

The US Rental Market

An exploration using multiple datasets

Areas of Inquiry

Comparing studio, 1BR, 2BR, 3BR, and 4BR+ rental rates across the US (Jaxon)

How does lease length influence rental rate? (Jenna)

How do mortgage rates affect rental costs for tenants? (Bryson)

How does utility inclusion / exclusion influence rental rate? (James)



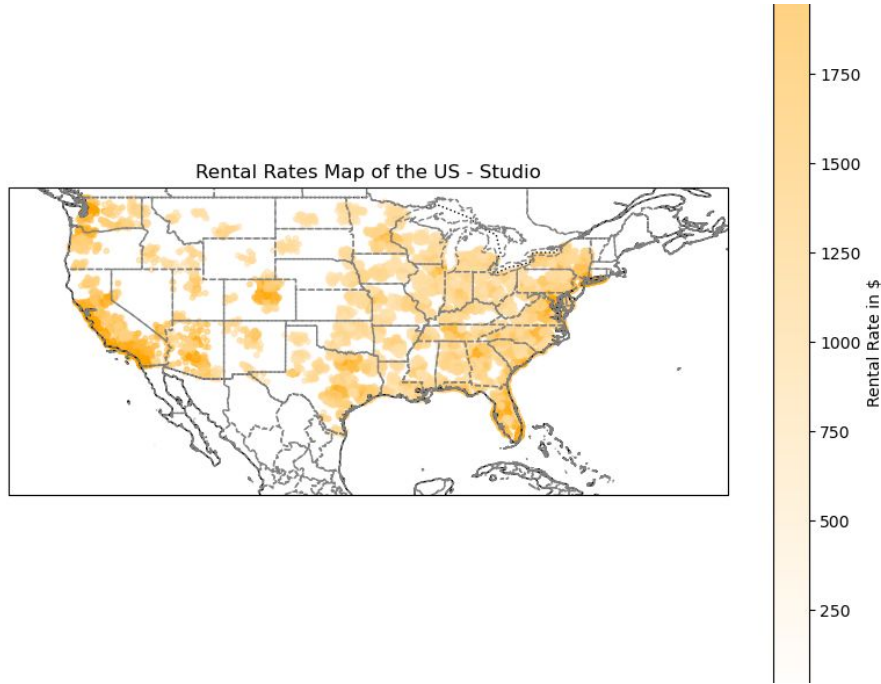
Rental Price Index

Looked at rental rates across the country for the following:

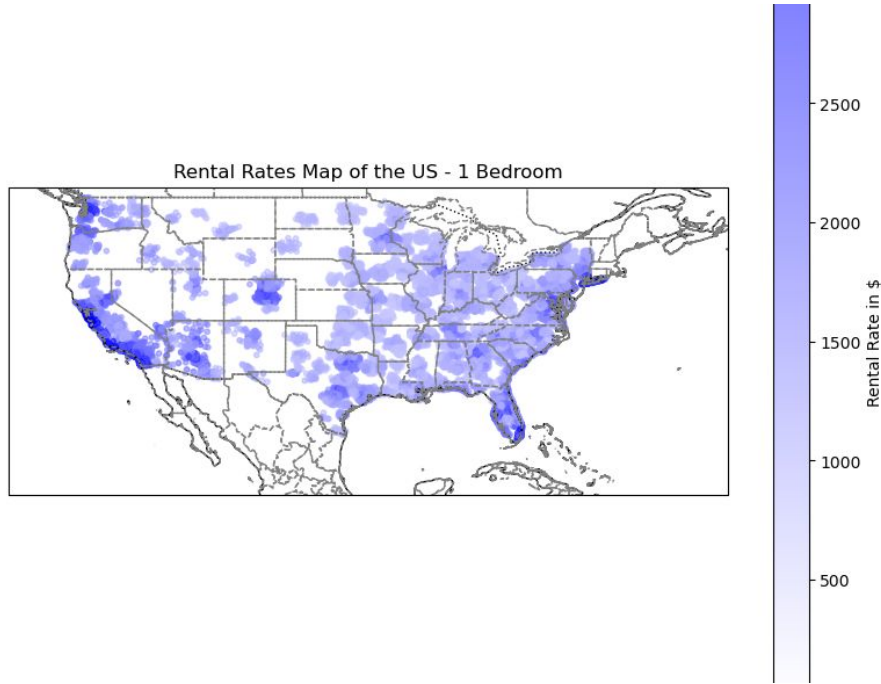
- Studio apartments
- 1 Bedroom apartments
- 2 Bedroom apartments
- 3 Bedroom apartments
- 4 Bedroom apartment



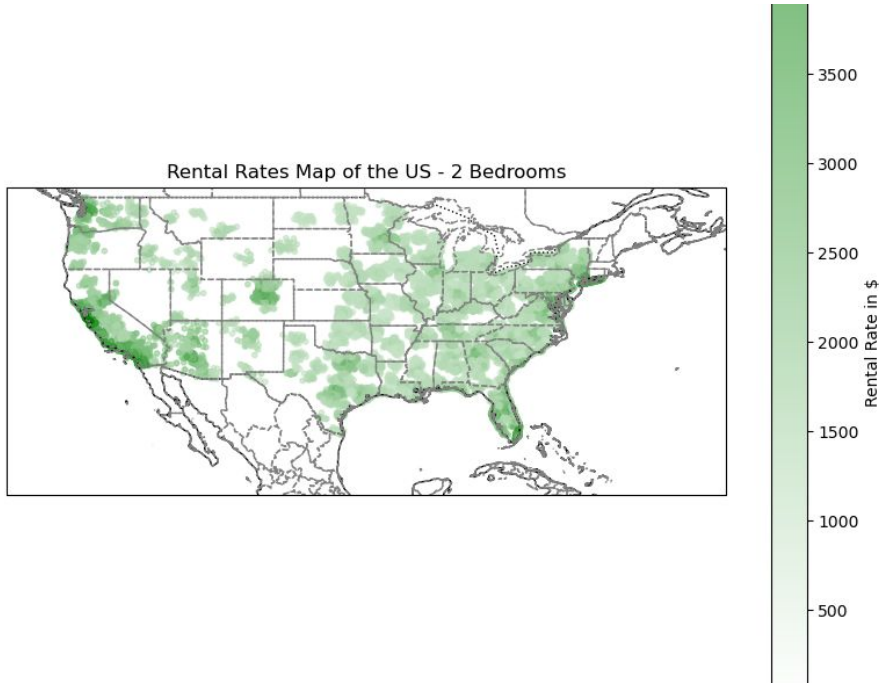
Studio Rent Range \$0-\$2,000



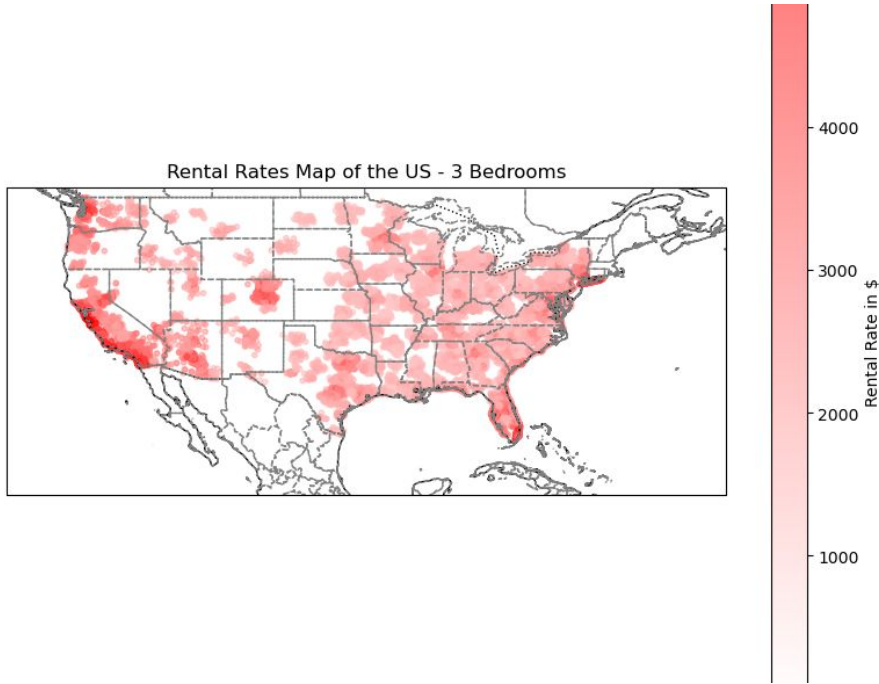
One Bedroom Rent Range \$0-\$3,000



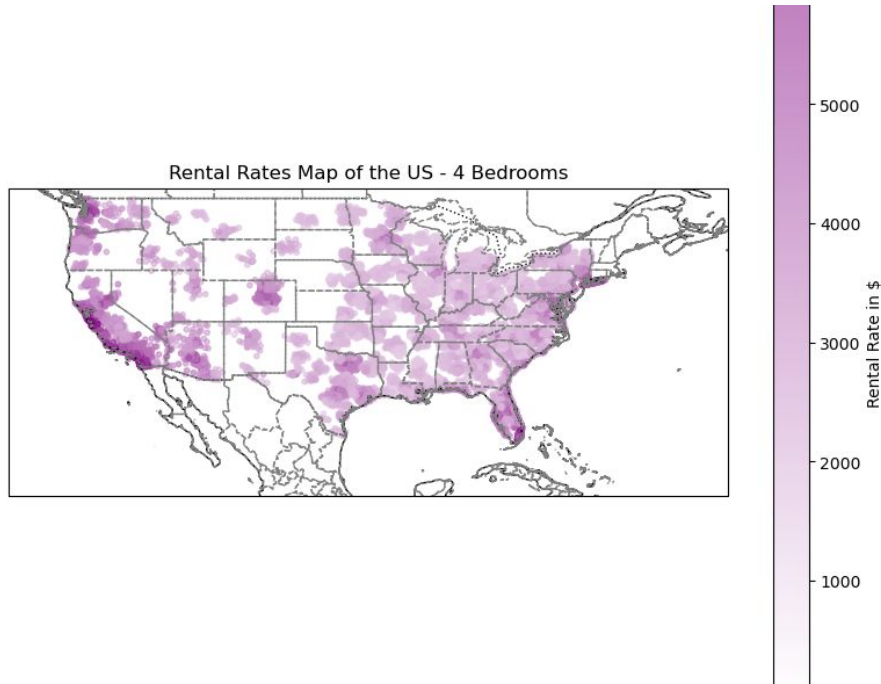
Two Bedroom Rent Range \$0-\$4,000



Three Bedroom Rent Range \$0-\$5,000

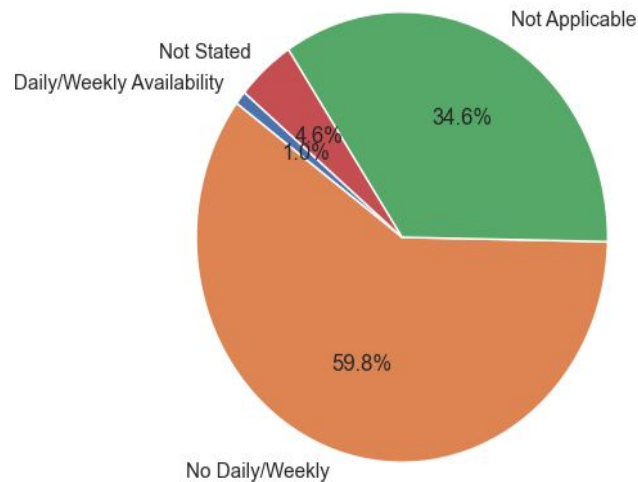


Four Bedroom Rent Range \$0-\$6,000

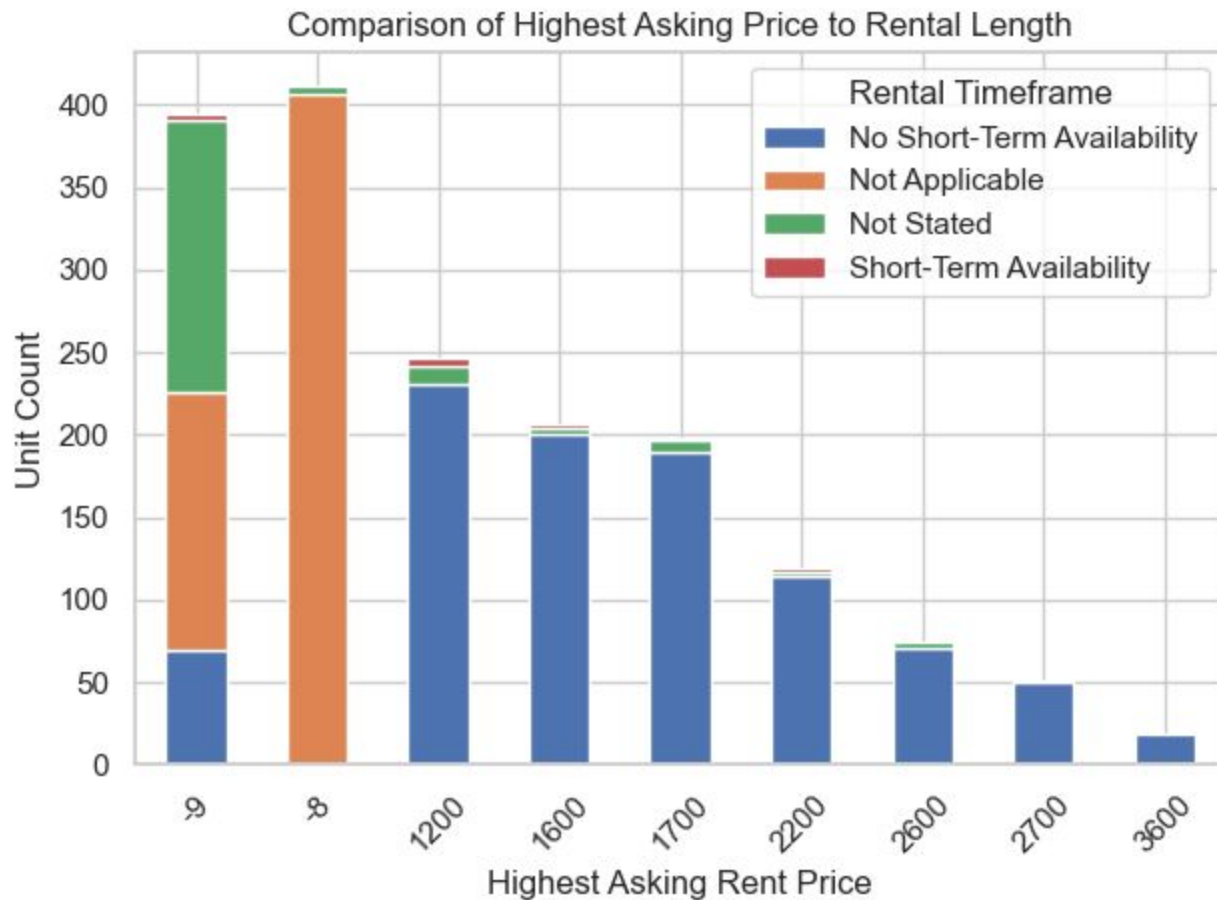


Comparing Lease Rates to Short and Long Term Rental Agreements

Distribution of Rental Units with Long and Short Term Availability

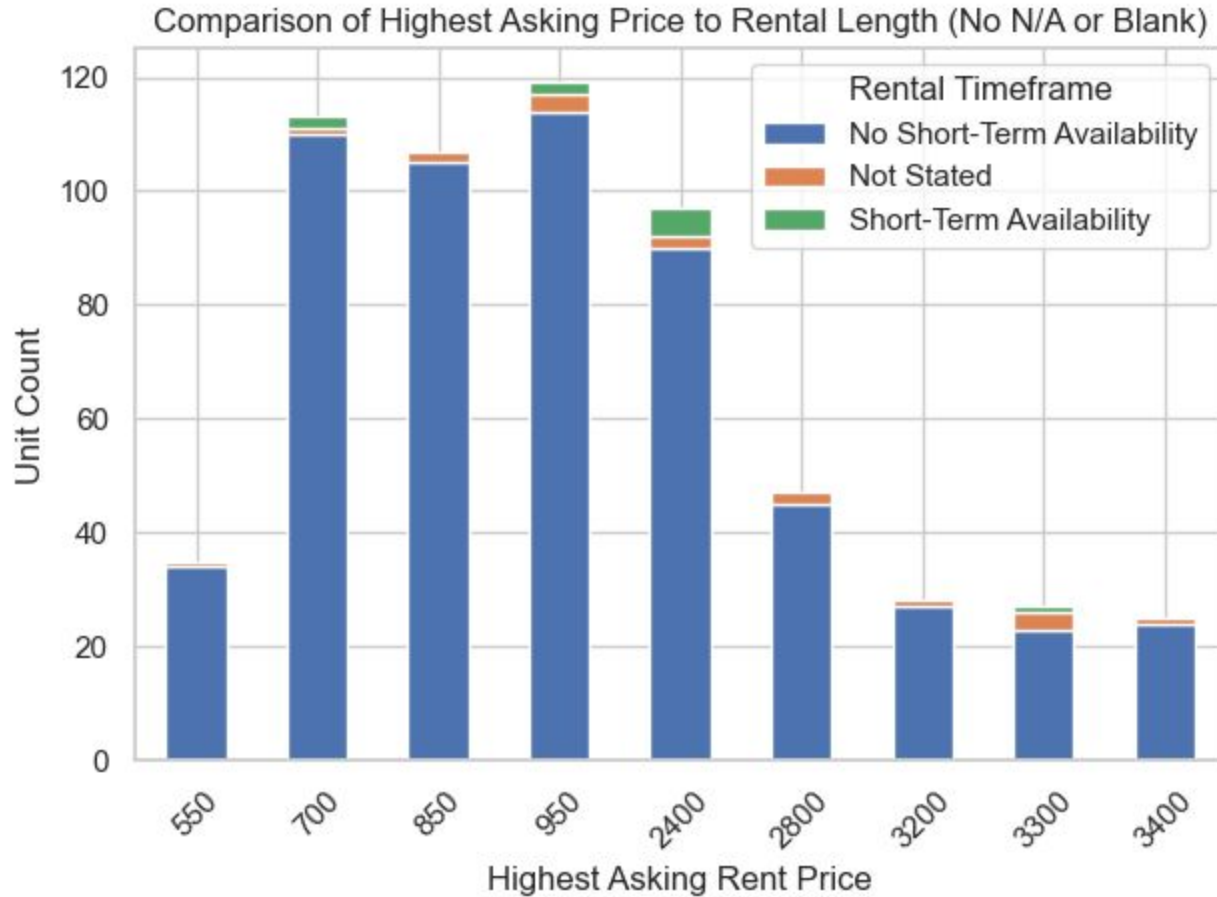


Week Length	Count
Daily/Weekly Availability	469416
No Daily/Weekly	28583450
Not Applicable	16550001
Not Stated	2184543



This chart provides a sample of data, including every 5th listed rental price to provide an overview of general rental timeframes being offered.

All “-8” values are equivalent to “Non-Applicable” and “-9” values are equivalent to “Not Stated”.

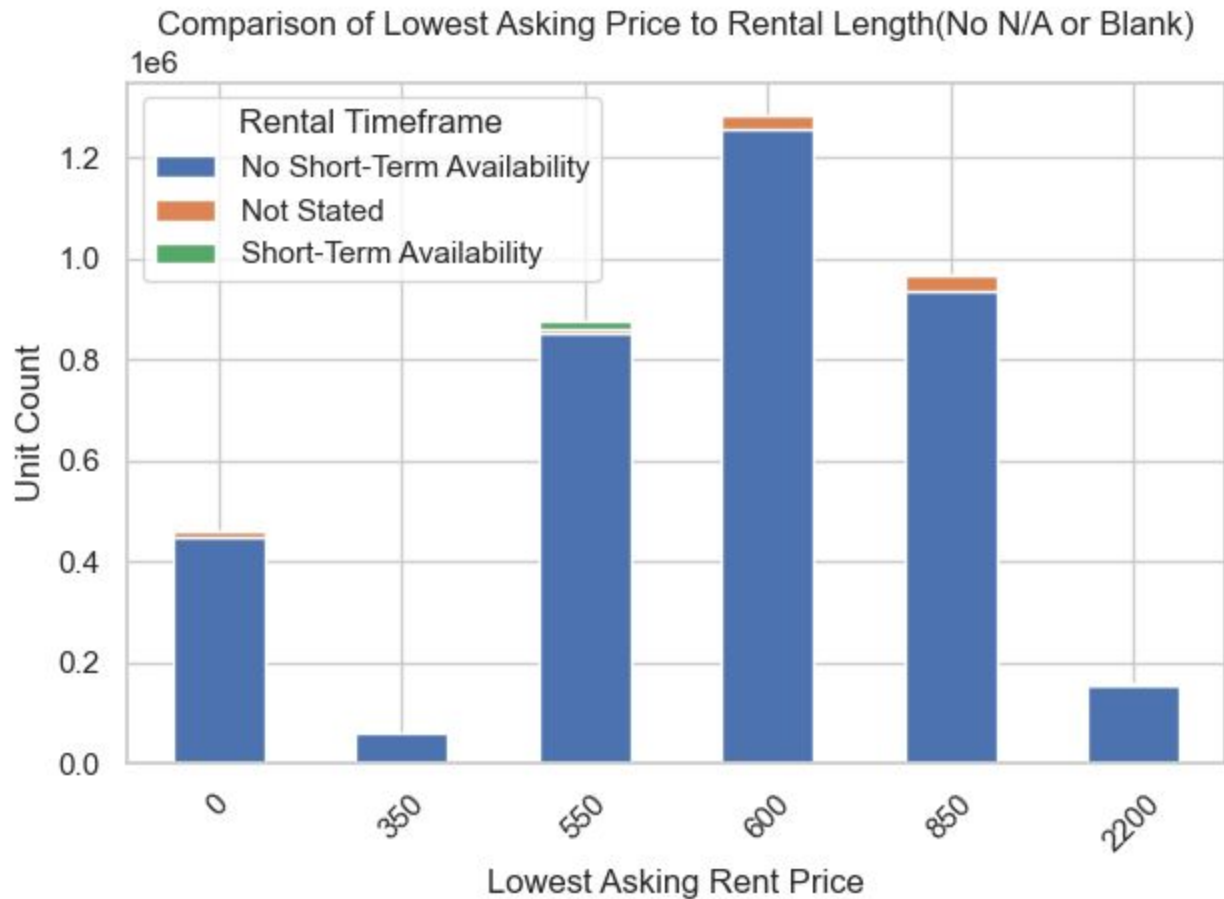


Here is the same overview, but without any Non-Applicable or Not Stated values, providing a clearer overview of rental units with their highest listed asking price.



Similarly, this chart provides a sample of data, including every 5th listed rental price to provide an overview of general rental timeframes being offered, but with the lowest listed price for each unit.

All “-8” values are equivalent to “Non-Applicable” and “-9” values are equivalent to “Not Stated”.

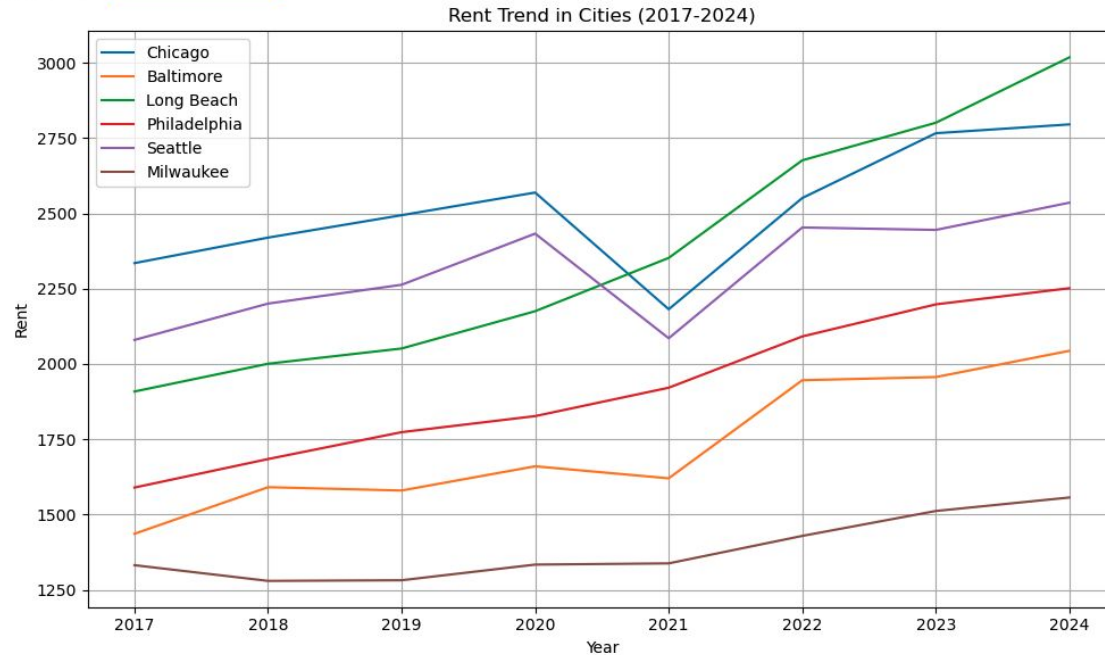


Here we can see the sample size for the lowest price listed on rental units, excluding the N/A and Non Stated data.

Exploring the Symbiotic Relationship Between Rental Rates and Mortgage Interest Rates

Rent & Mortgage Rates

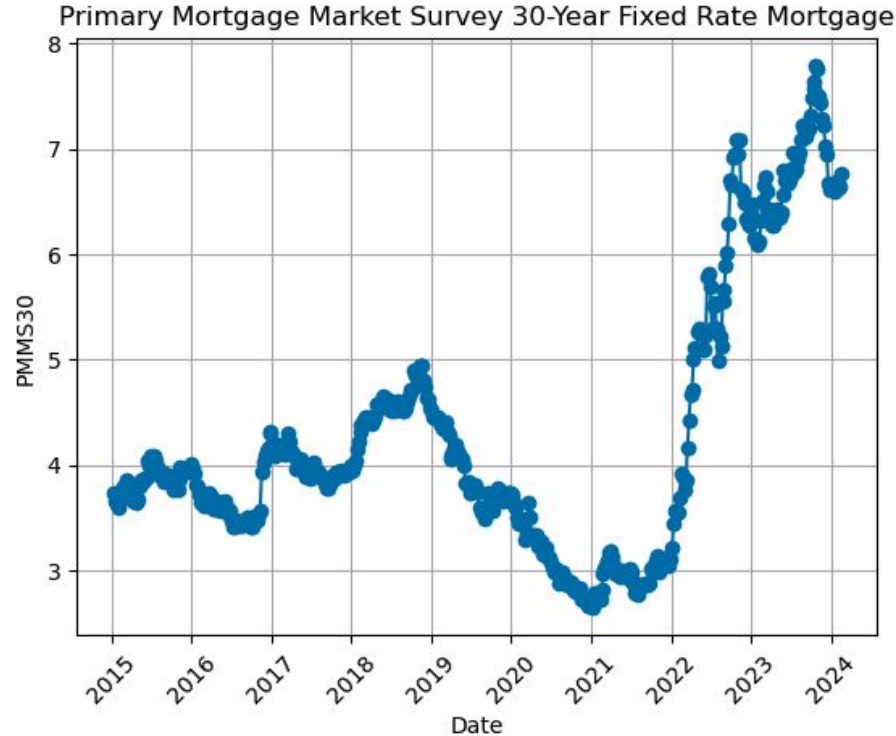
Select Graph: Rent



<https://www.zillow.com/research/data/>

Rent & Mortgage Rates

Select Graph: Mortgage Rates Chart ▾

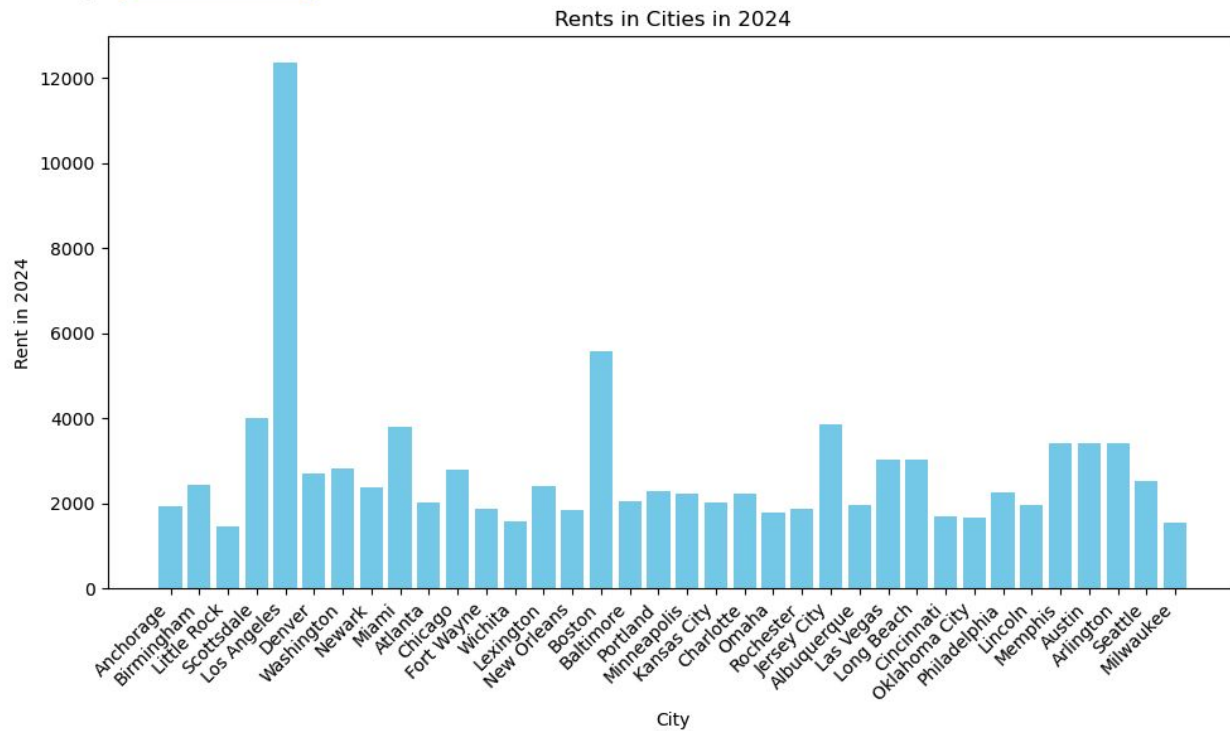


Here, we examine the evolution of rates over the past decade, focusing on the trends in 30-year fixed mortgage rates.

https://www.freddiemac.com/pmms/pmms_archives

Rent & Mortgage Rates

Select Graph: 2024 Rent



Explore the dropdown menu to discover various cities across the country and their respective rental costs.

<https://www.zillow.com/research/data/>

How does utility inclusion / exclusion influence rental rate? (James)

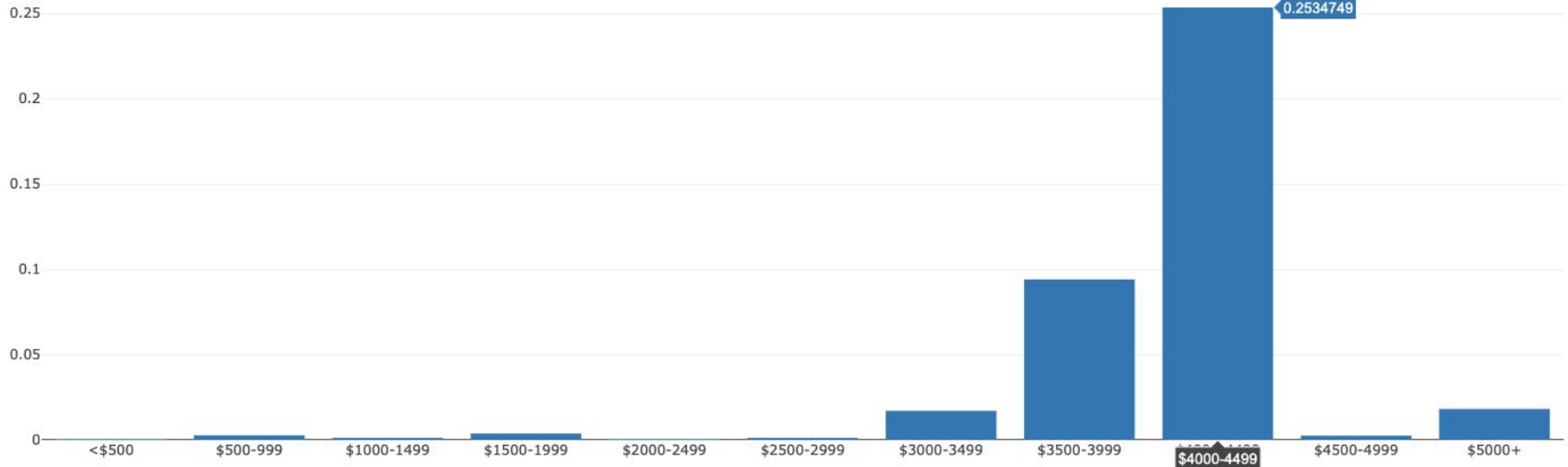
Utilities: Electric, Gas, Water, Sewer

Amenities: Cable, Wifi, Pool, Parking

Include All



Percent of Properties in Rental Rate Bracket Meeting this Condition



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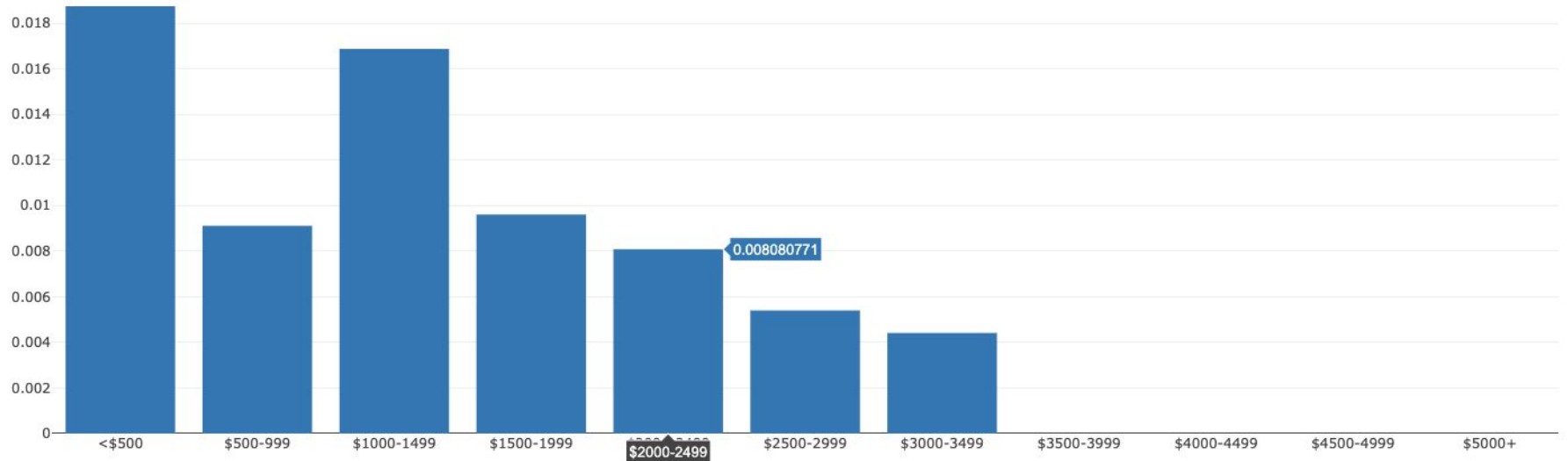
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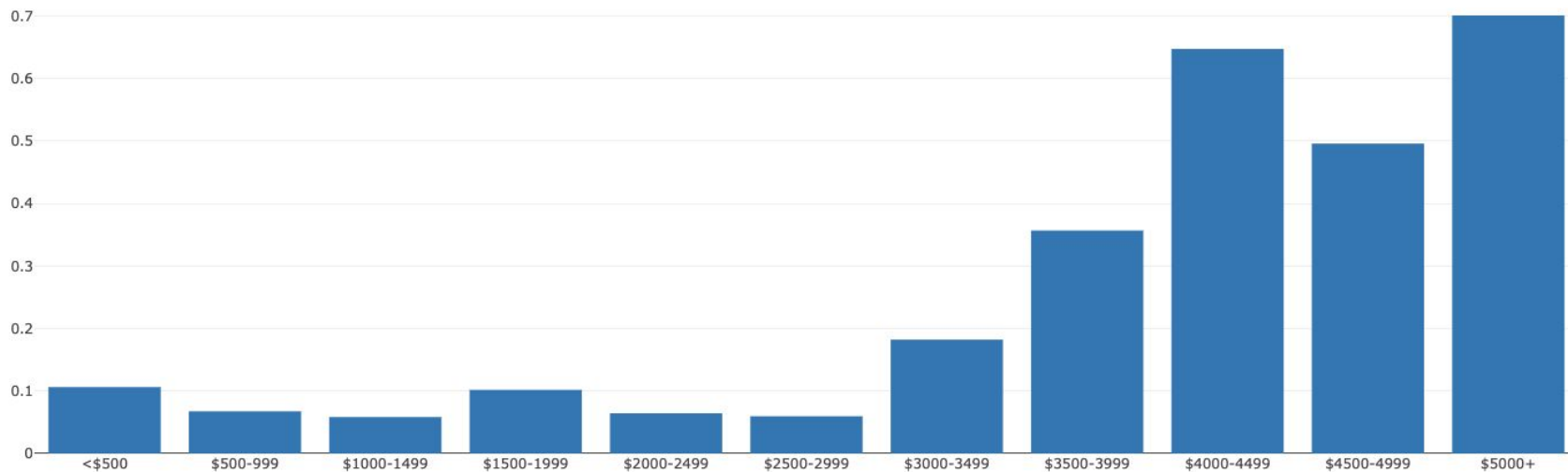
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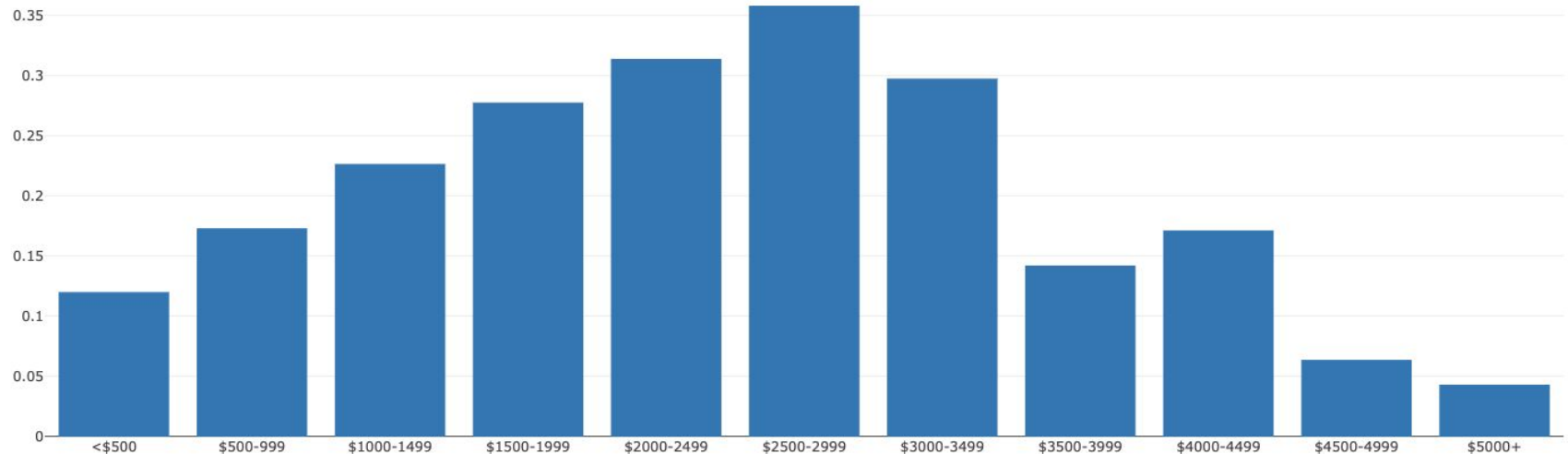
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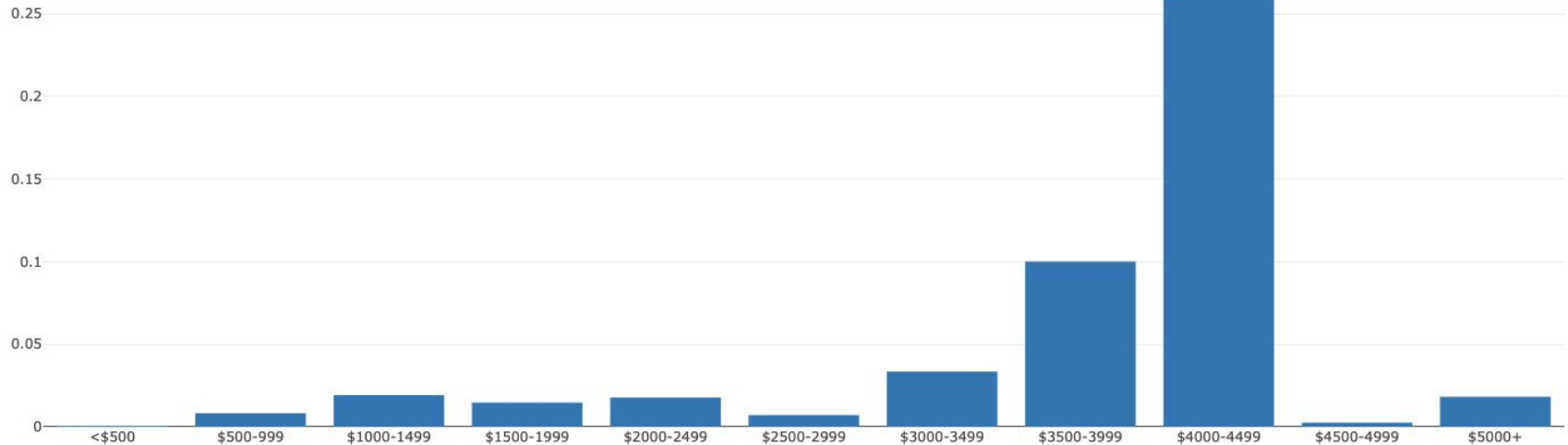
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