Location Snapshot:

1711 Caroline St, Houston, TX 77002, USA

Residence & Housing Profile

1711 Caroline St, Houston, TX 77002, USA

Dominant Residence	Value
Age Group	(1) 25-34 (39.7%) (2) 45-54 (13.7%) (3) 35-44 (13.2%)
Job Sectors	(1) Professional, scientific, and technical services (2) Health care and social assistance (3) Educational services
Commute Mode	Drive (61.39%) Walk (26.37%) Public Transit (12.24%)

Dominant Housing Type	Value
Occupancy Type	Renter (89.77%), Owner (10.23%)
Housing Unit (Renter-Occupied)	Renter % (50 or more Units)
Housing Unit (Owner-Occupied)	Owner % (50 or more Units)
Bedroom	1 Bed
1 Bed Sales PSF	$220.00
1 Bed Rent PSF	$2.38

Others	Value
Bachelor's or higher	67.8%
Median Household Income	$106,610
Commute Time	22 mins
Unemployment Rate	3.4%

Location Advantages	Value
Walk Score	72/100 (Very Walkable)
Major Universities	(1) University of St Thomas (Texas) (2 miles) (2) University of Houston (2 miles) (3) Rice University (3 miles)
Major Airports	(1) William P Hobby (9 miles) (2) Houston Intercontinental (15 miles) (3) George Bush Intercontinental/Houston (15 miles)
Major Employers	(1) Memorial Hermann Health System (2) Deloitte (3) Houston Methodist (4) Baylor College of Medicine (5) HCA Houston Healthcare Clear Lake

Multifamily · Demographics · Forecast

MARKET STADIUM

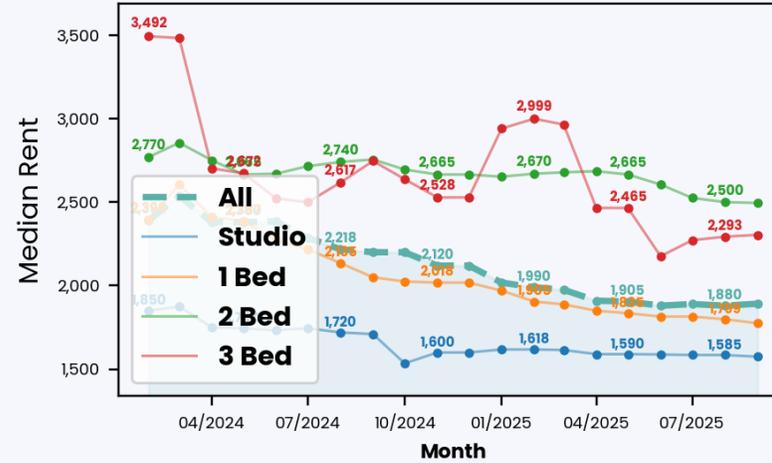| MULTIFAMILY	Value
Median Rent	$1,892
Median Sqft	798
Rent PSF	$2.30
Vacancy Rate	5.84%
Average Built Year	2,008
Average Units	309
Median Rent Monthly Change	0.64%
Rent PSF Monthly Change	0.00%

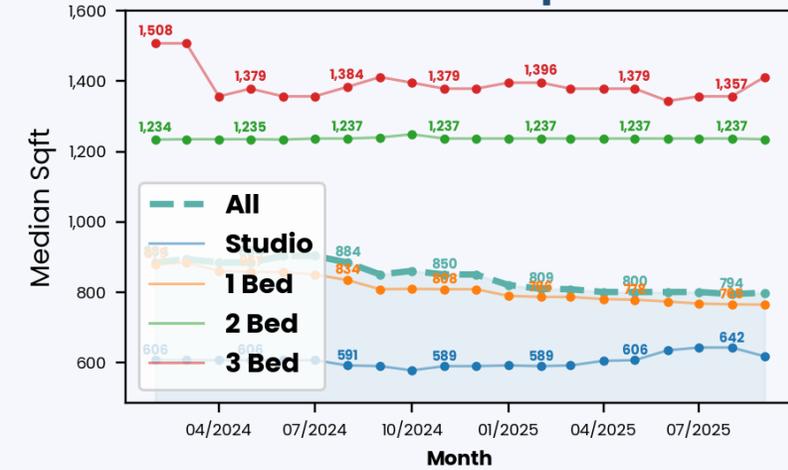| DEMOGRAPHICS	Value
Female	42.8%
Male	57.2%
Median Age	35
Age Under 5	1.6%
Age 5-9	1.3%
Age 10-14	1.0%
Age 15-19	1.4%
Age 20-24	10.8%
Age 25-34	39.7%
Age 35-44	13.2%
Age 45-54	13.7%
Age 55-59	6.0%
Age 60-64	4.2%
Age 65	7.1%

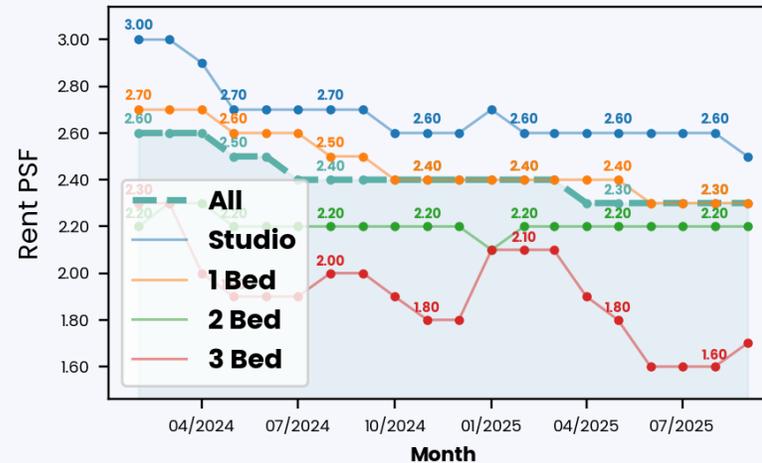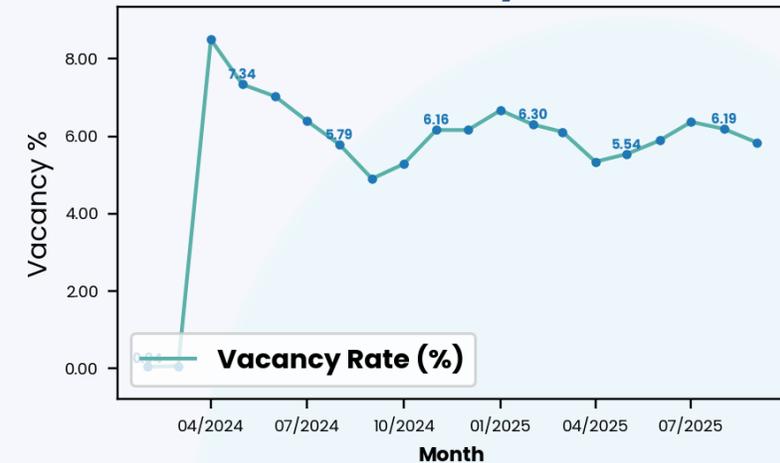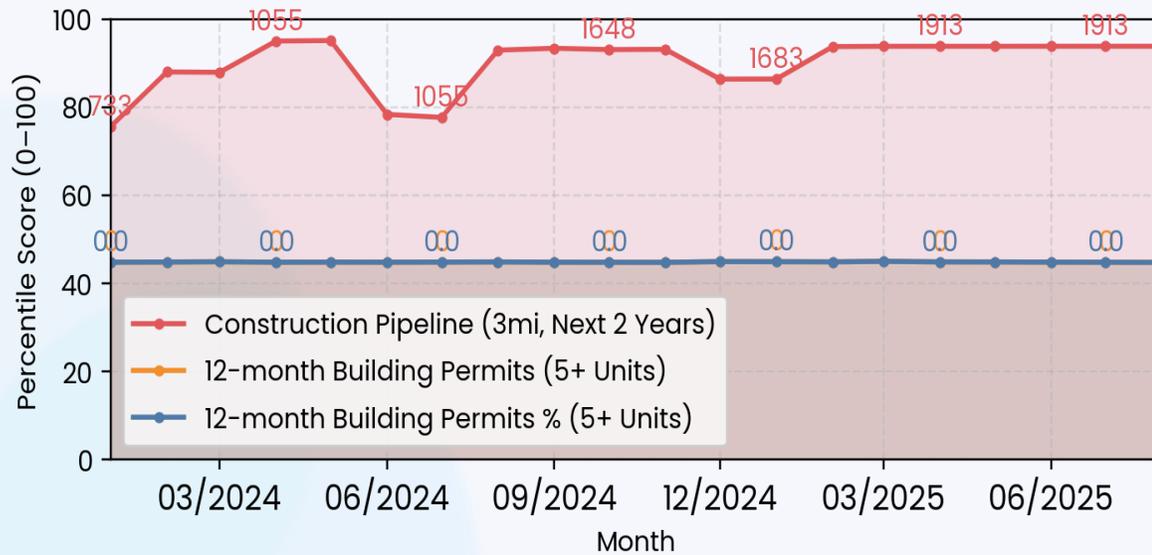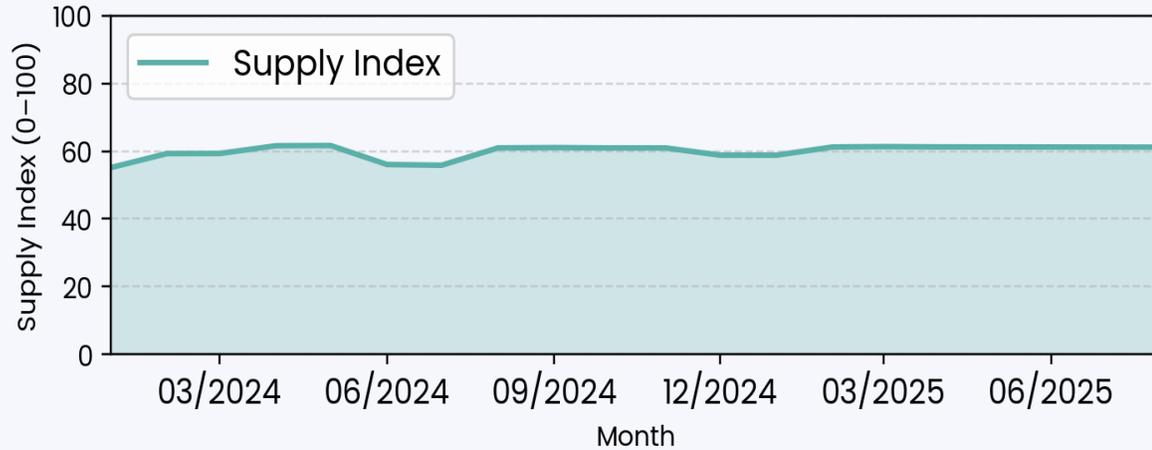| FORECAST (3yr YoY%)	Value
Population	−0.20 YoY%
Employment	−9.06 YoY%
High-tech Residents	−4.29 YoY%
Median Housing Value	0.40 YoY%
Median Rent	2.06 YoY%
Vacancy Rate	−1.33 YoY%
Crime Rate	2.39 YoY%

Median Rent

Median Sqft

Rent PSF

Vacancy %

Supply & Demand Index

Supply Index

Demand Index