

Wuhan Rental Housing Market

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

WUHAN RENTAL HOUSING MARKET

2021–2025 Evolution and 2025 Review

City Research Series · English Edition

HOTEL STRATEGY

CONTENTS

Six Sections for a Complete View of Wuhan

Section	Content	Page
01	Executive Summary, Research Scope and EILT Model	04—07
02	Policy evolution and operating impact	08—17
03	Market Scale and Product Supply	18—33
04	Rent, Occupancy and Demand Anchors	34—46
05	Capital Markets, Risks and Recommendations	47—51
06	Contact	52

Six Core Findings for Wuhan

Reconstructed year-end 2025 supply reached 65,646 units. Sample average rent was about RMB 1.52 per sq m per day and occupancy about 98.5%.

01

Continued expansion

Year-end 2025 reconstructed supply reached 65,646 units, up by 6,836 from 2024. Net change includes openings, phases and database corrections.

02

Young professional apartments remain dominant

Youth apartments represented 41,600 units, or 63.4%. Rental communities contributed 20,901, or 31.8%. Together they represented 95.2%.

03

Strong spatial segmentation

EILT Tiers 1–3 contained 45,388 units, or 69.1% of citywide supply. Tier 3 was the largest tier with 28,580 units.

04

Rent and absorption require joint analysis

Comparable 2025 samples averaged RMB 1.52 per sq m per day and 98.5% occupancy. Product-level samples were concentrated in youth apartments.

05

Communities drive incremental supply

Comparable supply increased by 22,457 units from 2023 to 2025. Youth apartments and rental communities drove most of the 2025 increase.

06

Policy focus shifted to operating oversight

From 2021 to 2025, Wuhan policy expanded from affordable-rental mobilisation toward existing-asset activation, talent housing, rental regulation and urban renewal.

Key Wuhan Rental Housing Metrics in 2025

65,646 units	+11.6%	1.52	98.5%
Monitored supply	Year-on-year supply change	Daily rent (RMB/sq m/day)	Average occupancy

01 Supply signal

Supply increased by 6,836 units in 2025; read this with concentrated openings, phases and database corrections.

02 Rent signal

Sample rent declined by about RMB 0.31 per sq m per day from 2024; effective rent still needs incentive and vacancy adjustment.

03 Absorption signal

Sample occupancy fell by about 0.6 percentage points from 2024; the limited sample does not replace asset diligence.

04 Investment signal

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

Research Boundary and Comparable Data

The Wuhan supply series reconstructs 2023–2025 from the 16-city master using actual opening years. Rent and occupancy use verified project samples; city averages do not replace asset diligence.

01 **2023 baseline**

Wuhan had 43,189 monitored units in 2023, the start of the comparable series. District, product and EILT analysis use a consistent project boundary.

02 **2022 rent and occupancy**

Only verified rent and occupancy samples are used for 2022. The report does not create a comparable supply figure where none exists.

03 **2023–2025 main series**

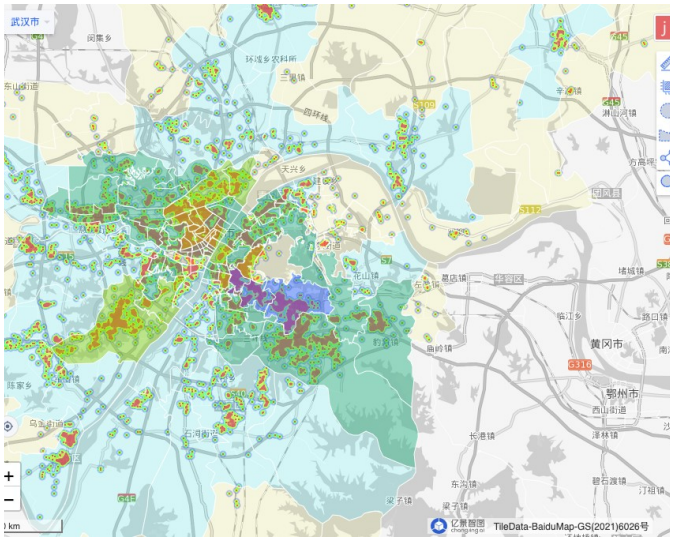
Comparable supply was 43,189, 58,810 and 65,646 units, supporting internally consistent product, EILT, rent and occupancy analysis.

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.

Wuhan EILT Model and Spatial Tiers

Method, analytical dimensions and Tier 1–5 spatial distribution



Wuhan 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 Wuhan EILT map shows five demand-anchor tiers. About 69.1% of reconstructed year-end 2025 supply sits in Tiers 1–3.

Applications

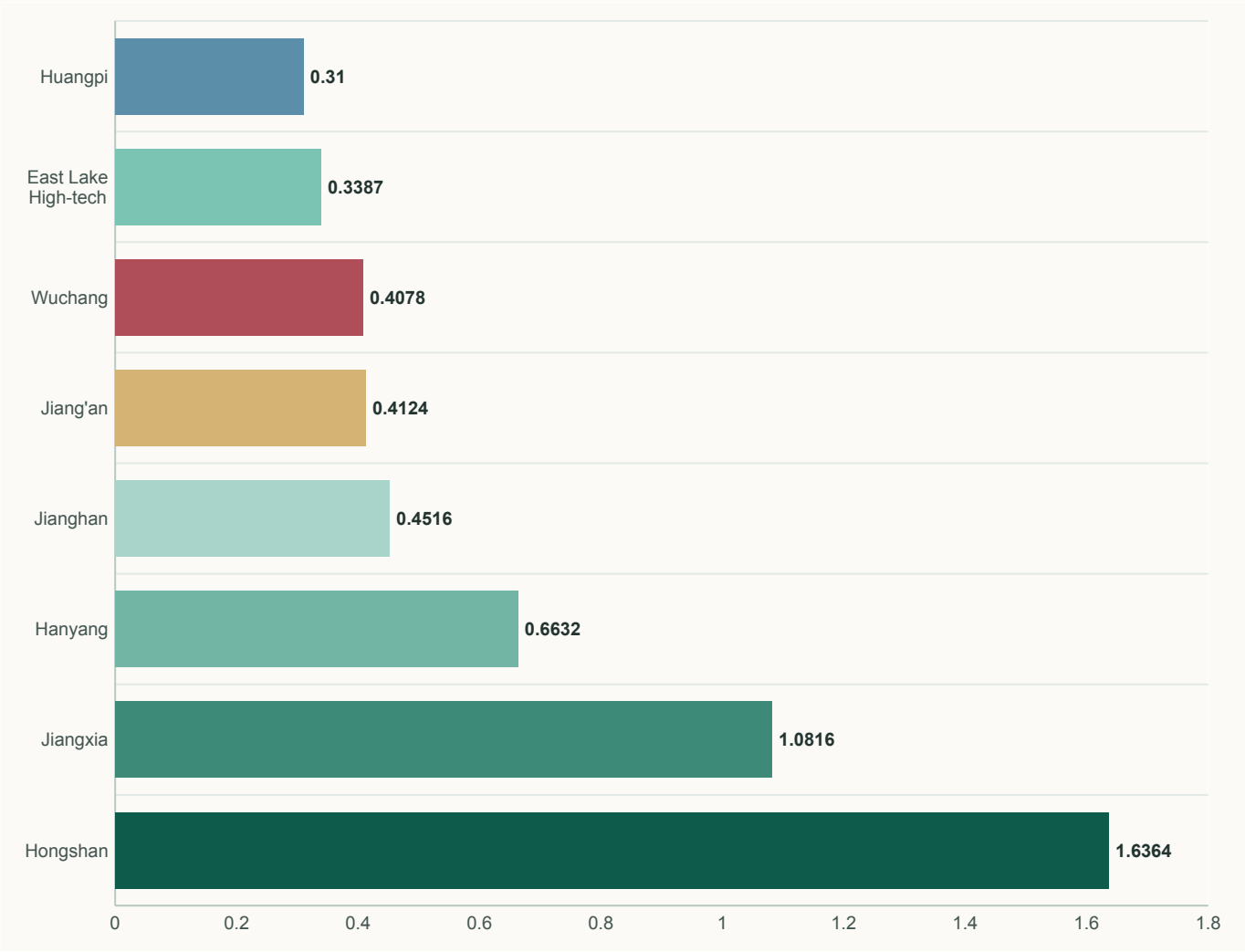
Submarket screening, city-level supply-demand comparison and preliminary project assessment.

Limitations

Supports city and submarket assessment but does not replace project-level legal, technical or financial due diligence.

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

Wuhan institutional rental-housing supply by district, 2025

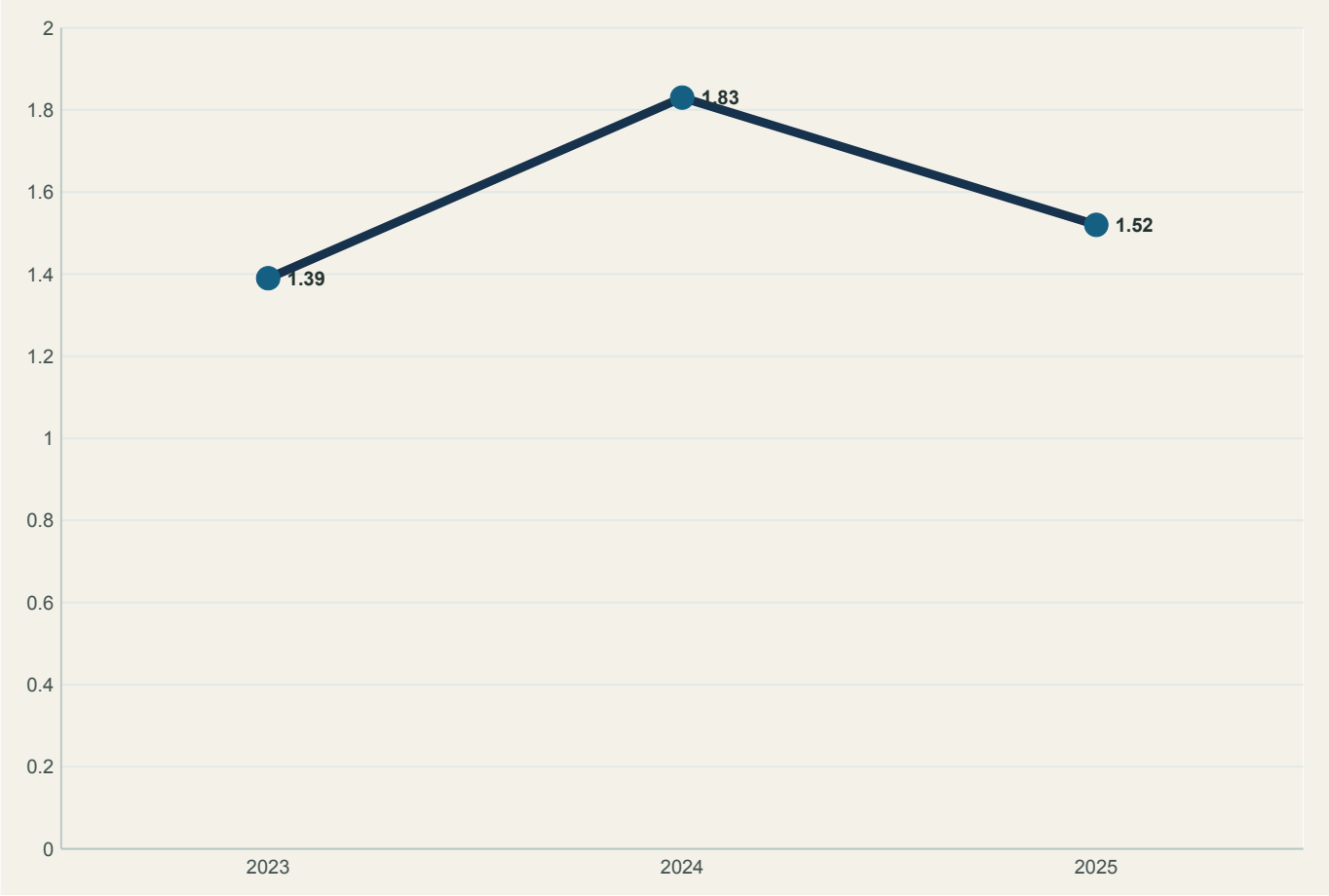


Hongshan held about 16,400 units, Jiangxia 10,800 and Hanyang 6,600. Together they represented about 51.5% of citywide supply.

District totals indicate supply concentration but do not replace submarket and asset-level competitor checks.

Average Rent per Square Metre: 2023–2025

Sample average rent increased from RMB 1.39 per sq m per day in 2023 to 1.83 in 2024, then eased to 1.52 in 2025.



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A higher community share, price competition and tenant affordability reduced the city average. Asset analysis should adjust for incentives, area efficiency, collection and vacancy days.