

Xi'an Rental Housing Market

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

XI'AN RENTAL HOUSING MARKET

2021–2025 Evolution and 2025 Review

City Research Series · English Edition

HOTEL STRATEGY

HOTEL STRATEGIES
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Six Sections for a Complete View of Xi'an

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Six Core Findings for Xi'an

Reconstructed year-end 2025 supply reached 36,980 units. Sample average rent was about RMB 1.89 per sq m per day and occupancy about 88.4%.

01

Continued expansion

Reconstructed year-end 2025 supply reached 36,980 units, up 3,888 or 11.7% from 2024.

02

Young professional apartments remain dominant

Youth apartments contributed 20,672 units, or 55.9%, and rental communities 13,604, or 36.8%. Together they represented 92.7%.

03

Strong spatial segmentation

EILT Tiers 1–3 contained 25,455 units, or 68.8% of citywide supply. Tiers 4–5 contained 11,525, or 31.2%.

04

Rent and absorption require joint analysis

Comparable 2025 samples averaged RMB 1.89 per sq m per day and 88.4% occupancy.

05

Communities drive incremental supply

Comparable supply increased by 9,618 units from 2023 to 2025. Rental communities drove most of the 2025 increase.

06

Policy focus shifted to operating oversight

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

Key Xi'an Rental Housing Metrics in 2025

36,980 units
Monitored supply

+11.7%
Year-on-year supply change

1.89
Daily rent (RMB/sq m/day)

88.4%
Average occupancy

01 Supply signal

Supply increased by 3,888 units in 2025, driven by rental communities, youth apartments and dormitory-style apartments.

02 Rent signal

Sample rent declined by about 8.1% from 2024; effective rent still needs incentive and vacancy adjustment.

03 Absorption signal

Sample occupancy edged down by about 0.1 percentage points from 2024; sample size remains limited.

04 Investment signal

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

Research Boundary and Comparable Data

The Xi'an supply series reconstructs 2023–2025 from the 16-city master using actual opening years. Rent and occupancy use verified project samples.

01 **2023 baseline**

Xi'an had 27,362 monitored units in 2023, the start of the comparable series.

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**

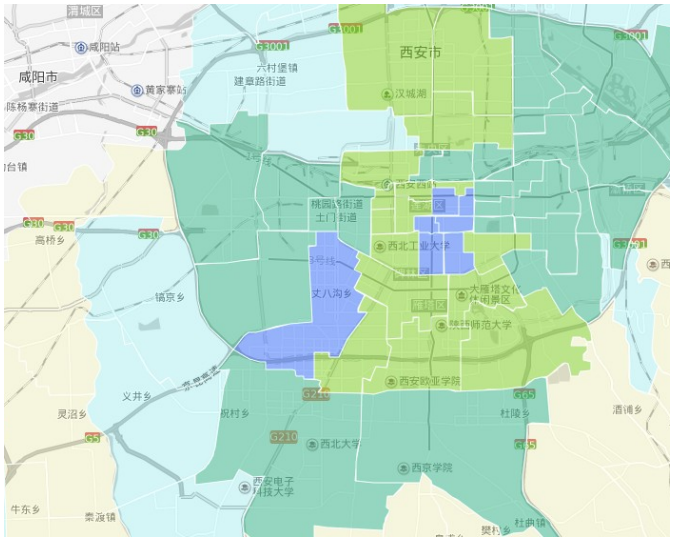
Comparable supply was 27,362, 33,092 and 36,980 units, supporting internally consistent analysis.

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.

Xi'an EILT Model and Spatial Tiers

Method, analytical dimensions and Tier 1–5 spatial distribution



Xi'an 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 Xi'an EILT map shows five demand-anchor tiers. About 68.8% of reconstructed year-end 2025 supply sits in Tiers 1–3.

Applications

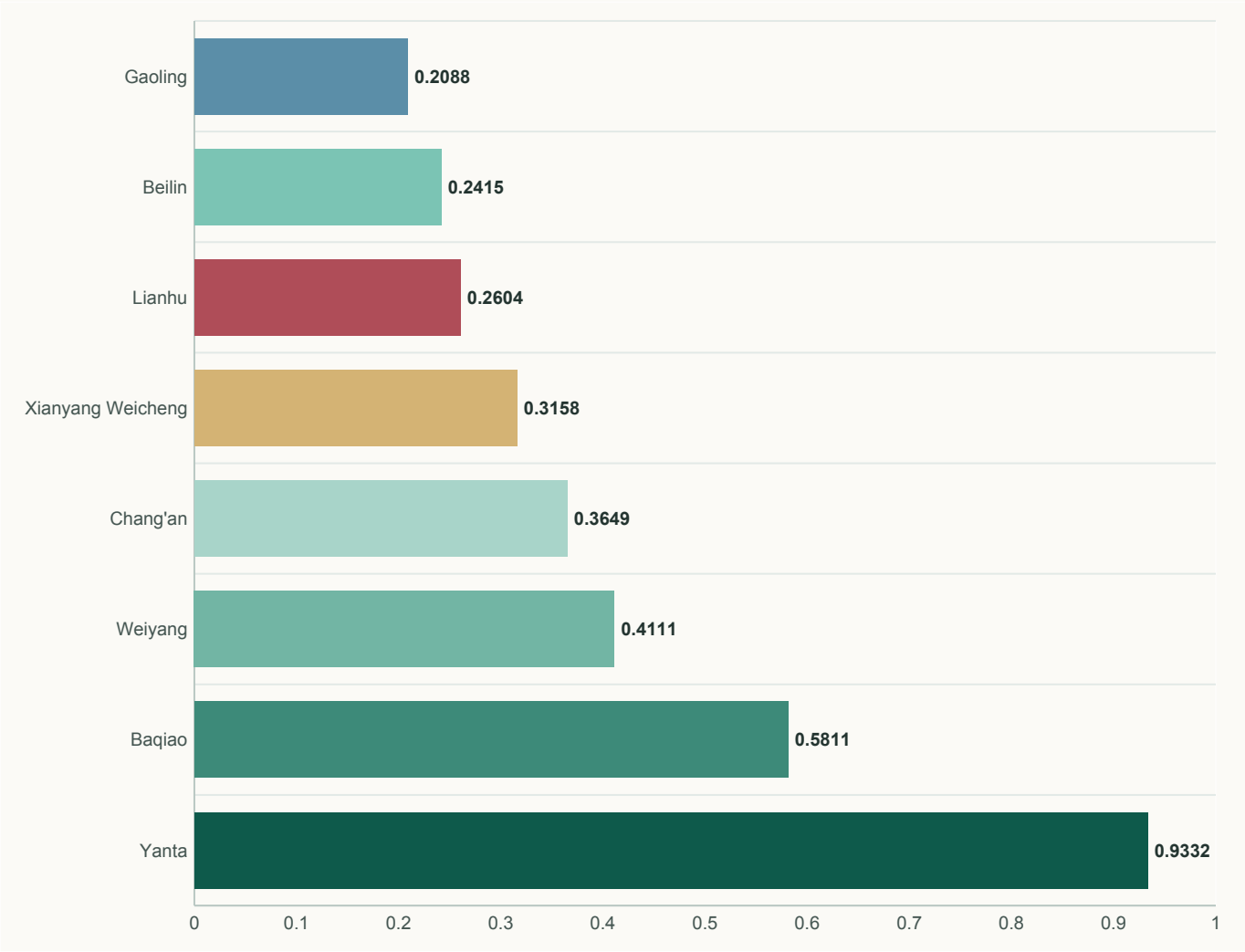
Submarket screening, city-level supply-demand comparison and preliminary project assessment.

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.

Xi'an institutional rental-housing supply by district, 2025

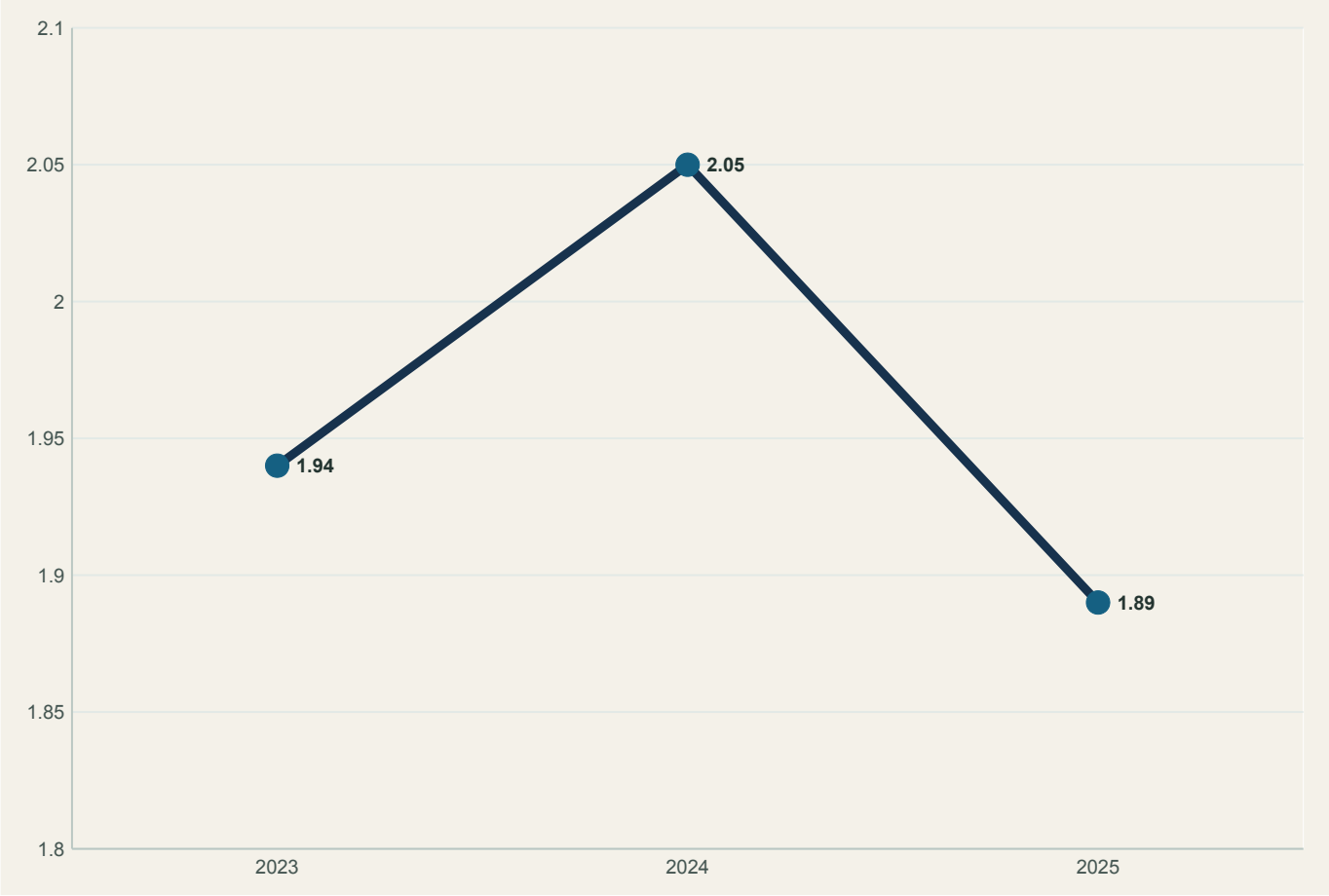


Yanta held about 9,332 units, Baqiao 5,811 and Weiyang 4,111. Together they represented 52.1% of citywide supply.

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 1.94 per sq m per day in 2023 to 2.05 in 2024, then eased to 1.89 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.