

NATIONAL APARTMENT ASSOCIATION PRESS RELEASE

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Robert J. Sheehan

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Rental Apartment Vacancy Rate Flattens in Third Quarter

No change occurred in the rental apartment vacancy rate in the third quarter as rental household growth was offset by weakness in the condo/co-op market. Significant numbers of condo/co-op units were converted to rentals, according to Robert Sheehan, consulting economist for the National Apartment Association.

“The most significant change in the rental housing market was that rental households increased by 1.134 million in the third quarter from a year earlier as the homeownership rate declined further and now stands at a four-year low,” Sheehan said.

The seasonally adjusted rate of the renter’s share of total households increased to 31.9 percent in the third quarter from 31.7 percent in the second quarter. This was the highest renter share since the first quarter of 2003.

The rental apartment (units in structures with 5 or more units) vacancy rate was 10.4 percent in the third quarters of this year and last year, and was up from the 10.1 percent recorded in the second quarter of this year in the U.S. Department of Commerce’s data series, which is not seasonally adjusted.

Rental vacancy rates for all rental units rose to 9.8 percent in the third quarter vs. 9.5 percent in the second quarter and it was 9.9 percent a year ago.

Vacancy rates for all rental units were mixed regionally in the third quarter. The rate dropped in the Northeast to 7.1 percent vs. 7.7 percent a year ago .and 11.6 percent from 12.6 percent in the

Midwest. It was up in the South to 12.1 percent vs. 11.9 percent and in the West 6.8 percent vs. 6.5 percent.

[Quarterly Rental Vacancy Rates](#) (xls)

[Rental Vacancy Rate Charts](#) (xls)

About NAA: NAA, based in Arlington, Va., is the leading advocate for quality rental housing. NAA is a federation of nearly 200 state and local affiliated associations representing approximately 50,000 members responsible for 5.8 million apartment homes nationwide. It is the largest broad-based organization dedicated solely to rental housing. NAA members include apartment owners, management executives, developers, builders, investors, property managers, leasing consultants, maintenance personnel, suppliers and related business professionals throughout the United States and Canada. NAA provides a wealth of information through advocacy, research, technology, education and strategic partnerships. NAA publishes *UNITS* magazine and other industry publications; holds an annual Education Conference and Exposition; and promotes industry professionalism. For information, call 703/518-6141, e-mail information@naahq.org, or visit www.naahq.org. The NAA Education Institute offers six nationally recognized designation programs and actively promotes the apartment industry as a viable career choice.

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