

Hefei Rental Housing Market

Market Evolution, 2021–2025, and In-Depth Review of 2025

HEFEI RENTAL HOUSING MARKET

2021–2025 Evolution and 2025 Review

City Research Series · English Edition

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Six Sections for a Complete View of Hefei

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Six Core Findings for Hefei

Year-end 2025 supply reached 56,630 units. Sample average rent was RMB 1.18 per sq m per day and occupancy 90.0%.

01

Continued expansion

Year-end 2025 supply reached 56,630 units, up 3,980 or 7.6% from 2024.

02

Rental communities dominate supply

Rental communities held 29,915 units (52.8%) and youth apartments 26,274 (46.4%). Together they accounted for 99.2%.

03

Strong spatial segmentation

EILT Tiers 1–3 contained 41,164 units (72.7%). Tiers 4–5 contained 15,466 (27.3%).

04

Rent and absorption require joint analysis

The 77 rent samples averaged RMB 1.18 per sq m per day. The 83 occupancy samples averaged 90.0%.

05

Communities drive incremental supply

Supply added 8,466 units in 2023–2025. Communities contributed 75.3% of the 2025 increase.

06

Distinct submarket demand

Calibrate demand separately for urban, high-tech and economic zones. Employer leasing, commuting and total rent shape absorption.

Key Hefei Rental Housing Metrics in 2025

56,630 units	+7.6%	1.18	90.0%
Monitored supply	Year-on-year supply change	Daily rent (RMB/sq m/day)	Average occupancy

01 Supply signal

Supply increased by 3,980 units. Rental communities added 2,998, or 75.3% of the increase.

02 Rent signal

Sample average rent declined 3.3% from 2024 and remained above 2023.

03 Absorption signal

Sample occupancy was 90.0% in 2025, down 0.4 percentage points from 2024.

04 Investment signal

Use EILT, product, competitors and stabilisation rather than the city average for asset decisions.

Research Boundary and Comparable Data

Supply is reconstructed by opening year for 2023–2025. Duplicate entries and openings not established by end-2025 are excluded.

01 **2023 baseline**

Hefei had 48,164 valid monitored units in 2023, the start of the comparable series.

02 **Rent and occupancy samples**

The 2025 analysis uses 77 rent and 83 occupancy samples. Both are arithmetic project means without room weighting.

03 **2023–2025 main series**

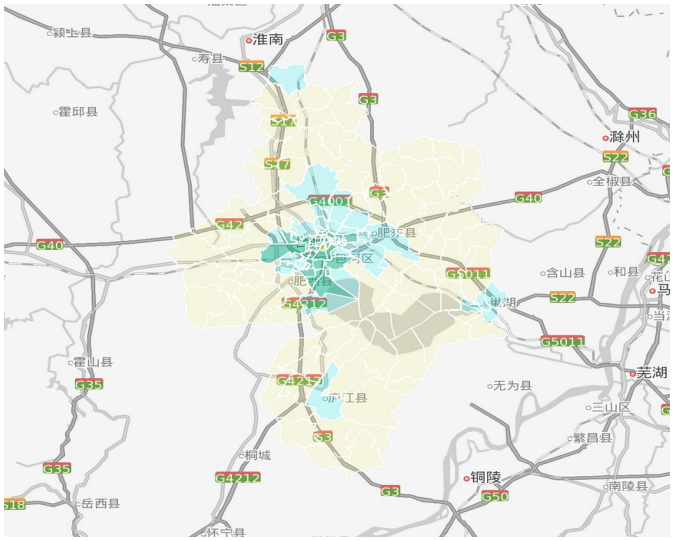
Comparable supply was 48,164, 52,650 and 56,630 units, supporting internally consistent analysis.

04 **New openings versus net change**

Annual database changes include openings, closures, acquisitions, rebranding, phased delivery and historical revisions. Actual openings are reported separately only when a project-level list is available.

Hefei EILT Model and Spatial Tiers

Method, analytical dimensions and Tier 1–5 spatial distribution



Hefei EILT spatial tier map

EILT Dimensions

E — Employment
Employers and job density

I — Industry
Industry clusters and growth

L — Living
Population, amenities and affordability

T — Transport
Commute time and rail access

Standard EILT Legend

Tier 1 | Tier 2 | Tier 3 | Tier 4 | Tier 5

The EILT map contains 143 areas, including 40 in Tiers 1–3. Those tiers held 72.7% of 2025 supply.

Applications

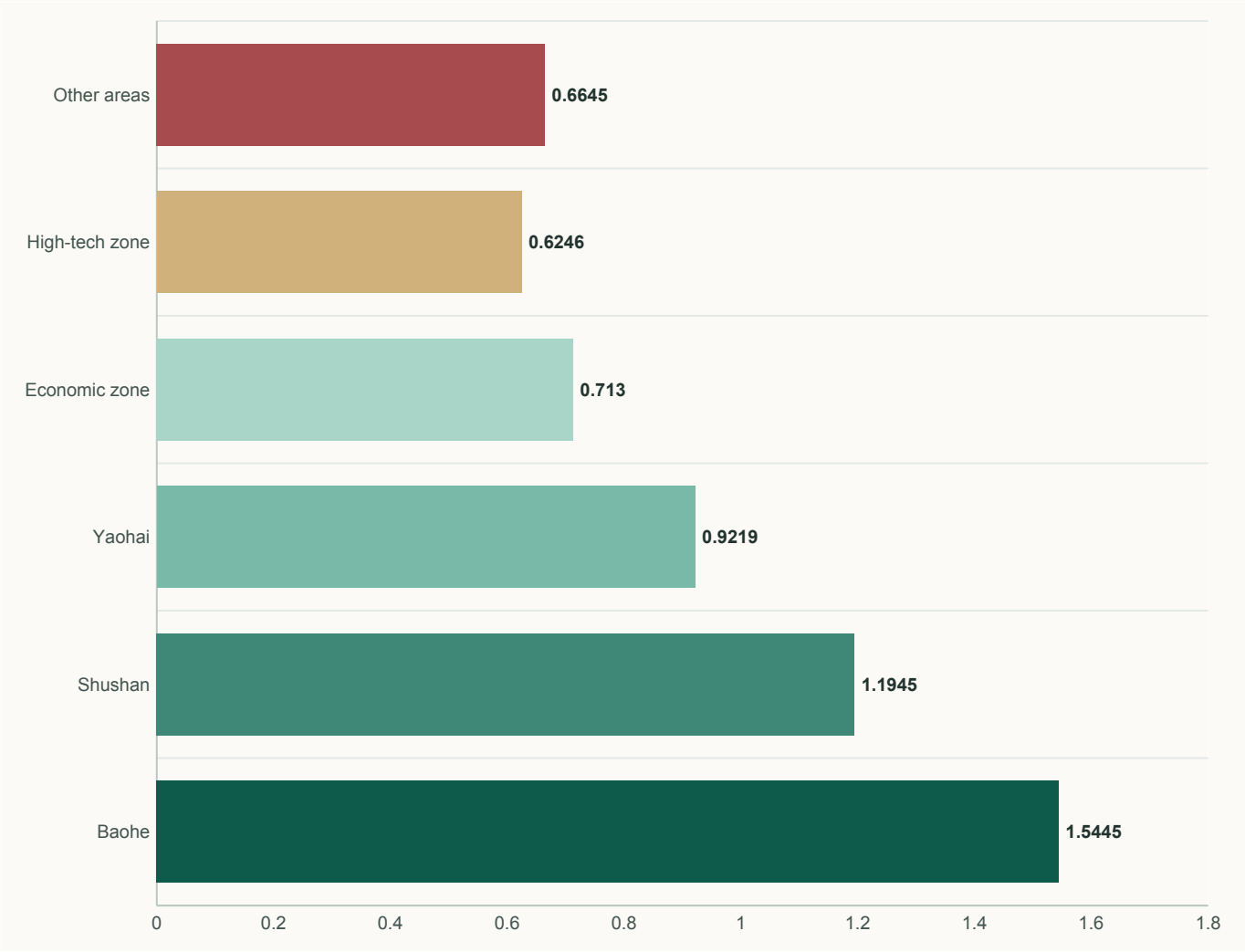
Submarket screening and initial asset assessment.

Limitations

Does not replace full asset due diligence.

Base map: Map Wuyou. EILT tiers and analysis: report research.

Hefei Institutional Rental Supply by Area, 2025

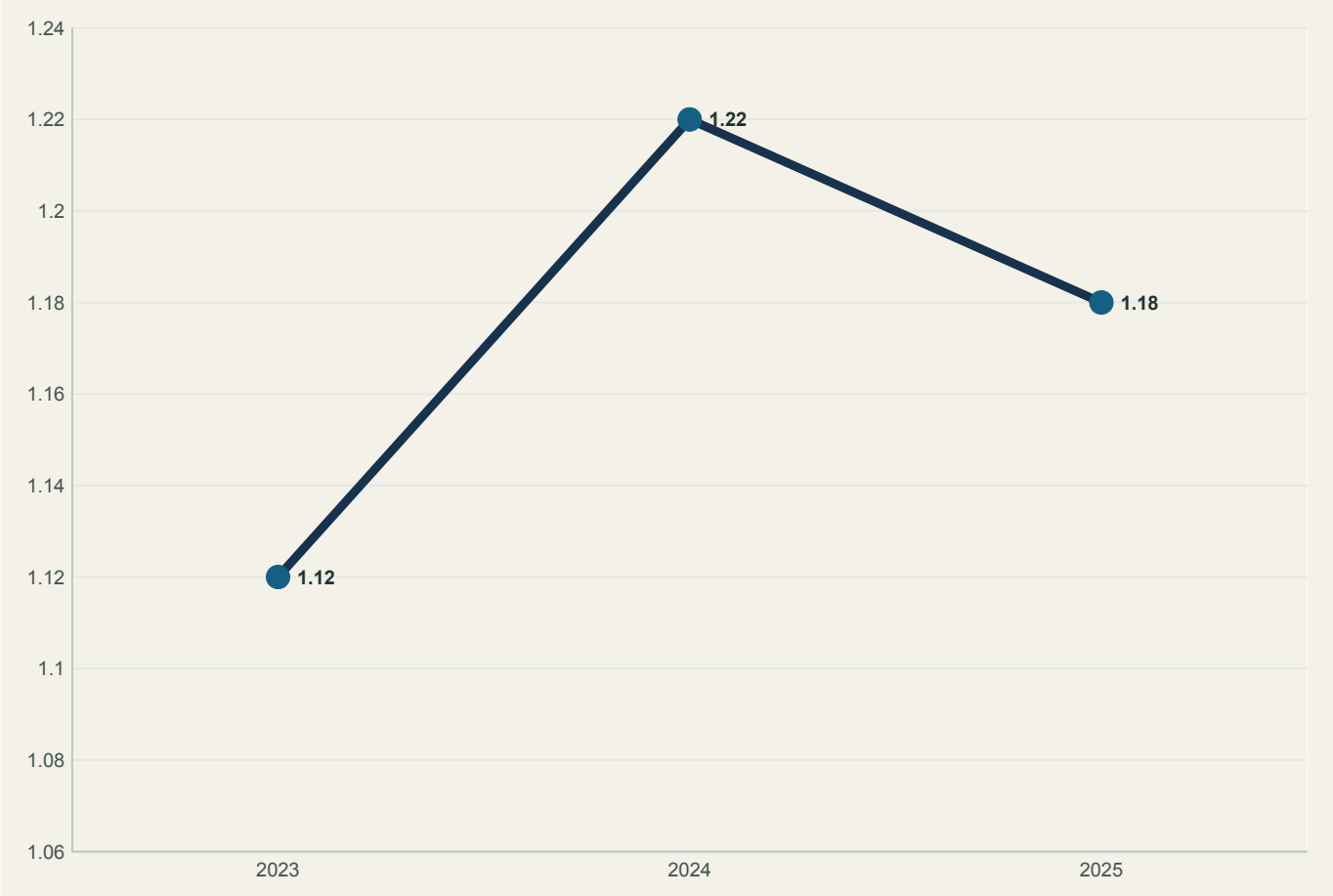


Baohe held 15,445 units, Shushan 11,945 and Yaohai 9,219. Together they held 64.6% of supply.

Binhu joins Baohe and economic-zone names are harmonised. High-tech, economic and Xinzhan zones remain separate. Other areas total 6,645 units.

Average Rent per Square Metre: 2023–2025

Sample average rent increased from RMB 1.12 per sq m per day in 2023 to 1.22 in 2024, then declined to 1.18 in 2025.



Sample rent rose from RMB 1.12 per sq m per day in 2023 to 1.22 in 2024, then declined to 1.18 in 2025.

The 2025 rent average uses 77 valid samples. Investment analysis also needs incentives, collections, effective rent and vacancy days.