,434	92	167	170	40	1.5%
Grand total	3,854	1,991	2,499	975	366	35	-0.04%

Bedrooms Over Time

Use this data to compare price, sales activity, and demand for each bedroom count in this market.

Compare Beds (up to 3) Jan 1, 2016 - Apr 27, 2026



HOUSING BREAKDOWN By City

SmartMLS® Rental Market Snapshot

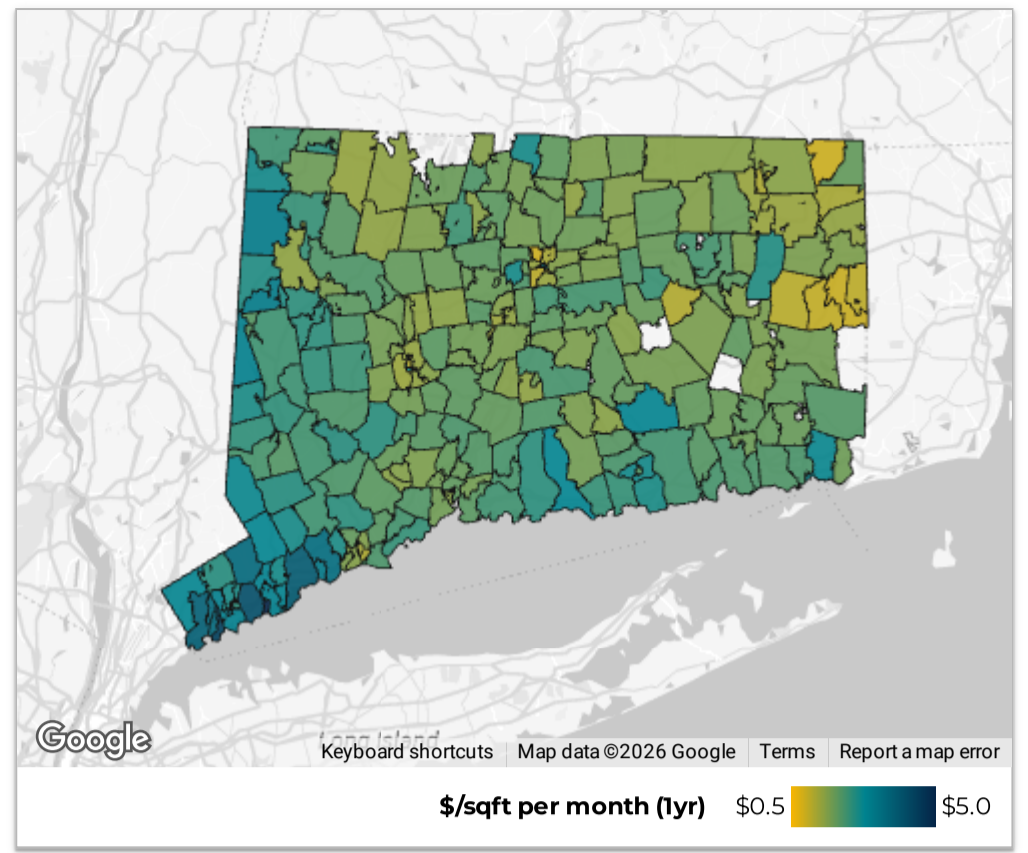
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City Total Bedrooms

Price Range Between and

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March

of Cities w/ Rental Activity
129

Median Lease
\$2,150

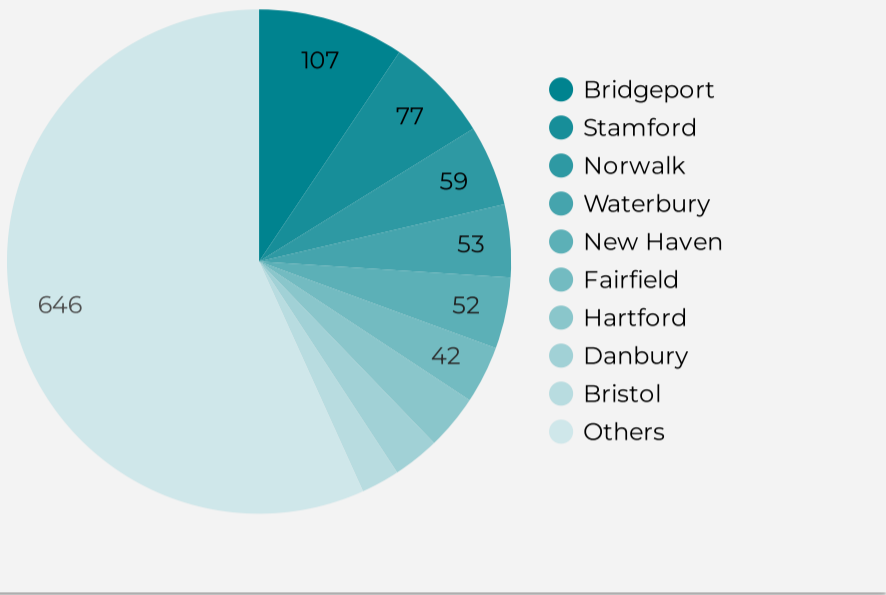
↑ 2.4% from previous year

of Leases
1,138

Total Monthly Rental Volume
\$3,029,036

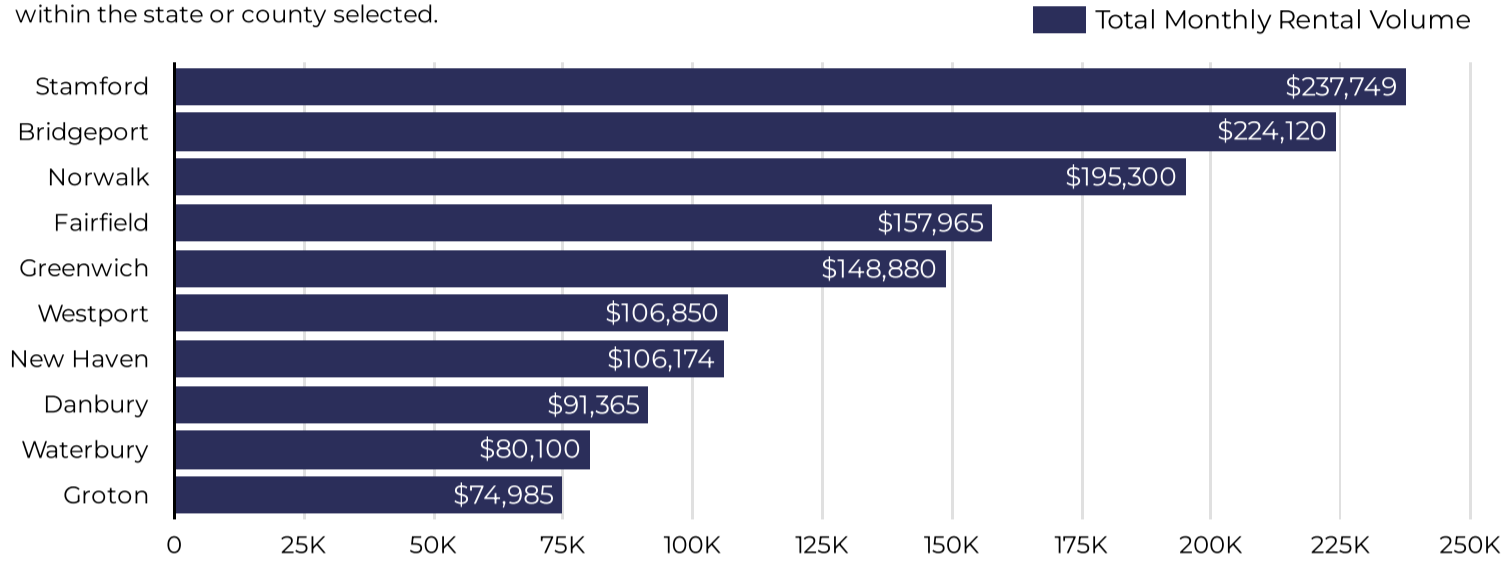
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of Leases

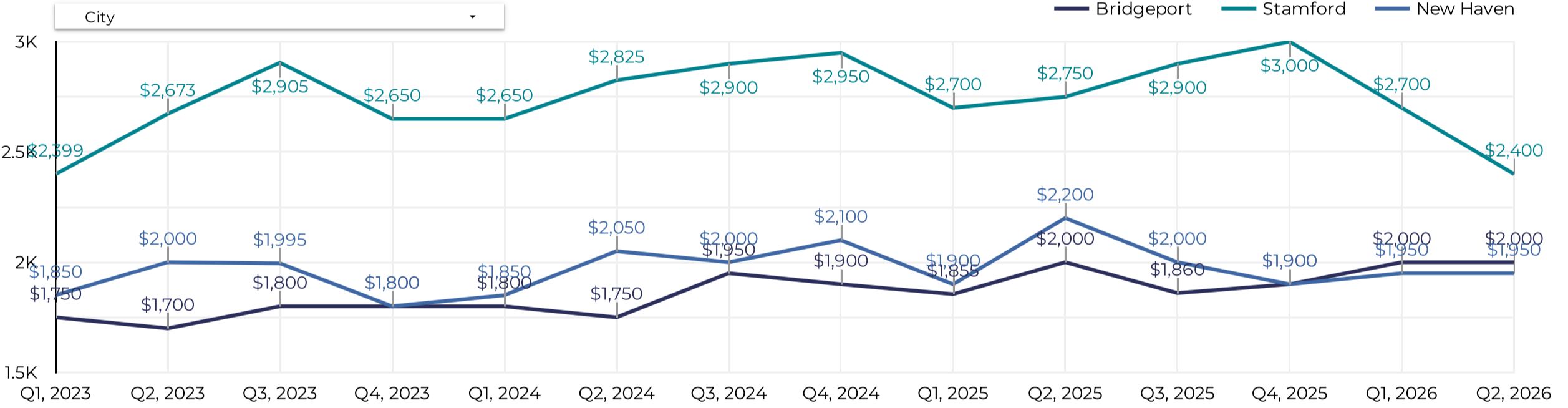


Total Rental Volume

This chart displays the top 10 cities by rental volume last month within the state or county selected.

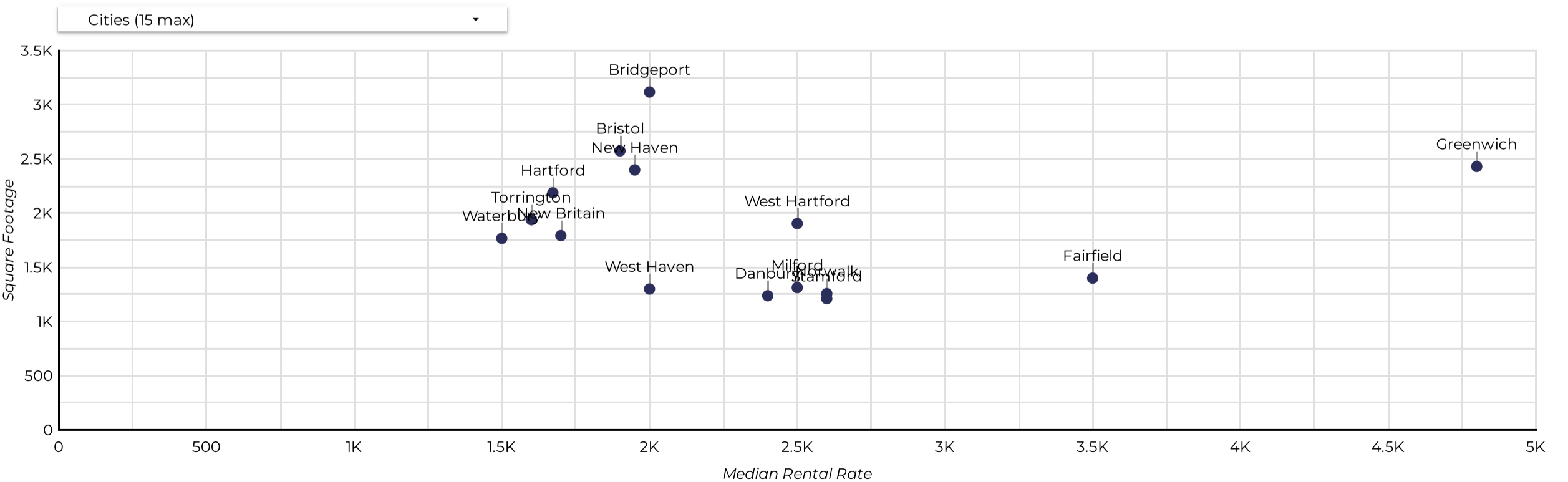


Median Lease by City



Cities by Rental Rate/Square Footage

Use this graphic to see how cities compare to each other in price and average square footage. Data pulled from last 90 days.



HOUSING BREAKDOWN By City

SmartMLS® Rental Market Snapshot

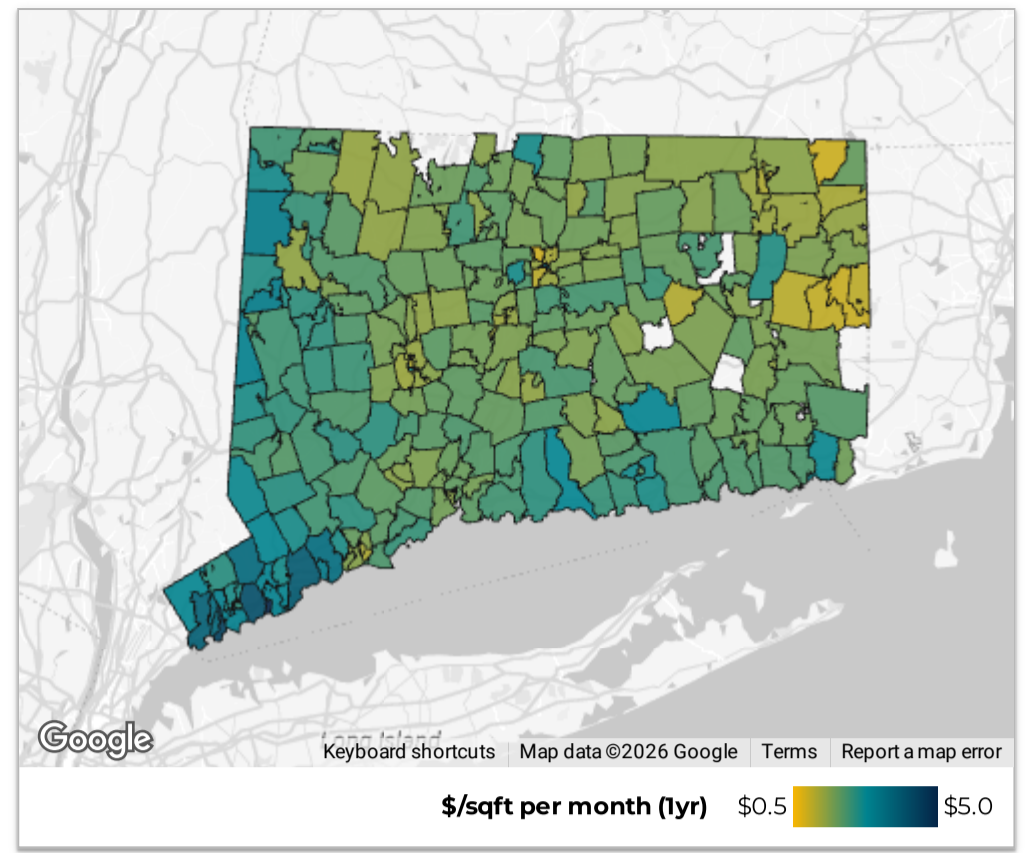
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City Total Bedrooms

Price Range Between and

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March

of Zip Codes w/ Rental Activity
186

Median Lease
\$2,150

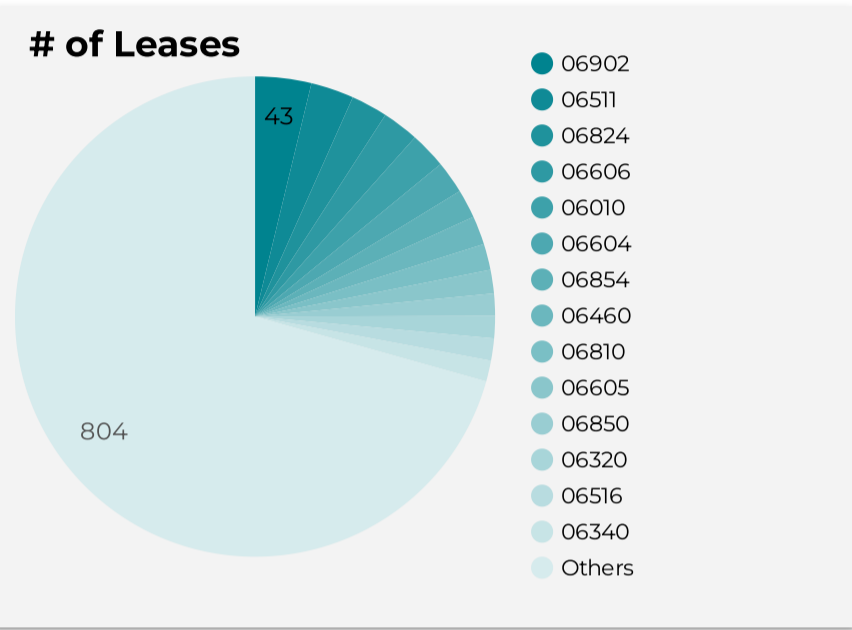
↑ 2.4% from previous year

of Leases
1,138

↑ 7.2% from previous year

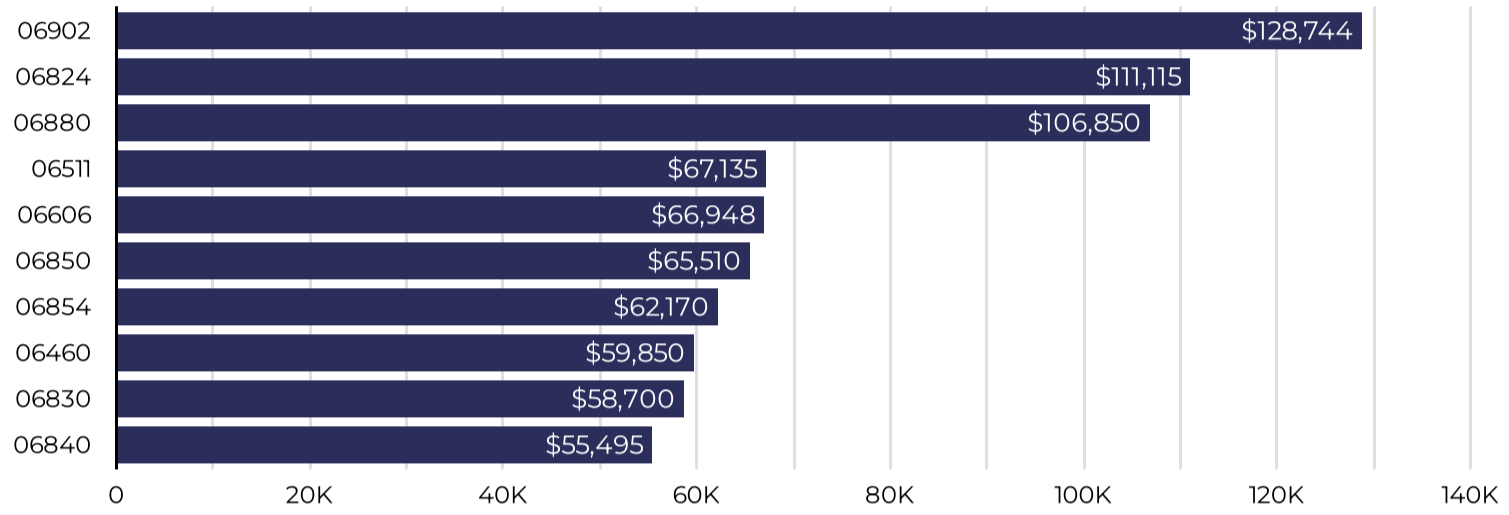
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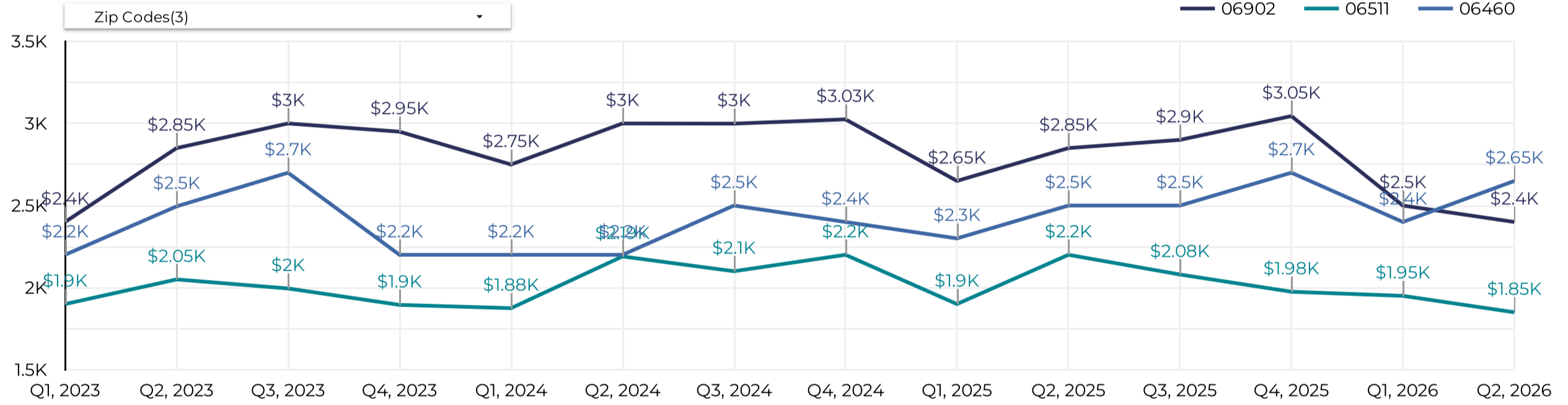


Total Rental Volume

This chart displays the top 10 zip codes by rental volume last month within the state or county selected.



Median Lease by Zip Code



Zip Codes by Rental Rate/Square Footage

Use this graphic to see how zip codes compare to each other in price and average square footage. Data pulled from last 60 days.

