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Rental Situation Stabilizing, Some REITs Look Attractive

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After landlords in some cases were slashing rents and making concessions to renters last year, that trend seems to have ended.

According to a recent [Rent.com](#) survey, 42% of property owners are seeing a lower number of vacancies now than they did a year ago. Landlords are also making fewer concessions to their renters with 31% of landlords lowering their rent rates compared to 69% last year.

This trend is benefitting some of the largest real estate investment trusts, including AvalonBay Communities and Equity Residential, says Rent.com President Peggy Abkemeier.

Equity Residential is up more than 21% in the last six months; AvalonBay is up more than 18% in that same time period.

In spite of this positive data, Abkemeier doesn't anticipate a broad-based recovery in housing until the employment situation improves. The unemployment rate in August was 9.6%, according to the Bureau of Labor Statistics. And according to RealtyTrac, one in 381 homes received a foreclosure filing in August.