



Annual Roommate Market Report

2023



Welcome to Roomies first annual housing report.

Based on our own internal data of over 3 million users, our first annual housing report for the U.S. market has arrived! We have stats for both renters and landlords about pricing increases/decreases, trending locations, and surprising fun facts about the housing situation in the United States today.





About us

Founded in 2019, Roomies is the USA's largest, peer-to-peer, 100% free-to-use roommate finder. We are a peer to peer platform with secure messaging, background checks and a support team available 24/7. There are no hidden fees, ever! With over 3 million listings and counting, your next home has never been easier to find. List your room or search for your next place with us today.

Overall platform trends, 2022 vs 2023 and what this means for the US housing market.



In 2023, Roomies saw a jump in users looking for accommodation.

We have seen, as the cost of living increases throughout the USA, there are more people offering rooms in their private residences along with an overall increase of those looking to team up and share the cost of seeking new accommodations together.



Top 5 markets with the biggest increases in rental prices in 2023



1. Santa Monica, Los Angeles, CA **+24%↑**



2. Santa Barbara, Santa Barbara County, CA **+23.7%↑**



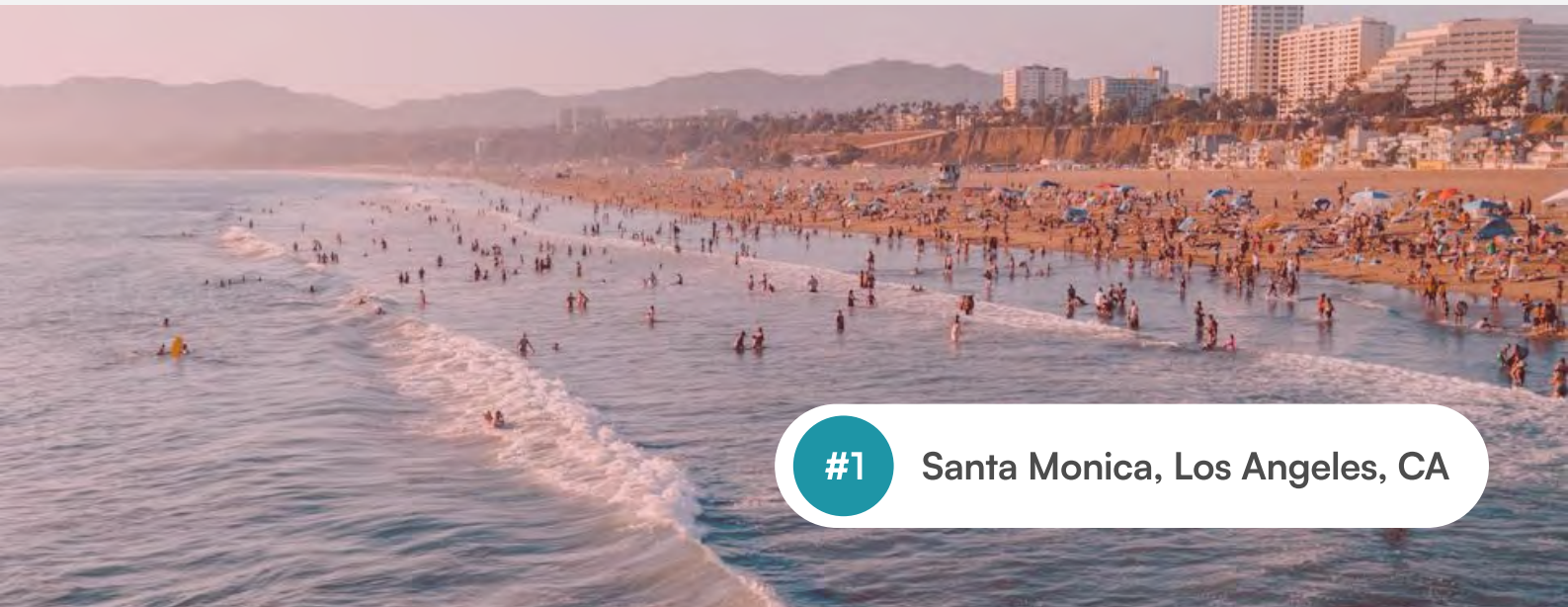
3. Richmond, Fort Bend County, TX **+29%↑**



4. Atlanta, DeKalb County, GA **+23.9%↑**



5. Delray Beach, Palm Beach County, FL **+18.29%↑**



#1

Santa Monica, Los Angeles, CA

Top 5 markets with the biggest decreases in rental prices in 2023



1. Roxbury, Suffolk County, MA **-17%↓**



2. Dorchester, Suffolk County, MA **-14%↓**



3. Lincoln, Lancaster County, PA **-25%↓**



4. Miami Beach, Miami-Dade, FL **-11.8%↓**



5. County Palm Beach, Palm Beach County, FL **-12.76%↓**



#1

Roxbury **-17%↓**

Top 5 cities with the cheapest rent

Deep in heart of Texas you'll find some of the cheapest rents in the country, Texas on average has grown by 3.92% but rents in Lubbock, College Station and El Paso have remained relatively stable. Chico, CA is a bit of an outlier in a state known for being expensive and Oklahoma rentals have surpassed the nations average growth (5.2%) at a whopping 8.9% increase since 2022, but Oklahoma City still remains a budget friendly option.



1. Lubbock, Texas — \$615.05



2. Chico, California — \$643.75



3. College Station, Texas — \$645.60



4. El Paso, Texas — \$648.70



5. Oklahoma City, Oklahoma — \$664.95

*Avg. monthly rent



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Lubbock, Texas

Cities with the biggest increase in rooms available 2022 vs 2023



New York City, NY
47% increase↑



San Diego, CA
39% increase↑



Los Angeles, CA
31.36% increase↑



Denver, CO
77.95% increase↑



San Francisco, CA
64.98% increase↑

#1



Please note: Increases in rooms could be due to a variety of factors, including a supply increase, people leaving the area and holiday rental fluctuations.

Cities with biggest decrease in rooms available 2022 vs 2023

Lack of rental turnover, student housing, slower construction, available jobs and cost of living are all factors in these decreases in these areas nationwide.



Boston, MA
83% decrease↓



Denver, CO
100% decrease↓



Queens, NYC
100% decrease↓ (other Burroughs had growth)



Chicago, IL
33.8% decrease↓



San Francisco, CA
100% decrease↓



Please note: Cities with a 100% decrease currently have rental properties available on Roomies.com, however the supply has not increased over this year.

Top 10 cities with the most rentals available

Rental turnover, building supply increases and holiday rentals are just some of the reasons for increases in rentals in these areas. Cost of living, jobs available, and school selection vary widely amongst these cities.



1. New York City, NY



6. Miami, FL



2. San Diego, CA



7. Orlando, FL



3. Los Angeles, CA



8. Sacramento, CL



4. Houston, TX



9. Austin, TX



5. Las Vegas, NV



10. Phoenix, AZ



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New York City

Top 5 most pet friendly states



1. Alaska 47.1%



2. Mississippi 44.2%



3. Wisconsin 41.9%



4. Louisiana 40.3%



5. Oklahoma 39.6%



The least pet friendly states for renters are: Rhode Island, Connecticut and Montana, with an average of 8.7% of rentals in these states allowing pets.



Did you know? Tigers, ocelots, lemurs and kangaroos are all legal pets in the state of Texas



Fun fact: there are over 71 millions pets in the USA



Interesting facts: Wyoming has the most pets, but only 22% of rentals allow them.

#1

Alaska 47.1%

Most commonly searched cities in 2023

1. Los Angeles
2. New York
3. San Diego
4. Houston
5. Atlanta
6. Miami
7. Chicago
8. Denver
9. Austin
10. San Francisco
11. Sacramento
12. Boston
13. Orlando
14. Philadelphia
15. Las Vegas
16. District of Columbia (DC)
17. Phoenix
18. Tampa
19. Charlotte
20. Jersey City



Did you know? In 2023, South Carolina and Florida are the fastest growing states in the nation, at an average annual population increase of 1.7% and 1.6%, respectively.



Fun fact: Fun fact: in 2023 Las Vegas was the fastest growing city in the USA!

% of team ups: 2022 to 2023

6.2%  Increase

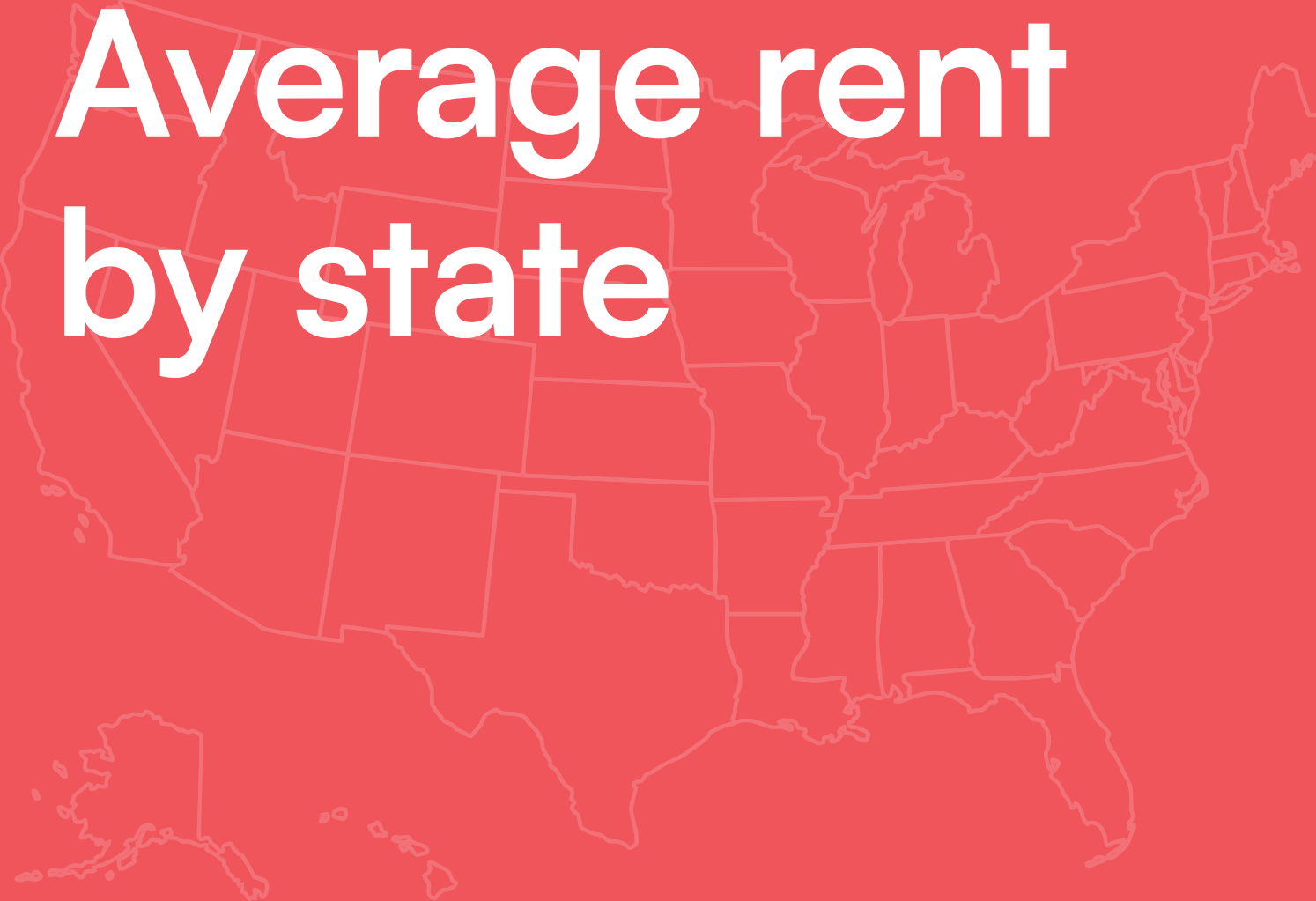


Team ups are when Roomies who may or may not know each other, look for housing together. This can be an ideal situation if you are in a new city, have a less than perfect credit score or simply need to share the cost of a new lease.

What this trend tells us is that Roomies nationwide are looking to share the cost of housing.



Average rent by state



Overall, rents nationwide have increased by 5.2% with only three areas (DC, Alaska and Pennsylvania) showing a decrease. The highest increases were in Wisconsin (9.71%) and Maine (9.32%).

The states with the lowest percentage increases were Nebraska (0.81%) and Utah (1.62%).

2023

Average Rent \$

Alabama	\$727.97	Montana	\$864.86
Alaska	\$841.49	Nebraska	\$687.37
Arizona	\$914.25	Nevada	\$882.28
Arkansas	\$630.13	New Hampshire	\$963.82
California	\$1165.95	New Jersey	\$1087.20
Colorado	\$980.16	New Mexico	\$765.87
Connecticut	\$1002.30	New York	\$1266.46
Delaware	\$836.96	North Carolina	\$811.32
D.O Columbia	\$1330.58	North Dakota	\$605.09
Florida	\$1024.44	Ohio	\$682.58
Georgia	\$909.55	Oklahoma	\$653.33
Hawaii	\$1191.03	Oregon	\$852.89
Idaho	\$787.83	Pennsylvania	\$798.89
Illinois	\$857.49	Puerto Rico	\$475.00
Indiana	\$738.43	Rhode Island	\$932.92
Iowa	\$633.81	South Carolina	\$826.34
Kansas	\$595.64	South Dakota	\$617.24
Kentucky	\$662.98	Tennessee	\$850.62
Louisiana	\$701.30	Texas	\$845.26
Maine	\$944.08	Utah	\$775.11
Maryland	\$971.65	Vermont	\$966.23
Massachusetts	\$1108.88	Virginia	\$943.76
Michigan	\$725.26	Washington	\$964.07
Minnesota	\$784.99	West Virginia	\$688.54
Mississippi	\$657.77	Wisconsin	\$699.51
Missouri	\$664.05	Wyoming	\$710.43

2023

Percentages %

Alabama	+7.31↑	Montana	4.89↑
Alaska	-3.4↓	Nebraska	0.81↑
Arizona	+2.7↑	Nevada	4.09↑
Arkansas	+7.93↑	New Hampshire	4.4↑
California	+5.14↑	New Jersey	6.79↑
Colorado	+3.16↑	New Mexico	4.72↑
Connecticut	+3.8↑	New York	5.13↑
Delaware	+2.7↑	North Carolina	5.37↑
D.O Columbia	-3.9↓	North Dakota	5.48↑
Florida	+5.15↑	Ohio	5.34↑
Georgia	+5.13↑	Oklahoma	8.9↑
Hawaii	+5.01↑	Oregon	3.4↑
Idaho	+3.92↑	Pennsylvania	-3.04↓
Illinois	+2.41↑	Puerto Rico	N/A
Indiana	+7.9↑	Rhode Island	2.95↑
Iowa	+3.17↑	South Carolina	4.32↑
Kansas	+7.2↑	South Dakota	2.65↑
Kentucky	+7.01↑	Tennessee	6.78↑
Louisiana	+5.08↑	Texas	3.92↑
Maine	+9.32↑	Utah	1.62↑
Maryland	+4.47↑	Vermont	3.03↑
Massachusetts	+4.18↑	Virginia	4.96↑
Michigan	+8.12↑	Washington	6.39↑
Minnesota	+7.15↑	West Virginia	8.81↑
Mississippi	+4.0↑	Wisconsin	9.71↑
Missouri	+7.03↑	Wyoming	5.94↑

Roomies.com is the USA's largest Roommate finding platform with 56.32% traffic market share* (Similarweb) with over 3 million users and 110,000+ listings.

We are an inclusive community, free to list and communicate, offering background and credit verifications upon request.



In summary...

2022-2023 saw an increase both in the cost of living as well as cost for housing (in most areas) at an average of 4.7%. Parts of the United States are growing rapidly and a large portion the housing market is playing catch up with supply*, and estimated 3.2 millions homes are currently needed.

The number of Roomies seeking team ups has jumped to its largest percentage in the platform's history, reflecting this trend of increasing prices and reduced supply.

Some areas, such as Boston, saw a surprising decrease in renters in 2023 (making it less competitive to find housing) and other areas such as Pennsylvania have actually dropped in price.

Despite a few outliers, these numbers tell us that the housing landscape in the USA will continue to grow in 2024.

If you are on the market for an investment home or a new place to live, use our resources to check where you can afford and what you can expect from the US real estate market this year.



Get in touch

General

hello@roomies.com

Marketing/PR

marissa@roomies.com

Website

roomies.com

Sources/links

Page: Top 5 most pet friendly states

<https://a-z-animals.com/blog/baffling-pets-that-are-actually-legal-to-own-in-the-texas/>

Page: Most commonly searched cities

<https://thehill.com/changing-america/resilience/smart-cities/4285325-these-cities-are-growing-the-fastest-study-shows/>

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Summary Page:

(source below: <https://www.axios.com/2023/12/16/housing-market-why-homes-expensive-chart-inventory#>).



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