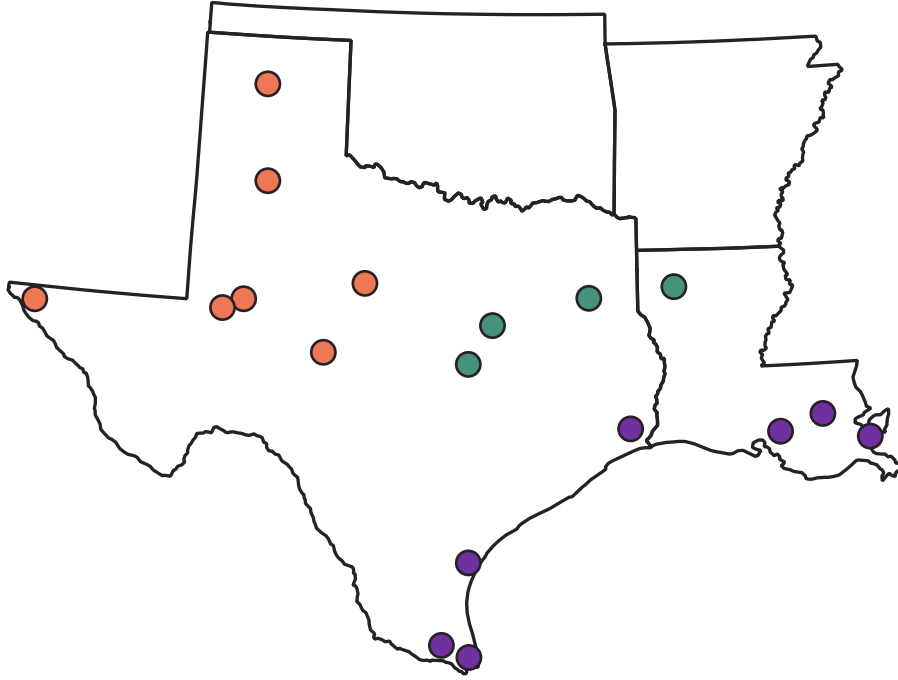


# South Central Region Update

## Minor Markets Overview



## South Central Region: Secondary/Tertiary (Minor) Metro Areas



## South Central Region: Secondary/Tertiary (Minor) Metro Areas

### Gulf Coast Corridor

Baton Rouge, Beaumont, Corpus Christi, Lafayette, McAllen/Brownsville, New Orleans

### Pineywoods & Prairies

Killeen, Shreveport, Tyler, Waco

### West Texas

Abilene, Amarillo, El Paso, Lubbock, Midland/Odessa, San Angelo

For the South Central region's "Primary (Major) Metro Areas" update, please visit:

<https://www.realtor.com/webcasts/>

# South Central Region: Secondary/Tertiary (Minor) Metro Areas

Data as of 1Q26

## Gulf Coast Corridor Metros

Metro Area	Existing Units	Annual Supply / Demand			Y/Y Change (Rents & Occupancy)		
		Supply	% Inventory Growth	Absorption	Effective Rent Change (Y/Y)	Occupancy	Occupancy Change (Y/Y)
Baton Rouge, LA	52,025	100	-0.1%	43	-0.1%	93.8%	0.2%
Beaumont, TX	21,632	0	0.0%	123	4.0%	94.4%	0.6%
Corpus Christi, TX	37,960	517	1.4%	663	-3.4%	93.1%	0.5%
Lafayette, LA	22,121	102	0.5%	-112	-1.2%	93.9%	-0.9%
McAllen, TX	38,996	98	0.3%	18	1.6%	93.0%	-0.2%
New Orleans, LA	83,568	200	0.2%	-654	-2.0%	94.6%	-1.0%
<b>Gulf Coast Corridor</b>	<b>256,302</b>	<b>1,017</b>	<b>0.4%</b>	<b>81</b>	<b>-0.9%</b>	<b>93.9%</b>	<b>-0.2%</b>
<b>U.S. Average</b>	<b>20.3m</b>	<b>367K</b>	<b>1.8%</b>	<b>303K</b>	<b>-0.5%</b>	<b>94.9%</b>	<b>-0.2%</b>

# South Central Region: Secondary/Tertiary (Minor) Metro Areas

Forecast as of April 2026

## Gulf Coast Corridor Metros

Metro Area Forecast as of Apr. 2026	2026 Forecast		
	Supply	% Inventory Growth	Y/Y Effective Rent Chg. (Annual Avg.)
Baton Rouge, LA	78	0.1%	1.6%
Beaumont, TX	0	0.0%	2.4%
Corpus Christi, TX	244	0.6%	-1.4%
Lafayette, LA	0	0.0%	0.6%
McAllen, TX	0	0.0%	1.5%
New Orleans, LA	60	0.1%	-0.7%
<b>Gulf Coast Corridor</b>	<b>382</b>	<b>0.1%</b>	<b>0.3%</b>
<b>U.S. Average</b>	<b>310K</b>	<b>1.5%</b>	<b>0.7%</b>

# South Central Region: Secondary/Tertiary (Minor) Metro Areas

Data as of 1Q26

## Pineywoods & Prairies Metros

Metro Area	Existing Units	Annual Supply / Demand			Y/Y Change (Rents & Occupancy)		
		Supply	% Inventory Growth	Absorption	Effective Rent Change (Y/Y)	Occupancy	Occupancy Change (Y/Y)
Killeen-Temple, TX	22,561	0	0.0%	-201	-4.5%	92.7%	-0.9%
Shreveport, LA	26,218	0	0.0%	374	3.7%	95.9%	1.4%
Tyler, TX	11,012	19	0.2%	-23	-2.3%	94.5%	-0.4%
Waco, TX	18,997	0	-0.2%	-252	-1.9%	93.7%	-1.2%
<b>Pineywoods &amp; Prairies</b>	<b>78,788</b>	<b>19</b>	<b>0.0%</b>	<b>-102</b>	<b>-0.5%</b>	<b>94.4%</b>	<b>0.0%</b>
U.S. Average	20.3m	367K	1.8%	303K	-0.5%	94.9%	-0.2%

# South Central Region: Secondary/Tertiary (Minor) Metro Areas

Forecast as of April 2026

## Pineywoods & Prairies Metros

Metro Area Forecast as of Apr. 2026	2026 Forecast		
	Supply	% Inventory Growth	Y/Y Effective Rent Chg. (Annual Avg.)
Killeen-Temple, TX	115	0.3%	3.4%
Shreveport, LA	440	1.1%	-0.9%
Tyler, TX	0	0.0%	3.4%
Waco, TX	103	0.3%	1.9%
<b>Pineywoods &amp; Prairies</b>	<b>658</b>	<b>0.8%</b>	<b>1.5%</b>
U.S. Average	310K	1.5%	0.7%

# South Central Region: Secondary/Tertiary (Minor) Metro Areas

Data as of 1Q26

## West Texas Metros

Metro Area	Existing Units	Annual Supply / Demand			Y/Y Change (Rents & Occupancy)		
		Supply	% Inventory Growth	Absorption	Effective Rent Change (Y/Y)	Occupancy	Occupancy Change (Y/Y)
Abilene, TX	9,017	0	0.0%	238	22.2%	99.0%	2.6%
Amarillo, TX	16,680	275	1.7%	695	5.2%	97.4%	2.6%
El Paso, TX	56,079	120	0.2%	298	2.2%	95.7%	0.3%
Lubbock, TX	26,769	0	0.0%	243	1.7%	94.2%	0.9%
Midland/Odessa, TX	27,290	0	0.0%	-213	-1.1%	92.9%	-0.8%
San Angelo, TX	8,560	0	0.0%	118	-1.7%	95.6%	1.4%
<b>West Texas</b>	<b>144,395</b>	<b>395</b>	<b>0.3%</b>	<b>1,379</b>	<b>2.6%</b>	<b>95.1%</b>	<b>0.6%</b>
<b>U.S. Average</b>	<b>20.3m</b>	<b>367K</b>	<b>1.8%</b>	<b>303K</b>	<b>-0.5%</b>	<b>94.9%</b>	<b>-0.2%</b>

# South Central Region: Secondary/Tertiary (Minor) Metro Areas

Forecast as of April 2026

## West Texas Metros

Metro Area Forecast as of Apr. 2026	2026 Forecast		
	Supply	% Inventory Growth	Y/Y Effective Rent Chg. (Annual Avg.)
Abilene, TX	0	0.0%	15.2%
Amarillo, TX	414	2.5%	3.2%
El Paso, TX	230	0.4%	2.6%
Lubbock, TX	0	0.0%	2.4%
Midland/Odessa, TX	0	0.0%	0.7%
San Angelo, TX	0	0.0%	0.8%
<b>West Texas</b>	<b>644</b>	<b>0.4%</b>	<b>2.8%</b>
<b>U.S. Average</b>	<b>310K</b>	<b>1.5%</b>	<b>0.7%</b>



## Q&A + APPENDIX SLIDES