

# ORA<sup>®</sup> POWER RANKINGS

POWERED BY J TURNER RESEARCH



2024 YEAR-END SUMMARY





# TABLE OF CONTENTS

**O2 ABOUT J TURNER RESEARCH & ABOUT ORA®**

**O3 WHAT IS THE 2024 YEAR-END SUMMARY?**

**O4 THOUGHT ANALYSIS BEST OF AWARDS**

**O5 THE 2023 ELITE 1% PROPERTIES**

**07 THE 2023 WINNERS IN STUDENT HOUSING**

- TOP 100 PROPERTIES
- TOP 10 MANAGEMENT COMPANIES

**10 THE 2023 TOP MULTIFAMILY REITs**

**11 THE 2024 STATE RANKING - TOP PROPERTIES IN THE 50 STATES AND D.C.**

**19 THE 2024 DIVISION WINNERS**

- DIVISION I, II, III, IV, & V - TOP 25 MANAGEMENT COMPANIES IN EACH
- TOP 10 MOST IMPROVED NMHC 50 MANAGERS IN DIVISION I

**23 THE 2024 RISING 1K**

**26 INDEX**

**DISCLAIMER**

The ORA® Power Rankings is an independent assessment; a property or management company is not required to be a J Turner Research client to qualify for it. These rankings are dynamic and may change month to month. The properties and companies included in the 2024 summary are as published by Multifamily Executive in the calendar year 2024.

For any questions or comments, please contact [ora@jturnerresearch.com](mailto:ora@jturnerresearch.com).

Copyright © 2024. All Rights Reserved.



# ABOUT J TURNER RESEARCH

J Turner Research is an independent research company focused exclusively on the multifamily industry for almost two decades. It is the only company to monitor the online reviews and ratings of 144,000+ properties nationwide. J Turner pioneered the Online Reputation Assessment (ORA®) score, which serves as the multifamily industry standard to measure, benchmark, and compare a property/company's online reputation. The company is the national leader in enhancing resident satisfaction through intelligent resident and prospect survey programs, quantifiable action plans, customized training, and review response service.

For more information or to download our research, visit [www.jturnerresearch.com](http://www.jturnerresearch.com).



## ABOUT ORA®

To simplify online reputation management for multifamily companies, J Turner Research pioneered a statistical model to quantify online reputation of individual properties. This model measures a property's online reputation across various review sites and ILSs by establishing a single ORA score on a scale of 0-100. The ORA score serves as the industry standard to measure and benchmark a property/company's online reputation locally, regionally, nationally and with competition.

To learn more about how ORA is calculated and to request your score, please visit <https://jturner.us/ora>.



# WHAT IS THE 2024 YEAR-END ORA® POWER RANKING SUMMARY?

A TIMELINE OF ALL ORA® POWER RANKINGS  
PUBLISHED BY MULTIFAMILY EXECUTIVE IN 2024.

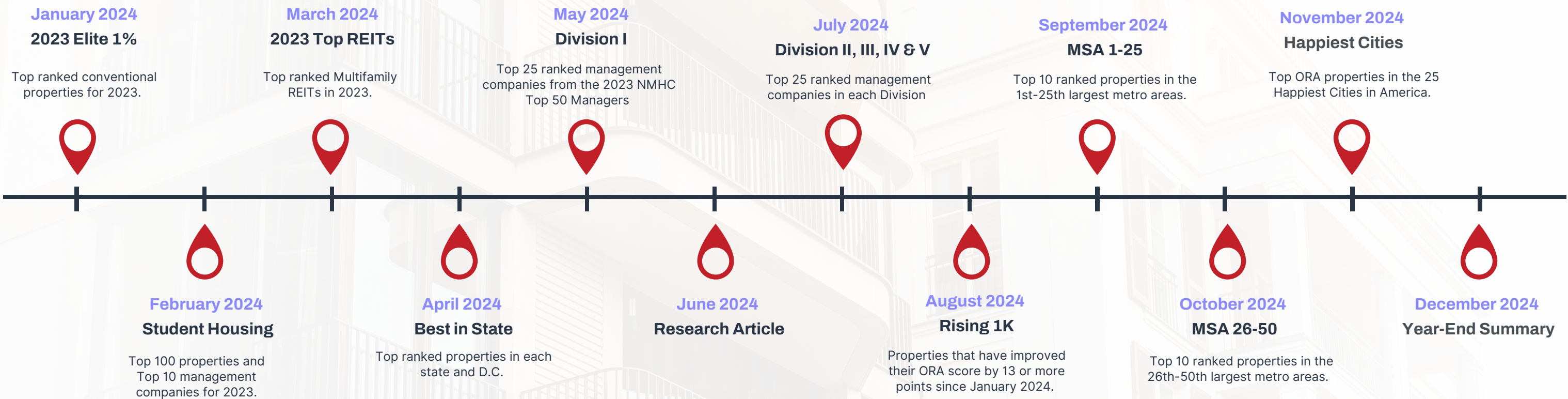


The 2024 Year-End Summary is a compilation of the flagship rankings published by our media partner, Multifamily Executive in 2024. To view all the rankings, visit [www.jturnerresearch.com/ora-power-rankings](http://www.jturnerresearch.com/ora-power-rankings). In 2024, the database of properties we monitor for online reputation has grown to 144,000+ properties nationwide.

J Turner Research is the leader in online reputation research in the multifamily industry. In 2015, we introduced the ORA Power Rankings – a monthly ranking of apartment properties and management companies based on their Online Reputation Assessment or ORA score.

The Mechanics of Online Review Sites and ILSs stands alone as a comprehensive exploration of the evolving landscape of online reviews, review sites, and Internet Listing Services (ILSs) within the multifamily industry. J Turner Research has pioneered this extensive research since 2012, establishing itself as the sole provider of such in-depth analysis.

For a comprehensive quantitative analysis on the growth of online reviews, changes in review sentiment, and market share of review sites as of the close of Q2 2024, please download the [12th edition of The Mechanics of Online Review Sites and ILSs](#).





# BEST OF AWARDS

J Turner Research’s latest Thought Analysis Tool, developed over a period of four years, combines the power of AI with over 20 years of multifamily expertise.

Thought Analysis measures the resident experience offered by a property by analyzing & categorizing every comment in online reviews into 22 operational categories specific to the multifamily industry. The categories were determined using frequency analysis on an extensive pool of over 1.7 million reviews. In 2024, we introduced the Thought Analysis Best of Awards to recognize properties and multifamily companies excelling in operational areas that matter most to residents – customer service, maintenance, communication, move-in, and general cleanliness.

Specifically, these awards were introduced for the following ORA Power Rankings:

- The 2023 Elite 1% Properties
- The Top 100 Student Housing Properties for 2023
- The 2023 Top Residential REITs
- Division Ranking – I, II, III, IV, and V

For the latest insights based on our Thought Analysis Tool, read Turner Batdorf’s, Vice President of J Turner Research, monthly [blogs](#).





# ELITE 1% PROPERTIES FOR 2023

Published- January 2024

The tenth annual Elite 1% ranking published in January 2024 was based on exhaustive research of more than 140,000 properties across relevant review sites and ILSSs. A total of 1,285 properties earned the Elite 1% distinction.

*Eligibility: A property had to register a minimum ORA score of 95 as of December and have at least 20 online reviews to be eligible for the 2023 Elite 1% ranking. For properties with the same ORA score, ties were broken via decimal points. This ranking is based on ORA® Scores as of December 2023.*

[CLICK TO VIEW THE FULL LIST](#)

## Thought Analysis Best of Awards

CATEGORY	PROPERTY	COMPANY	2023 ELITE 1% RANK	ORA SCORE
Customer Service	The Elden Galleria	Wood Residential	21	99
Maintenance	The Madison at Marshfield	Wood Residential	230	97
Communication	Alta Waverly	Wood Residential	123	98
Move-in	Gio Midtown	Bozzuto	710	95
General Cleanliness	Cortland Brackenridge	Cortland	30	99

Thought Analysis Best of Awards recognize the properties in the 2023 Elite 1% ranking that excel in some of the most critical areas of on-site operations.

**NO. 1 PROPERTY FOR 2023**  
HIGHLAND RIDGE APARTMENTS  
(CHARLOTTE, NC) MANAGED BY CHARTER  
PROPERTIES, INC., 99 ORA®.



## Top 100 of the 2023 Elite 1%

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Highland Ridge Apartments	Charlotte	Charter Properties, Inc.	99
2	Hanover Crossing Residences	Hanover	Hanover Company	99
3	Upton Oxmoor	Louisville	NTS Development Company	99
4	One Cathedral Square	Philadelphia	Bozzuto	99
5	Hawthorne Waterstone	Mooresville	Hawthorne Residential Partners	99
6	The Residences at James Place	Winchester	Wilcox Communities	99
7	Park Place One Apartments	Philadelphia	Fidelity Management	99
8	The Slate	Omaha	NuStyle Development	99
9	Valentina by Alta	San Diego	Wood Residential	99
10	Vintage at Burkitt Station	Antioch	MMC - Management & Marketing Concepts	99
11	Embold	Lehi	Greystar	99
12	Hanover Evans Station	Denver	Hanover Company	99
13	Cornelia Place	Edina	Bader Management	99
14	Hanover at Clearfork	Fort Worth	Hanover Company	99
15	Cortland Alameda Station	Denver	Cortland	99
16	Alta Ashley Park	Newnan	Wood Residential	99
17	The Lofts at Atlantic Wharf	Boston	Bozzuto	99
18	The Lark	San Mateo	North Coast Living	99
19	Hawthorne at the Crest	Ooltewah	Hawthorne Residential Partners	99
20	Ridges of Cascade	Grand Rapids	Peak Management, LLC	99
21	The Elden Galleria	Atlanta	Wood Residential	99
22	The Crest At Elm Tree	Mount Joy	WPM Real Estate	99
23	The Rise	Memphis	RAM Partners	99
24	Greystone Pointe Auburn	Auburn	RAM Partners	99
25	The Grove Apartment	Sherman	Myan Management Group	99
26	The Westlyn	West St Paul	Trilogy Real Estate Group	99
27	Integra Trails	Cocoa	Pegasus Residential	99
28	Greystone At Oakland	Leesburg	RAM Partners	99
29	Banyan Trail Apartments	Sarasota	Insula Companies	99
30	Cortland Brackenridge	San Antonio	Cortland	99
31	Greenside	Charlotte	RKW Residential	99
32	Marq West Seattle	Seattle	CWS Apartment Homes, LLC	99
33	South Main	Hope Mills	Hawthorne Residential Partners	99
34	The Heyward	Charleston	Carter Haston	99
35	Cottages at Knightdale Station	Knightdale	Hawthorne Residential Partners	99
36	Hanover Winchester	San Jose	Hanover Company	99
37	Hawthorne at the Hollow	Soddy Daisy	Hawthorne Residential Partners	99
38	Garner House	Hatboro	Chelsea Management	99
39	Terrace Greene Apartments	Barboursville	Privately Managed	99
40	2701 Conn	Washington	WC Smith	99
41	Katie Manor	Crestview	WRH Realty Services, Inc.	99
42	Roebling Row	Covington	Towne Properties	99



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
43	Chroma	Highlands Ranch	Shea Apartments	99
44	Clayborne Apartments	Alexandria	Elme Communities	99
45	Fieldstone Apartments	Beavercreek	Towne Properties	99
46	Middletown Valley	Middletown	Van Metre Management Company	99
47	Messenger Place	Manassas	Bonaventure	99
48	The Court at Redstone	Indian Land	Greystar	99
49	Park Vista	Washington	WC Smith	99
50	Cypress Village	Orange Beach	MAA	99
51	Leo at The Sanctuary	Rincon	Advenir Living LLC	99
52	Greenview Terrace	Lancaster	High Associates	99
53	The George	Fort Worth	Willow Bridge Property Company	98
54	The Courts of Devon	Gaithersburg	Bozzuto	98
55	Alta 801	Washington	Wood Residential	98
56	Alta Green Mountain	Lakewood	Wood Residential	98
57	Alta Vale	Raleigh	Wood Residential	98
58	Hanover Colony Place	Plymouth	Hanover Company	98
59	465 North Park	Chicago	Bozzuto	98
60	The Barrett at Chevy Chase Lake	Chevy Chase	Bozzuto	98
61	Hanover Diridon	San Jose	Hanover Company	98
62	Hanover 8th Street	Washington	Hanover Company	98
63	Nico	Omaha	NuStyle Development	98
64	Pure St. Peters	Saint Peters	CAPREIT	98
65	Sentral Wynwood	Miami	Sentral	98
66	Hanover Brazos Street	Austin	Hanover Company	98
67	Valley Lo Towers li Apartments	Glenview	Marquette Companies	98
68	Lilli Midtown	Atlanta	RangeWater Residential, LLC	98
69	The Driscoll At River Oaks	Houston	Hanover Company	98
70	IMT Lake House	Orlando	IMT Residential	98
71	Hanover Hollywood	Los Angeles	Hanover Company	98
72	Citizen Park	St. Louis	Asset Living - Multifamily	98
73	Norwood Walk	Troutman	RKW Residential	98
74	Westminster	Oldsmar	Highmark Residential	98
75	The Wire	Omaha	NuStyle Development	98
76	Residences At Indian Trail	Spokane	Greystar	98
77	Hanover Autry Park	Houston	Hanover Company	98
78	South And Twenty Apartment Homes	Cartersville	RKW Residential	98
79	Abode At Litchfield Park	Litchfield Park	Greystar	98
80	Hawthorne at Oleander	Wilmington	Hawthorne Residential Partners	98
81	Cortland Gateway	Pinellas Park	Cortland	98
82	Holmes Lake Apartments	Lincoln	Broadmoor	98
83	Homecoming at The Resort	Rancho Cucamonga	Lewis Apartment Communities	98
84	Hanover Republic Square	Austin	Hanover Company	98
85	Grand At Polaris	Lewis Center	The Champion Companies	98
86	One Hermann Place	Houston	Greystar	98

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
87	Elan Inwood	Dallas	Greystar	98
88	The Herschel	Dallas	Greystar	98
89	Chaska Place Apartments	Chaska	Bader Management	98
90	The Sheldon At Suffern Station	Suffern	GoldOller	98
91	Mill Creek Landing	Hampton	Palms Associates, LLC	98
92	Siena at Suwanee Town Center	Suwanee	Carter Haston	98
93	Boulevard Apartments	Auburn Hills	DHS Management Communities	98
94	Ellison	Des Plaines	JVM Realty	98
95	Villas at Rollingbrook	Baytown	Tipton Asset Group Inc	98
96	Enclave at Emerson	Laurel	Bozzuto	98
97	The Residences at Enso	Jacksonville	Pegasus Residential	98
98	Dorel Eagle Pass	Eagle Pass	First Choice Management Group	98
99	Latitude at the Commons	Myrtle Beach	Hawthorne Residential Partners	98
100	Hanover Tuscan Village	Salem	Hanover Company	98

Management Company Tally for Elite 1% 2023

There are 271 companies in the 2023 Elite 1% ranking that manage a minimum of 20 properties. The table lists the top 25 companies in terms of their percentage of conventional properties in this ranking.

RANK	COMPANY	NUMBER OF PROPERTIES IN ELITE 1%	PROPERTIES IN DATABASE	PERCENTAGE OF PORTFOLIO
1	Hanover Company	22	31	71%
2	RKW Residential	21	58	36%
3	Wood Residential	33	96	34%
4	Hawthorne Residential Partners	64	201	32%
5	J.C. Hart	7	30	23%
6	Panco Management	7	30	23%
7	The Michelson Organization	5	22	23%
8	JVM Realty	5	23	22%
9	Broadmoor	7	34	21%
10	Bozzuto	63	329	19%
11	Towne Properties	19	100	19%
12	Princeton Properties	8	43	19%
13	Carter Haston	10	54	19%
14	In Good Company	5	28	18%
15	RAM Partners	45	261	17%
16	WPM Real Estate	10	59	17%
17	Northwood Ravin	4	24	17%
18	Sentral	5	30	17%
19	Maryland Management	7	43	16%
20	Continental Realty Corporation	5	33	15%
21	Grady Management	7	47	15%
22	Shea Apartments	4	28	14%
23	Bernstein Management Corporation	5	36	14%
24	Domain Companies	3	23	13%
25	Carlo Apartments Communities	3	23	13%



# STUDENT HOUSING

## TOP 100 PROPERTIES AND TOP 10 MANAGEMENT COMPANIES

Published - February 2024

[CLICK TO VIEW THE FULL LIST](#)

In February 2024, the spotlight was on student housing. We ranked the Top 100 Off-Campus Student Housing Properties and the Top 10 Student Housing Management Companies by ORA for 2023. The student housing managers ranking was based on the Student Housing Business list of the Top 25 Managers of Student Housing for 2023.

J Turner Research monitors the online reputation of more than 3,000 off-campus student housing properties across various review sites and ILSs. We are the largest resident satisfaction survey provider for off-campus student housing and the only company to monitor and benchmark the online reputation of all student housing management companies.

*Eligibility: To be ranked in 2023's top 100 student housing property ranking, a property must register an ORA score of 86 (with 129 reviews or more) or higher as of December 2023. For properties with the same ORA scores, ties were broken by review volume.*

### NO. 1 PROPERTY FOR 2023

ONE ON 4TH (STILLWATER, OK) MANAGED BY BOOK AND LADDER, 97 ORA®.



### Top 100 Student Properties

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	One On 4th	Stillwater	Book & Ladder	97
2	Two 21 Armstrong	Auburn	Northcutt Realty	96
3	Meadowbrook Gardens	Mansfield Center	Trio Properties LLC	96
4	Meadows Crossing	Allendale	Silveri Management Company	95
5	Hub On Campus Tucson Park Avenue	Tucson	Core Spaces	95
6	VOX Miami	Miami	Asset Living - Student	95
7	The Parker	Tucson	Dinerstein	95
8	Cottage Landing Lafayette	Lafayette	IMS Management	95
9	Bixby on College	Clemson	Asset Living - Student	95
10	Yugo Austin Corner	Austin	Yugo	95
11	Eagles West Apartments	Auburn	Capstone Real Estate Investments	95
12	312 College Avenue	Ithaca	Integrated Aquisition & Development	95
13	Yugo Austin Nueces	Austin	Yugo	95
14	698 Prospect	Pembroke	PeakMade Real Estate	95
15	The Square	Richmond	Gallery Residential	95
16	Flats at the Oval	Fort Collins	Cardinal Group	95
17	College Park & Springbrook Row	Madison	Rouse Management	95
18	Greyhound Village	Indianapolis	PeakMade Real Estate	95
19	Calder Commons	State College	Mckinney Properties Inc.	94
20	14 Fifty-One Student Living	Denton	Tonti Properties	94
21	Park Hill	State College	Core Spaces	94
22	REV Northgate Student Living	College Station	Cardinal Group	94
23	Arena District	Eugene	Cardinal Group	94
24	Sawyer on Lincoln	Columbia	Dinerstein	94
25	Lucky	Madison	Steve Brown Apartments	94
26	Eagle Landing	Daytona Beech	RISE Real Estate Company	94
27	The Quarterdeck Student Living	Greenville	Keystone Management Co. Inc.	94
28	Skygarden	Charleston	Homestead U	94
29	Central Park	Ellensburg	McC Management	94
30	College Place Uptown	Normal	Redstone Residential	94
31	Evergreen Commons	Lock Haven	Greystar Student	94
32	J Linea	Washington	Jefferson Apartment Group	94
33	The Foundry	Ames	Haverkamp Properties	94
34	Honeysuckle Student Apartments	Bloomsburg	Greystar Student	94
35	Pierpont Place Apartments	Morgantown	McKinney Properties Inc.	94
36	The Colleges at La Rue Apartments	Davis	Tandem Properties	94
37	W Student Housing ZUMA	San Diego	Capstone Management Partners	94
38	Hill Place Apartments	Fayetteville	Cardinal Group	93
39	Crowne On 10th	Birmingham	Crowne Partners, Inc.	93
40	University Edge Youngstown	Youngstown	Coastal Ridge Real Estate	93
41	Hillcrest Park Apartments	Cedar Falls	North Lakes Property Management	93
42	La Jolla	Rexburg	Redstone Residential	93



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
43	303 Flats	Knoxville	Horizon Realty Advisors	93
44	Axis On 36th Street	Philadelphia	Altman Management Company	93
45	Incite at Troy	Troy	PeakMade Real Estate	93
46	Hayes Student Living	Vestal	Privately Managed	93
47	Bowles Hall	Berkeley	Greystar	93
48	Lennox Flats	Columbus	Dinerstein	92
49	Station 74	Murray	Privately Managed	92
50	U Centre on College	Clemson	American Campus Communities	91
51	Irish Flats Apartments	South Bend	Coastal Ridge Real Estate	91
52	The Retreat at State College	State College	Greystar Student	90
53	Axis 360	Buffalo	Privately Managed	90
54	The Grove at Slippery Rock	Slippery Rock	Cardinal Group	90
55	20Hawley	Binghamton	Campus Life and Style	90
56	The Abbot	East Lansing	PeakMade Real Estate	90
57	Museum Walk	Gainesville	Collier Companies	90
58	The Boden Apartments	Grand Forks	Privately Managed	90
59	The Printing House	Binghamton	PeakMade Real Estate	89
60	Locale	Allendale	Cardinal Group	88
61	Lakeside Student Living	Starkville	Redstone Residential	88
62	Midtown Sam Houston	Huntsville	Cardinal Group	88
63	Solhaus Apartments	Minneapolis	Red Tail Residential	88
64	The 505	Los Angeles	Greystar Student	88
65	Clemson Village	Clemson	Tiger Properties	88
66	Centennial Hall	Syracuse	Greystar Student	88
67	Meta Christy House	Philadelphia	Greystar Student	88
68	Aspire at West Campus	Iowa City	Balfour Beatty	87
69	Echo 1055	Las Vegas	BHOM Student Living	87
70	Union Chapel Hill	Chapel Hill	Greystar Student	87
71	The Row at the Stadium	Columbia	The Preiss Company	87
72	Lark Northgate	College Station	The Scion Group	87
73	The Quarters	Lafayette	Capstone Real Estate Investments	87
74	Apollo Point	Bloomsburg	Privately Managed	87
75	Sterling 5th Street	Davis	Dinerstein	87
76	Station 11	Bloomington	Privately Managed	87
77	The Horizon Student Living	Greenville	Keystone Management Co, Inc.	87
78	Townhomes by Element Communities Columbia	Columbia	Cardinal Group	87
79	The Landings at Bivens Arm Apartments	Gainesville	Collier Companies	87
80	Fisher Commons	Columbus	Edwards Student Housing	87
81	Park37	Blacksburg	River Mountain Properties	87
82	Prism 23	Macon	The Scion Group	87
83	Gather Oxford	Oxford	Rael Development Corp	87
84	The Patterson Social	Eugene	Cardinal Group	87

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
85	Campus Village - E. Lansing	East Lansing	Greystar Student	86
86	The Varsity Ann Arbor	Ann Arbor	Greystar Student	86
87	Campus Pointe Apartments	Greenville	StoneCreek Communities	86
88	EPOCH Clemson	Seneca	Core Spaces	86
89	Avalon Of Wilmington	Wilmington	Southwood Realty	86
90	Seminole Flatts	Tallahassee	Capstone Real Estate Investments	86
91	Enclave Student Living	Edwardsville	Red Brick Management	86
92	The Mark Austin	Austin	Landmark Properties	86
93	The Standard at Columbia	Columbia	Landmark Properties	86
94	College Town Oxford	Oxford	Tailwind Group	86
95	Hoffler Place	Charleston	Campus Life and Style	86
96	Hub Los Angeles Coliseum	Los Angeles	Core Spaces	86
97	Theory Gainesville	Gainesville	PeakMade Real Estate	86
98	YSU Enclave	Youngstown	Privately Managed	86
99	Kinetic	Atlanta	Cardinal Group	86
100	Verve St. Louis	St. Louis	Subtext Living	86

Thought Analysis Best of Awards for Student Housing Properties

Thought Analysis Best of Awards recognize the properties in the Top 100 Student Housing ORA Power Ranking that excel in some of the most critical areas of on-site operations.

CATEGORY	PROPERTY	COMPANY	2023 TOP 100 SH RANK	ORA SCORE
Customer Service	Kinetic	Cardinal Group	99	96
Maintenance	Evergreen Commons	Greystar Student	31	94
Communication	Sawyer on Lincoln	Dinerstein	24	94
Move-in	The Standard at Columbia	Landmark Properties	93	86
General Cleanliness	Meadows Crossing	Silveri Management Company	4	95





2023 Top 10 Student Housing Managers

The top 10 student housing managers by ORA® for 2023 was determined based on the Student Housing Business list of the Top 25 Managers of Student Housing for 2023. The ranking was based on ORA scores as of December 2023.

RANK	COMPANY	ORA®	SHB RANK
1	 The Dinerstein Companies	78.92	25
2	 PEAKMADE <sup>®</sup> REAL ESTATE	67.61	7
3	TAILWINDgroup	67.23	19
4	 CORE SPACES	67.07	9
5	Cardinal Group <sup>™</sup> COMPANIES	66.11	5
6	GREYSTAR <sup>®</sup>	65.06	3
7	 CL & S CAMPUS LIFE & STYLE	63.86	12
8	HORIZON	62.79	20
9	 Michaels COMMUNITIES THAT lift LIVES	61.50	21
10	 UNIVERSITY PARTNERS	61.26	23

NO. 1 STUDENT MANAGEMENT  
COMPANY FOR 2023  
DINERSTEIN STUDENT HOUSING, 78.92  
ORA HAS EARNED THE TOP HONORS  
FOR THE SIXTH CONSECUTIVE YEAR.



# TOP MULTIFAMILY REITs FOR 2023

Published - March 2024

In March 2024, we published the top Multifamily REITs for 2023. The top REITs ranking includes private, public listed, and public non-listed REITs listed by NAREIT and it is based on ORA scores as of December 2023. This is the tenth annual REIT ORA Power Ranking.

[CLICK TO VIEW THE FULL LIST](#)

RANK	COMPANY	ORA®	2022 RANK
1	VERIS Residential	83.16	2
2	BSR	80.93	3
3	MAA	80.68	6
4	Camden Property Trust	78.84	4
5	AvalonBay Communities	78.19	5
6	Nexpoint Residential Trust **	72.52	8
7	JBG Smith	71.30	7
8	Equity Residential	70.87	10
9	Centerspace	69.74	12
10	ELME Communities	69.54	1
11	Cottonwood Residential	68.54	9
12	Independent Realty Trust	66.71	13
13	AIRC	65.77	11
14	Essex Property Trust	60.81	14
15	UDR	57.18	15



## REITs Ranking by Thought Analysis

We ranked the multifamily REITs listed by NAREIT based on Thought Analysis’ top five categories —Customer Service, Communication, Maintenance, Cleanliness, and Security. These categories are most often mentioned in reviews and have the highest correlation to resident satisfaction. To rank the REITs based on these top categories, we analyzed all reviews for all properties under each firm for the past 12 months. In total, we analyzed over 380,283 online reviews for these REITs. Any ties among the REITs were broken based on their ORA scores.

The No. 1 REIT in each category is:

CUSTOMER SERVICE	COMMUNICATION	MAINTENANCE	CLEANLINESS	SECURITY
BSR	BSR	Veris Residential	BSR	BSR

NO. 1 MULTIFAMILY REIT - VERIS RESIDENTIAL, 83.16 ORA®.



# TOP PROPERTIES IN THE 50 STATES AND D.C.

Published - April 2024

[CLICK TO VIEW THE FULL LIST](#)

The tenth annual state-wide ORA Power Ranking featuring the top properties in the 50 states and the District of Columbia was published in April 2024. In this ranking, J Turner also ranks each state based on its average ORA score.

*Eligibility - To be eligible for the state ranking, a property must register an ORA score of 75 or higher with a minimum of 20 online reviews as of March. For properties with the same ORA score, the property with a higher number of reviews ranks higher.*

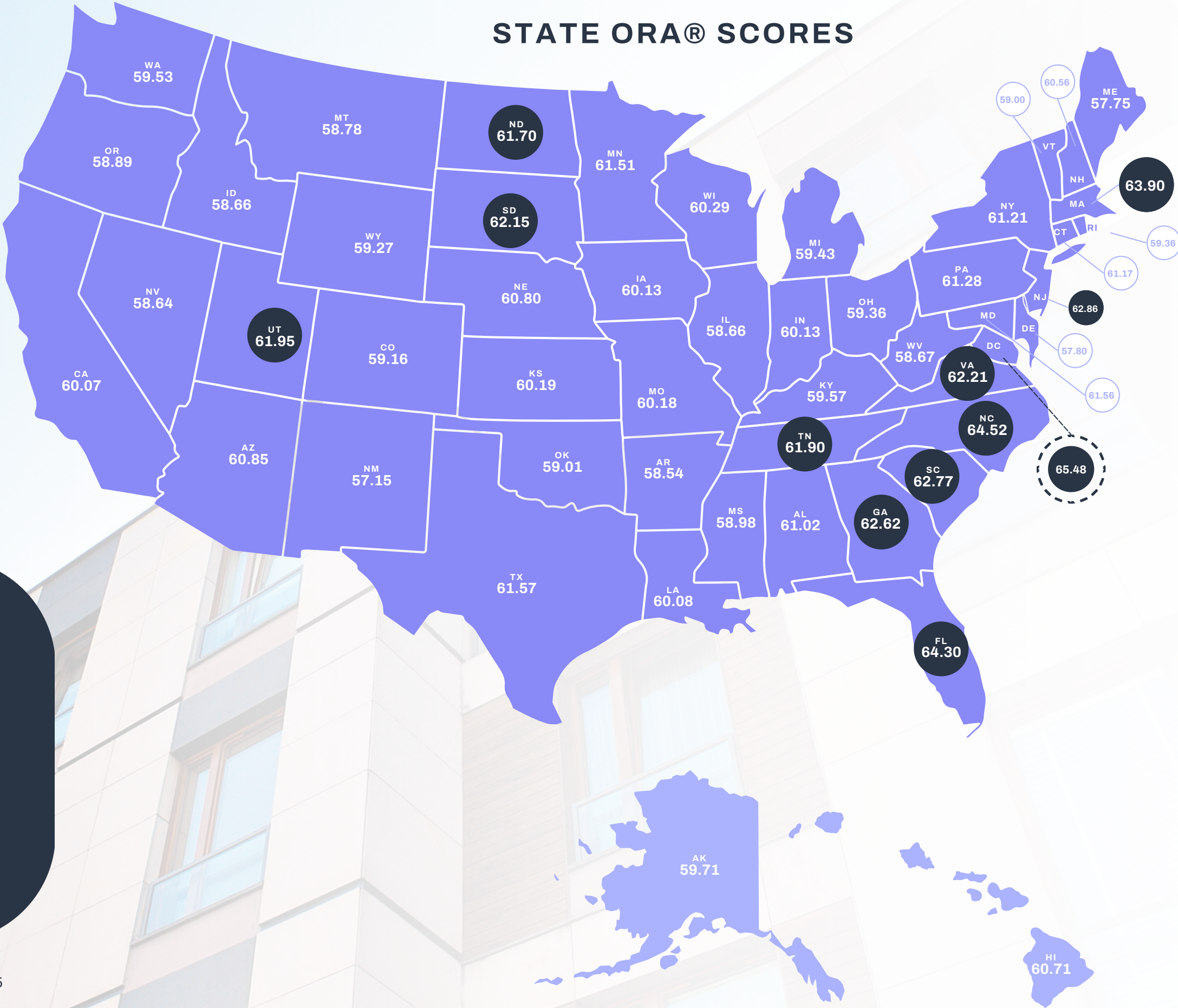
## HIGHLIGHTS

**NUMBER ONE “STATE” FOR THE 10TH CONSECUTIVE YEAR - WASHINGTON, D.C., ORA 65.48.**

- **NUMBER 1 PROPERTY IN D.C. - HANOVER 8TH STREET (WASHINGTON, D.C.), MANAGED BY HANOVER COMPANY, 99 ORA®.**
- **TWELVE STATES SCORED AT OR ABOVE THE NATIONAL AVERAGE ORA® OF 61.67.**
- **AMONG THE 478 PROPERTIES LISTED IN THIS RANKING, 82% (390) SCORED AT OR ABOVE AN ORA SCORE OF 90.**

● STATES RANKING ABOVE THE NATIONAL AVERAGE ORA® OF 63.05

● #1 STATE







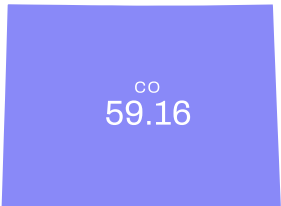
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Century Plaza Apartment Homes	Anchorage	Weidner Apartment Homes	93
2	City View Apartment Homes	Anchorage	Weidner Apartment Homes	77
3	Admirals Cove Apartment Homes	Anchorage	Weidner Apartment Homes	76
4	Silver Ridge Apartment Homes	Anchorage	Weidner Apartment Homes	75
5	Park Plaza II Apartments	Anchorage	Weidner Apartment Homes	75



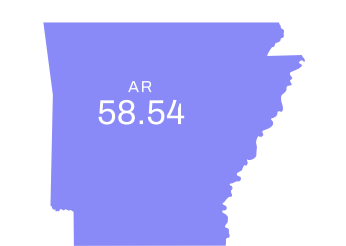
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Hanover Winchester	San Jose	Hanover Company	99
2	Valentina by Alta	San Diego	Wood Residential	99
3	The Lark	San Mateo	North Coast Living	99
4	Hanover Soma West	San Francisco	Hanover Company	98
5	Diridon West	San Jose	Hines	98
6	Rise Koreatown	Los Angeles	Greystar	98
7	The Plaza	Valley Village	Carlo Apartments Communities	98
8	Picasso Brentwood	Los Angeles	Property Management Associates	98
9	Vista Pointe	Studio City	Carlo Apartments Communities	98
10	Venu at Galleria	Roseville	Sequoia Equities	97



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Greystone Pointe Auburn	Auburn	RAM Partners	97
2	Bison Trails	Bartlesville	American Residential Group	97
3	Metronome at MidCity	Huntsville	Willow Bridge Property Company	96
4	Greystone at Riverchase	Phenix City	RAM Partners	95
5	Legends At Taylor Lakes	Montgomery	United Residential Properties	95
6	1010 Elliston	Madison	Sealy Management Co.	95
7	Artisan Twickenham Square	Huntsville	Inland Residential	94
8	Park35 on Clairmont	Birmingham	Fogelman Properties	94
9	Rock Island Ridges at Riverchase	Phenix City	Flournoy	94
10	18 Watercress Green	Huntsville	Hawthorne Residential Partners	94



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Alta Green Mountain	Lakewood	Wood Residential	99
2	Hanover Evans Station	Denver	Hanover Company	99
3	Cortland Alameda Station	Denver	Cortland	97
4	Cadence at Union Station	Denver	Holland Residential	95
5	The Casey	Denver	Windsor Communities	95
6	Griffis Cheesman Park	Denver	Griffis Residential	95
7	333 ECO	Colorado Springs	Griffis Blessing	95
8	Alta Sloan's Lake	Lakewood	Greystar	95
9	Line 28	Denver	Cardinal Group	95
10	Modera Observatory Park	Denver	Mill Creek Residential Trust	94



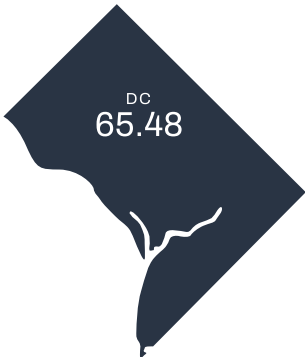
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Esplanade District	North Little Rock	CRES Management, LLC	98
2	The Pointe North Hills	North Little Rock	Richardson Properties, LLC	96
3	Villa at River Pointe Drive	Maumelle	CRES Management, LLC	94
4	Villages of Cross Creek	Rogers	CLK Properties	94
5	Wimbledon Green	Little Rock	BSR	94
6	Watermark At Steele Crossing	Fayetteville	Thompson Thrift Residential	94
7	Promenade at Pinnacle Hills	Rogers	The Sterling Group	93
8	Carriage House	Paragould	Alexander Forrest Investments, LLC	93
9	Ridgewood Apartments	Hot Springs National Park	Tower Real Estate	93
10	The Ridge at Chenal Valley	Little Rock	CRES Management, LLC	92



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	The Whit Wooster Square	New Haven	Bozzuto	97
2	Heirloom Flats	Bloomfield	South Oxford Management	95
3	College and Crown	New Haven	Cardinal Group	95
4	Towne Brooke Commons Apartments	Brookfield	Silverman Group	95
5	Mill Commons	Simsbury	South Oxford Management	95
6	Corsair	New Haven	Bozzuto	94
7	The Tannery	Glastonbury	Jones Street Residential	94
8	Avalon New Canaan	New Canaan	AvalonBay Communities	94
9	Chestnut Hill East	Hamden	Franklin Communities	94
10	Merion Riverwalk	Shelton	Merion Realty, LLC	93

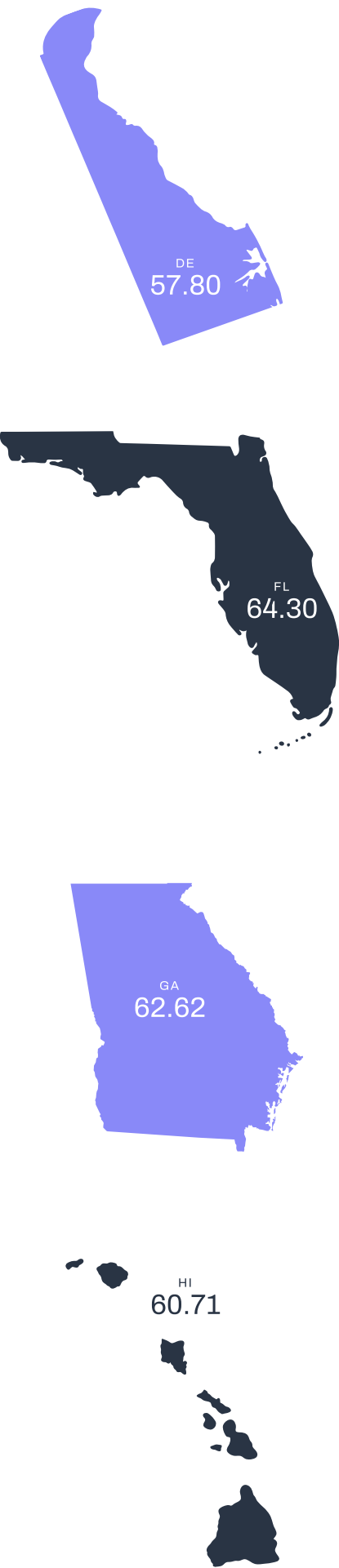


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Abode At Litchfield Park	Litchfield Park	Greystar	97
2	The Standard	Scottsdale	Greystar	96
3	Cortland Biltmore	Phoenix	Cortland	95
4	Optima Kierland Apartments	Scottsdale	Optima	94
5	Liv Avenida	Chandler	Liv Communities	93
6	Vivace At Gateway Place	Gilbert	Thompson Michie Associates	93
7	San Villante	Mesa	Mark Taylor	93
8	Aria on Cave Creek	Phoenix	Thompson Michie Associates	92
9	Luna Fountain Hills	Fountain Hills	Mark Taylor	92
10	Country Club Meadows Apartments	Flagstaff	Bella Investment Group,LLC	92



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Hanover 8th Street	Washington	Hanover Company	98
2	The Silva	Washington	Bozzuto	97
3	Alta 801	Washington	Greystar	96
4	Novel South Capitol	Washington	Bozzuto	95
5	Ame at Meridian Hill	Washington	Bozzuto	95
6	Camden South Capitol	Washington	Camden Property Trust	95
7	Incanto	Washington	Bozzuto	95
8	2701 Conn	Washington	WC Smith	95
9	I5 Union Market	Washington	Bozzuto	94
10	450K	Washington	Bozzuto	94



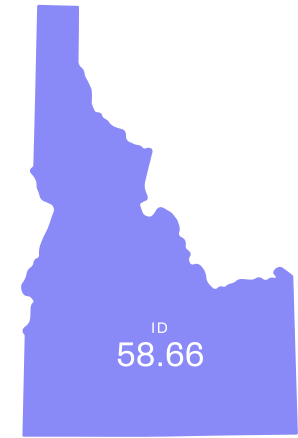
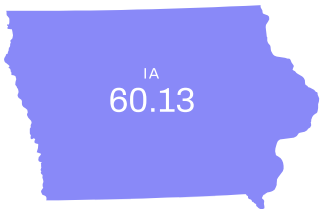


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Compass at The Grove	Newark	Bozzuto	94
2	School Bell Apartments	Bear	Switzenbaum & associates	90
3	Top Of The Hill Apartment	Wilmington	Panco Management	88
4	Lake Club Apartments	Dover	Westover Companies	87
5	Beach Plum Dunes Apartments	Lewes	The Ocean Atlantic Companies	83
6	Emblem at Christiana	Newark	Jefferson Apartment Group	79
7	Residences at Justison Landing	Wilmington	Buccini/Pollin Group, Inc.	79
8	Brandywine Hundred Apartments	Wilmington	AJH Management	79
9	Middletown Apartments	Middletown	Lenape Properties Management	78
10	Fairway Park Apartments & Townhomes	Wilmington	Westover Companies	76

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	The Tides at Waterside	Sarasota	Willow Bridge Property Company	99
2	Vida Lakewood Ranch	Brandenton	Willow Bridge Property Company	99
3	Infinity Hammock Bay	Freeport	Dinerstein	98
4	Elevate Navarre	Navarre	RAM Partners	97
5	Cortland Santos Flats	Tampa	Cortland	97
6	Vintage Lake Mary	Sanford	RAM Partners	97
7	Brixley Apartments	Bradenton	Willow Bridge Property Company	97
8	The Residences at Enso	Jacksonville	Pegasus Residential	97
9	Seaton Preserve	Jacksonville	Pegasus Residential	97
10	2 Bayshore	Tampa	Greystar	96

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Greystone at Mulberry Grove	Fortson	RAM Partners	99
2	Alta Ashley Park	Newnan	Greystar	99
3	Greystone At Oakland	Leesburg	RAM Partners	98
4	The Elden Galleria	Atlanta	Wood Residential	98
5	Celadon On Club	Lawrenceville	RAM Partners	98
6	Residences Of Chastain	Atlanta	RAM Partners	97
7	South And Twenty Apartment Homes	Cartersville	RKW Residential	97
8	Crest At Acworth	Acworth	The Management Group LLC	97
9	Amorance	Alpharetta	Greystar	96
10	Pointe Grand Brunswick	Brunswick	Hillpointe Properties	96

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Lilia Waikiki	Honolulu	Brookfield Properties	98
2	The Element	Ewa Beach	Greystar	94
3	Kapilina Beach Homes	Ewa Beach	Greystar	80
4	Halekauwila Place	Honolulu	Indigo Real Estate Services Inc.	80
5	Kapolei Lofts	Kapolei	Greystar	79
6	Kalaeloa Rental Homes	Kapolei	Greystar	76
7	Lokahi	Kailua-Kona	Indigo Real Estate Services Inc.	75



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	965 Flats	Coralville	BH Management Services	96
2	The Equitable Building	Des Moines	Block Multifamily Group	95
3	Riverbend Townhomes	Sergeant Bluff	Lloyd Companies	95
4	The Hamptons At Coral Ridge	Coralville	Monarch Investment & Management Group	95
5	Cadence Apartments	Johnston	BH Management Services	94
6	Granite Valley Apartments	Cedar Rapids	Monarch Investment & Management Group	94
7	Cityville	Des Moines	Indigo Living	94
8	Velocity	Des Moines	Indigo Living	94
9	Ironwood	Altoona	Haverkamp Properties	93
10	Broadmoor at River's Edge	Council Bluffs	Broadmoor	92

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Cortland on the River	Boise	Cortland	96
2	Cortland South Meridian	Meridian	Cortland	94
3	Jules on 3rd	Boise	Apartment Management Consultants	86
4	Arboretum at Barber Station	Boise	Brighton Corporation	86
5	The Clara	Eagle	Roundhouse Communities	85
6	Carrington Place	Coeur d'Alenei	Greystar	85
7	Logger Creek At Parkcenter	Boise	Greystar	84
8	Villas at Tullamore	Post Falls	Greystar	83
9	Dovetail	Meridian	Roundhouse Communities	82
10	Fairview Crossing	Boise	Triton Investments	82

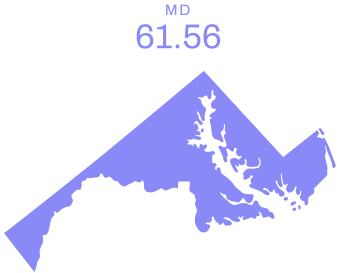
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	ELEVEN33	Oak Park	Willow Bridge Property Company	98
2	465 North Park	Chicago	Bozzuto	97
3	Emme	Chicago	Hines	97
4	Ellison	Des Plaines	JVM Realty	97
5	Two West Delaware	Chicago	Bozzuto	96
6	State & Chestnut	Chicago	Reside Living	96
7	Parkstone Villas	Tuscola	Fairlawn Real Estate	96
8	OneEleven	Chicago	Bozzuto	95
9	Left Bank	Chicago	Bozzuto	95
10	The Sinclair	Chicago	Bozzuto	95

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Penn Circle Apartments	Carmel	Nolan Living	96
2	Highpointe On Meridian Apartments	Carmel	J.C. Hart	95
3	Dupont Meadows	Fort Wayne	GoldOller	95
4	Woods of Britton	Fishers	Regency Windsor Management	94
5	Maple Knoll Apts	Westfield	Marquette Companies	94
6	Lakeside Apartments of Carmel	Carmel	J.C. Hart	94
7	The Hamilton	Fishers	J.C. Hart	94
8	The Cole	Columbus	Buckingham Companies	94
9	The Century Apartments at Purdue Research Park	West Lafayette	Buckingham Companies	94
10	Preserve At Grande Oaks	Valparaiso	In Good Company	94





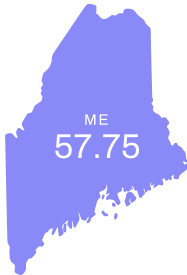
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Fairway Flats	Lawrence	Willow Bridge Property Company	94
2	Sonoma Hill	Lenexa	Oddo Development	94
3	Prairie Creek Apartments	Lenexa	Price Brothers Management	94
4	Quarters at Cambridge	Wichita	Privately Managed	94
5	Kelly Reserve	Overland Park	Kelly Enterprise Inc.	94
6	Villa Milano	Leawood	Oddo Development	93
7	The District Flats	Lenexa	EPC Real Estate Company	93
8	The Kessler Residences	Prairie Village	Greystar	92
9	Fleming Court	Topeka	Monarch Investment & Management Group	91
10	The Flats 324	Wichita	Perry Reid Properties	90



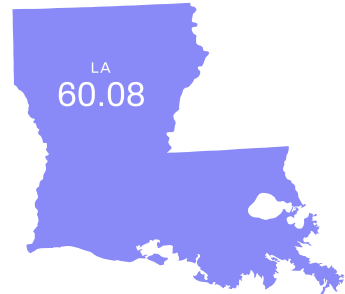
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	The Courts of Devon	Gaithersburg	Bozzuto	98
2	Windsor Bethesda	Bethesda	Windsor Communities	97
3	Liberty Harbor East	Baltimore	Bozzuto	96
4	Residences at Annapolis Junction	Annapolis Junction	Jefferson Apartment Group	95
5	Monarch	Gambrills	Bozzuto	95
6	101 Cross Street	Baltimore	Bozzuto	95
7	The Barrett at Chevy Chase Lake	Chevy Chase	Bozzuto	95
8	Pilot House At Riverdale	Riverdale	Bozzuto	95
9	1305 Dock Street	Baltimore	Kettler Management	95
10	1111 Light Street	Baltimore	WPM Real Estate	95



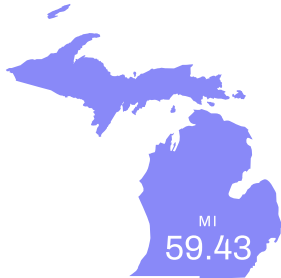
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Upton Oxmoor Apartments	Louisville	NTS Development Company	96
2	Avoca I & II	Louisville	Cardinal Group	95
3	Monmouth Row	Newport	Towne Properties	95
4	The Overlook at St. Thomas Apartments	Louisville	NTS Development Company	94
5	Gettysburg Square	Fort Thomas	North American Properties	94
6	The Station @ Middletown	Louisville	Hagan Properties Inc.	94
7	The Manhattan On The River	Dayton	BH Management Services	94
8	AMP Apartments	Louisville	PRG Real Estate Management	94
9	Roebling Row	Covington	Towne Properties	94
10	The Gentry at Hurstbourne	Louisville	Greystar	94



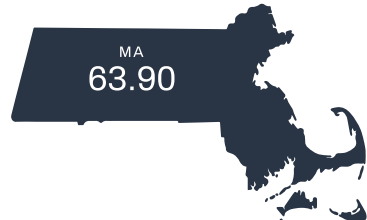
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Foreside Estates	Falmouth	Princeton Properties	91
2	Back Bay Tower	Portland	Reliant Group	78
3	Princeton On Back Cove	Portland	Princeton Properties	76
4	Pepperell Mill	Biddeford	Presidium Property Management	76



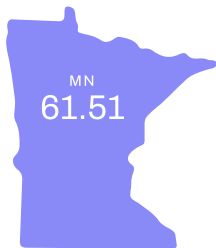
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	The Waters at Millerville	Baton Rouge	Stoa Group	99
2	Reserve at River Place	Youngsville	Pegasus Residential	97
3	The Paramount at South Market	New Orleans	Domain Companies	96
4	The Beacon at South Market	New Orleans	Domain Companies	96
5	Heights at Hammond Apartments	Hammond	Two Coast Living	95
6	Sweetwater Apartments	Addis	Arlington Properties	95
7	The Oasis at Southpark	Lake Charles	Hawthorne Residential Partners	95
8	West M	Lake Charles	BH Management Services	94
9	The Waters at Hammond	Hammond	Stoa Group	94
10	Highland Club	Baton Rouge	Pegasus Residential	94



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Ridges of Cascade	Grand Rapids	Peak Management, LLC	99
2	Metro Place Apartments	Lansing	KMG Prestige	97
3	Boulevard Apartments	Auburn Hills	DHS Management Communities	96
4	Encore at Manchester	Novi	KMG Prestige	96
5	City View Apartments	Lansing	Privately Managed	96
6	Hom Flats At Felch Street	Holland	Magnus Capital Partners	93
7	Tourville North	Marquette	Monarch Investment & Management Group	93
8	Piper Lakes	Grand Haven	Cherette Group	93
9	Arena Place Apartments	Grand Rapids	DTN Management	93
10	Stonehaven	Shelby Township	Village Green	93

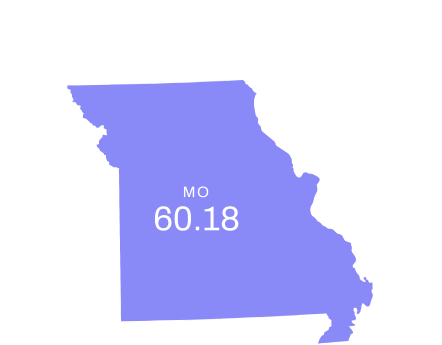


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Hanover Crossing Residences	Hanover	Hanover Company	99
2	Hanover Colony Place	Plymouth	Hanover Company	99
3	Hanover at The Pinehills	Plymouth	Hanover Company	99
4	Hancock Estates At Chestnut Hill	Chestnut Hill	Chestnut Hill Realty	99
5	The Kensington	Boston	Bozzuto	97
6	Alta Clara At The Fells	Stoneham	Wood Residential	96
7	The Harlo	Boston	Bozzuto	96
8	The Madison at Marshfield	Marshfield	Greystar	96
9	Ora Seaport	Boston	Willow Bridge Property Company	96
10	Halstead Salem Station	Salem	Willow Bridge Property Company	96

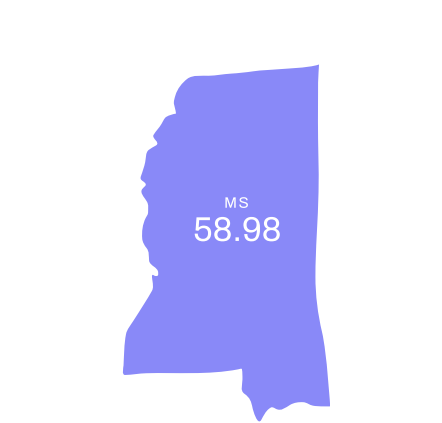


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	222 Hennepin Apartment Homes	Minneapolis	Weidner Apartment Homes	98
2	Harper Apartments	St. Paul	Willow Bridge Property Company	95
3	The Brittany's	Rochester	Privately Managed	95
4	Third North	Minneapolis	Schafer Richardson	95
5	Siena Apartment Homes	St. Louis Park	Weidner Apartment Homes	95
6	Cornelia Place	Edina	Bader Management	95
7	The Riverwood	St Paul	Bigos Management	95
8	Flats On 4th	Rochester	Privately Managed	95
9	The Maven on Broadway	Rochester	Northland Real Estate	95
10	The Westlyn	West St Paul	Trilogy Real Estate Group	95

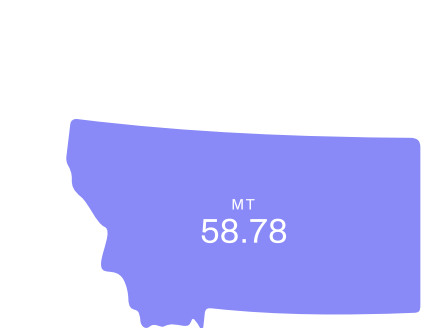




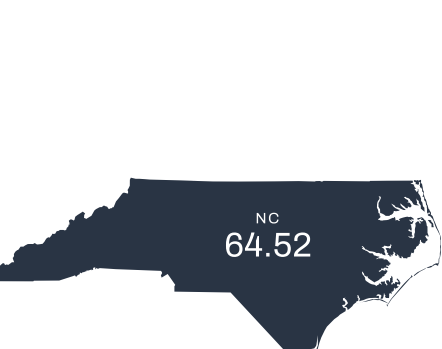
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Embassy	Ozark	The Wooten Company, LLC.	97
2	Citizen Park	St. Louis	Asset Living - Multifamily	97
3	The Orion	St. Louis	The Michelson Organization	97
4	Traditions At Mid Rivers	Cottleville	CAPREIT	96
5	Altair At The Heights	Richmond Heights	RKW Residential	95
6	Catalpa East	Springfield	The Wooten Company, LLC.	95
7	Chesterfield Lofts	Springfield	The Wooten Company, LLC.	95
8	Boulder Springs Columbia	Columbia	Mills Properties	94
9	Chesterfield Village Apartments	Springfield	The Wooten Company, LLC.	94
10	Quail Ridge Apartments	Springfield	The Wooten Company, LLC.	94



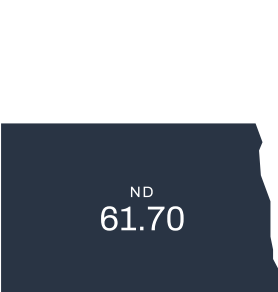
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	The Oaks	Gulfport	SunStates Management	96
2	Arbor Landing On The River	Biloxi	Arbor Properties-Florida	94
3	Meridian at Fondren	Jackson	State Street Group	93
4	Village At Crossgates.	Pearl	Freeman Webb	92
5	Cottonwood Apartments	Greenville	Haley Residential	92
6	Carlton Park	Flowood	Heritage Properties Incorporated	92
7	The Pointe Of Ridgeland	Ridgeland	Case and Associates	90
8	Cameron Park Apartments	Jackson	Beztak	89
9	Bowmanor Garden Apartments	Greenville	Lisenby Properties	89
10	Savannah Creek	Southaven	Timberland Partners	88



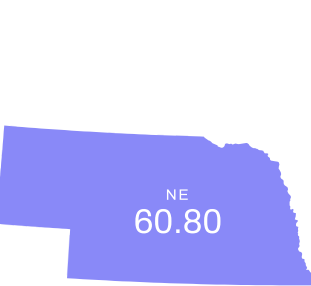
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	19th and Graf	Bozeman	RAM Partners	97
2	Icon Apartment Homes at Ferguson Farm	Bozeman	RAM Partners	95
3	Avenue C	Billings	Roundhouse Communities	82
4	Shiloh Glen	Billings	11Residential	82
5	The Expo	Billings	Roundhouse Communities	79
6	InterUrban	Billings	WestCorp Management Group	77
7	Country Meadows	Billings	Centerspace	75



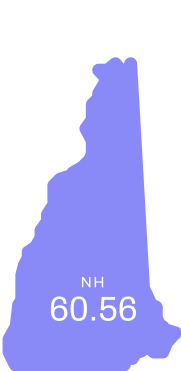
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Hawthorne Waterstone	Moorestville	Hawthorne Residential Partners	99
2	Hawthorne at Oleander	Wilmington	Hawthorne Residential Partners	98
3	Alta Vale	Raleigh	Greystar	98
4	Aura 509	Durham	Bozzuto	98
5	Solis Millennium	Charlotte	RKW Residential	98
6	Highland Ridge Apartments	Charlotte	Charter Properties, Inc.	97
7	Cottages at Knightdale Station	Knightdale	Hawthorne Residential Partners	97
8	Hawthorne at Friendly	Greensboro	Hawthorne Residential Partners	97
9	Marlowe Place	Charlotte	RKW Residential	97
10	The Metropolitan	Raleigh	Bell Partners	97



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Eagles Landing	Williston	Greystar	94
2	Fair Hills	Williston	Greystar	93
3	Dakota Ridge	Williston	Weidner Apartment Homes	93
4	Plantation at Hunters Run	Watford City	Greystar	92
5	Sundance Apartments	Bismarck	Timberland Partners	92
6	Southwood Apartments	Minot	Investors Management Marketing	91
7	Stonebridge	Fargo	Goldmark Property Management	90
8	Creekstone Twin Homes	Williston	Greystar	90
9	Cardinal Point	Grand Forks	Centerspace	90
10	University Commons	Williston	Greystar	88



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	The Slate	Omaha	NuStyle Development	99
2	Nico	Omaha	NuStyle Development	98
3	Ashbrook by Broadmoor	Lincoln	Broadmoor	97
4	The Wire	Omaha	NuStyle Development	96
5	The Villas at Wilderness Ridge	Lincoln	Commercial Investment Properties	95
6	Holmes Lake Apartments	Lincoln	Broadmoor	95
7	Tiptop	Omaha	NuStyle Development	94
8	Highline	Omaha	NuStyle Development	94
9	The Atlas Apartments	Omaha	NuStyle Development	94
10	Tradition by Broadmoor	Omaha	Broadmoor	94

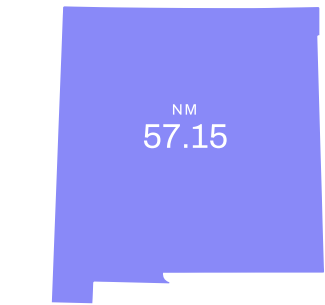


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Hanover Tuscan Village	Salem	Hanover Company	96
2	Timberwood Commons	Lebanon	Audubon Capital Partners	92
3	Pheasant Run Apartments	Nashua	Princeton Properties	88
4	Princeton Dover Apartments	Dover	Princeton Properties	88
5	The Residences at Manchester Place	Manchester	Northland Investment Corporation	88
6	Residences at Riverfront Landing	Nashua	Forest Properties Management	88
7	Princeton Commons	Claremont	Princeton Properties	87
8	The Chandler	Bedford	Princeton Properties	87
9	University Heights	Hooksett	Makor Management LLC	85
10	Alton Woods	Concord	The Hodges Companies	83



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Modera Woodbridge	Woodbridge	Mill Creek Residential Trust	99
2	Windsor at Mariners	Edgewater	Windsor Communities	95
3	Park + Garden	Hoboken	Bozzuto	95
4	Essex Chase	Glassboro	Apartments Seldom Scene	95
5	Annin Lofts & Luxury Apartments	Verona	Russo Property Management	95
6	Third & Valley	South Orange	Bozzuto	94
7	Modera 55	Morristown	Mill Creek Residential Trust	94
8	The Village at West Long Branch Apartments	West Long Branch	Privately Managed	94
9	Osprey Cove Apartments	Secaucus	Greystar	94
10	Station Bay	South Amboy	BNE Real Estate Group	94

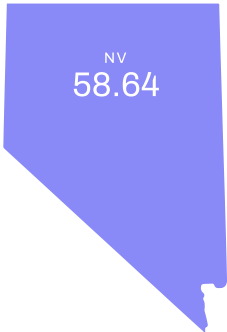




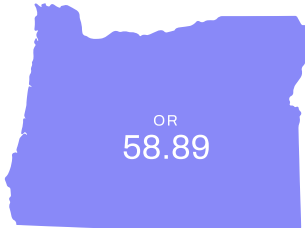
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Sonoma Palms	Las Cruces	Olympus	93
2	Olympus Alameda	Albuquerque	Olympus	90
3	Sierra Vista Village	Roswell	Privately Managed	89
4	Olympus Encantada	Albuquerque	Olympus	87
5	Saddlecreek Apartments	Roswell	Monarch Investment & Management Group	87
6	Talavera Apartments	Santa Fe	NALS Apartment Homes	86
7	Cibola Village	Albuquerque	RPM Living	86
8	Cuestas Apartment Homes	Las Cruces	Haley Residential	85
9	Wyoming Place Apartments	Albuquerque	Monarch Investment & Management Group	83
10	Avalon At Carlsbad	Carlsbad	Monarch Investment & Management Group	83



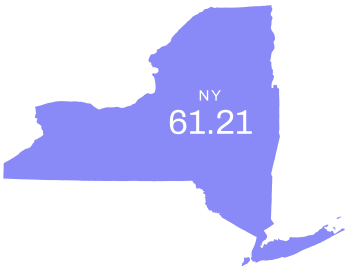
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Encore Memorial Apartments	Bixby	Timberland Partners	93
2	Creekside Apartments	Broken Arrow	Venterra Realty	93
3	Park At Tuscany	Oklahoma City	Case and Associates	93
4	Thrive Jenks	Jenks	Vesta Realty LLC	93
5	The Reserve At Elm	Jenks	Case and Associates	92
6	GreenArch Apartments	Tulsa	Capital Assets	92
7	Residences at Boardwalk	Bixby	First Choice Management Group	91
8	Cedar Ridge	Tulsa	Case and Associates	90
9	Artisan Crossing	Norman	Case and Associates	89
10	Crown Win River	Tulsa	Leinbach Co.	88



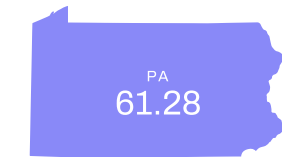
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Alton Southern Highlands	Las Vegas	Avenue5 Residential	95
2	Waterfront At The Marina Apartments	Sparks	FPI Management	90
3	Remington Canyon	Henderson	Maxx Properties	88
4	The Aviary	Henderson	Thompson Michie Associates	88
5	La Vie Residences	Henderson	Thompson Michie Associates	88
6	Everett Apts	Las Vegas	FPI Management	88
7	Palermo Apartments	Las Vegas	Maxx Properties	87
8	Crescent Ridge	Henderson	Thompson Michie Associates	85
9	Veritas	Henderson	Cushman & Wakefield	85
10	3rd Street Flats	Reno	FPI Management	85



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Modera Belmont	Portland	Mill Creek Residential Trust	97
2	Alta ART Tower	Portland	Greystar	96
3	Heartline Apartments	Portland	Security Properties	96
4	Harrison Tower	Portland	Sequoia Equities	95
5	Alta Civic Station	Gresham	Greystar	95
6	Storyline	Portland	Avenue5 Residential	95
7	Windsor Buckman	Portland	Windsor Communities	95
8	Indigo	Portland	Greystar	94
9	Eddyline At Bridgeport	Portland	Sequoia Equities	94
10	2121 Belmont	Portland	Greystar	94



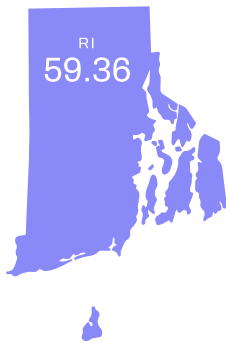
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	NorthLight at Edge on Hudson	Sleepy Hollow	Bozzuto	99
2	The Hammocks At Geneseo	Geneseo	Riedman Companies	99
3	The Sheldon At Suffern Station	Suffern	GoldOller	97
4	Waterline Square	New York	Windsor Communities	96
5	Eleven33	Brooklyn	Domain Companies	95
6	The Shipyard At Port Jefferson Harbor Apartments	Port Jefferson	Greystar	95
7	Prism at Park Avenue South	New York	Equity Residential	95
8	The Timbers	Fort Drum	Winn Companies	95
9	New Village at Patchogue	Patchogue	Bozzuto	94
10	AVA High Line	New York	AvalonBay Communities	94



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Park Place One Apartments	Philadelphia	Fidelity Management	99
2	One Cathedral Square	Philadelphia	Bozzuto	99
3	Parkside Providence Town Center	Collegeville	Bozzuto	97
4	Lincoln Woods	Lafayette Hill	Bet Investments	96
5	Dalian on the Park	Philadelphia	Bozzuto	96
6	The Isle	Philadelphia	Bozzuto	96
7	The Haven at Cranberry Woods	Cranberry Township	Willow Bridge Property Company	95
8	The Crest At Elm Tree	Mount Joy	WPM Real Estate	95
9	The Point At Downingtown	Downingtown	Panco Management	95
10	The Athens Apartments	Ardmore	Berger Rental	95

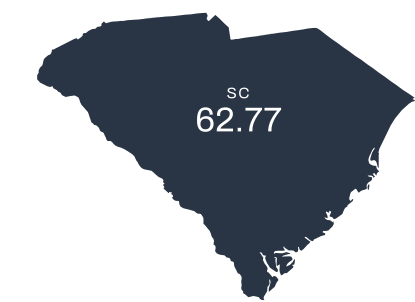


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	The Residences at James Place	Winchester	Wilcox Communities	99
2	The Reserve at 4th and Race	Cincinnati	Privately Managed	98
3	Grand At Polaris	Lewis Center	The Champion Companies	97
4	The Enclave	Beavercreek	Towne Properties	95
5	Cortland Hilliard	Hilliard	Cortland	95
6	Cortland Northlake	Sunbury	Cortland	95
7	Seven At Broadway	Cincinnati	North American Properties	95
8	Fieldstone Apartments	Beavercreek	Towne Properties	94
9	Bent Tree Apartments	Piqua	Towne Properties	94
10	Galbraith Pointe Apartments	Cincinnati	Towne Properties	94



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Westminster Lofts	Providence	Cornish Associates	96
2	Center Place	Providence	Hines	93
3	Four Seasons	East Providence	Forest Properties Management	86
4	Halstead Providence	Providence	Bozzuto	82
5	Greenwich Place	West Warwick	Dolben	81
6	Grandeville At Greenwich	West Greenwich	Village Green	80
7	Beneficent House	Providence	First Realty Management	80
8	Independence Place	Cranston	Dolben	79
9	The River Lofts At Ashton Mill	Cumberland	SRK Management	78
10	Lofts at Lyman Mill	North Providence	Barkan Management Company	78



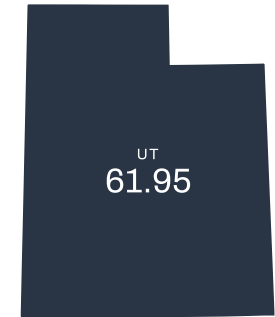


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Kingsley Apartments	Fort Mill	Charter Properties, Inc.	98
2	The Pointe at Myrtle Beach	Myrtle Beach	Village Green	97
3	Morrison Yard	Charleston	Willow Bridge Property Company	97
4	408 Jackson	Greenville	Willow Bridge Property Company	97
5	Hawthorne Palmetto	Simpsonville	Hawthorne Residential Partners	96
6	Woodside Eleven	Greenville	FCA Management	96
7	The Grove At Carolina Park	Mount Pleasant	RAM Partners	95
8	Paxton Point Hope	Charleston	Willow Bridge Property Company	95
9	Latitude at the Commons	Myrtle Beach	Hawthorne Residential Partners	95
10	Riverside	Greenville	Willow Bridge Property Company	95

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Killarney Crossing	Sioux Falls	Lloyd Companies	97
2	Graystone Heights	Sioux Falls	Real Property Management a Neighborly Company	95
3	Villas At Canyon Creek	Sioux Falls	Bender Midwest Properties	94
4	Village At Three Fountains	Sioux Falls	Real Property Management a Neighborly Company	93
5	Dublin Square	Sioux Falls	Lloyd Companies	93
6	Copper Ridge Apartments	Rapid City	Privately Managed	91
7	The Bluffs At Willow Run	Sioux Falls	Lloyd Companies	88
8	Candlewood Apartments	Rapid City	CSM	86
9	Mountain View Village Apartments	Box Elder	PEG Companies	86
10	Foxmoor Apartments	Sioux Falls	Samuelson Development	86

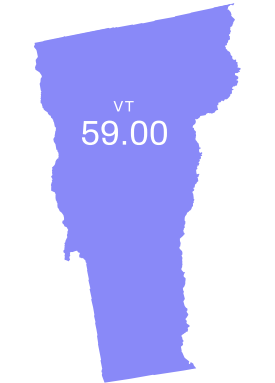
RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Vintage at Burkitt Station	Antioch	MMC - Management & Marketing Concepts Inc	99
2	Greystone Pointe	Knoxville	RAM Partners	98
3	Hawthorne at the Crest	Ooltewah	Hawthorne Residential Partners	98
4	Alta Farms at Cane Ridge	Antioch	Wood Residential	97
5	Greystone Vista Apartments	Knoxville	RAM Partners	96
6	The Farm At Golston Hill	Columbia	RAM Partners	96
7	Icon Apartment Homes At Hardin Valley	Knoxville	RAM Partners	96
8	The Rise	Memphis	RAM Partners	96
9	Hawthorne at the Hollow	Soddy Daisy	Hawthorne Residential Partners	96
10	Church and Henley	Knoxville	RAM Partners	96

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	The George	Fort Worth	Willow Bridge Property Company	99
2	Hanover at Clearfork	Fort Worth	Hanover Company	99
3	Hanover Brazos Street	Austin	Hanover Company	99
4	The Driscoll At River Oaks	Houston	Hanover Company	98
5	Hanover Republic Square	Austin	Hanover Company	98
6	Hanover Autry Park	Houston	Hanover Company	98
7	Hanover Southampton	Houston	Hanover Company	98
8	Hanover Parkview	Houston	Hanover Company	97
9	Hanover Post Oak	Houston	Hanover Company	97
10	Hanover Montrose	Houston	Hanover Company	97

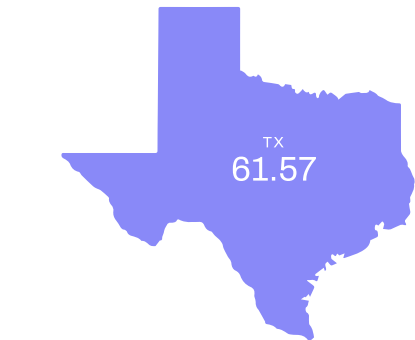


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	ICO Ridge	Lehi	ICO Management	95
2	Brigham Apartments	Salt Lake City	Greystar	94
3	Seasons at Library Square	Salt Lake City	Mountain States Property Management	94
4	ICO Orchard Farms	Fruit Heights	ICO Management	94
5	Embold	Lehi	Greystar	94
6	Parc West	Draper	Wasatch Property Management	93
7	Seasons on City Creek	Salt Lake City	Mountain States Property Management	92
8	Wingpointe	Clearfield	Triton Investments	92
9	Bravada 193	Clearfield	Greystar	92
10	The Heights at Legend Hills	Clearfield	Greystar	91

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Park + Ford	Alexandria	Bozzuto	98
2	Mill Creek Landing	Hampton	Palms Associates, LLC	97
3	4040 Wilson	Arlington	Bozzuto	96
4	The Choices at Holland Windsor	Virginia Beach	Drucker + Falk	95
5	The Witmer	Arlington	Bozzuto	95
6	West Broad	Falls Church	Bozzuto	95
7	High Street View Luxury Apartments	Williamsburg	Greystar	95
8	Element At Ghent	Norfolk	Steelhead Management	95
9	The Pearl At Marina Shores	Virginia Beach	Signature Management Corp	95
10	Exo	Reston	Greystar	94



There are no conventional properties over 75 in Vermont.

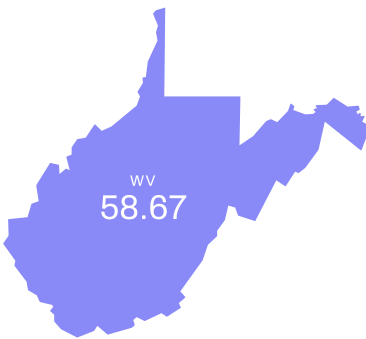


RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Spectra	Redmond	Quarterra	97
2	Marq West Seattle	Seattle	CWS Apartment Homes, LLC	97
3	AMLI Arc	Seattle	AMLI Residential	96
4	The Luke	Redmond	Greystar	95
5	Modera Broadway	Seattle	Mill Creek Residential Trust	95
6	Tower 12	Seattle	Weidner Apartment Homes	95
7	Odin Apartments	Seattle	Equity Residential	95
8	Junction 47 Apartments	Seattle	Equity Residential	95
9	Parkview Apartments	Olympia	Cushman & Wakefield	95
10	AVA Ballard	Seattle	AvalonBay Communities	94

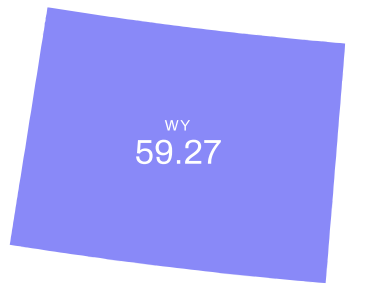




RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Legacy Apartments	Verona	McKenzie Apartment Company	98
2	7Seventy7	Milwaukee	Bozzuto	97
3	River House	Milwaukee	Weidner Apartment Homes	97
4	The Reef Apartments Wauwatosa	Wauwatosa	Wangard Properties	96
5	Urbanite	Milwaukee	New Land Enterprises	96
6	The Enclave Luxury Apartments	Wauwatosa	Inland Residential	96
7	Van Buren Place	Sun Prairie	Weidner Apartment Homes	95
8	Applegate Apartments	Appleton	Karademas Management	94
9	East Pointe Commons Apartments	Milwaukee	Mandel Group	94
10	The Lafayette	Fitchburg	Weidner Apartment Homes	94



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Presidio	Cross Lanes	Pope Properties	94
2	Country Club Apartments	Huntington	Manor Communities	94
3	Lee Trace	Martinsburg	Gates Hudson	88
4	Residences At Jefferson Crossing	Charles Town	Gates Hudson	87
5	Roxalana Hills Apartments	Dunbar	Manor Communities	85
6	Pikeview Manor Apartments	Beckley	Manor Communities	84
7	DLP Wexford	Scott Depot	DLP Capital	83
8	Timberline Apartments	Morgantown	Promark Partners	82
9	Highland Park	Triadelphia	Sharp Management	80
10	Eagle View	Charleston	MountainCreek Property Group	79



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA®
1	Prairie View	Cheyenne	RAM Partners	81
2	Granite 550	Casper	Olympus	80
3	Aspen Meadows	Jackson	New Earth Residential	80
4	Timbers Apartments	Jackson	RPM Living	77
5	Sunridge	Casper	Apartment Management Consultants	76

MANAGEMENT COMPANY TALLY FOR STATE RANKING

The table below lists management companies (managing a minimum of 10 properties) in descending order of the percentage of their portfolio featured in the 2024 State ORA Power Ranking.

COMPANY	NUMBER OF PROPERTIES FEATURED	APP. % OF PORTFOLIO
	6	60%
	17	55%
	3	30%
	4	25%
	3	15%
	3	14%
	2	13%
	6	13%
	4	12%
	2	11%
	37	10%



# THE 2024

## DIVISION WINNERS

### DIVISION I - TOP 10 OF THE 2024 NMHC TOP 50 MANAGERS

Published - May 2024 [CLICK TO VIEW THE FULL LIST](#)

### DIVISION II, III, IV, & V - TOP 25 COMPANIES IN EACH

Published - July 2024 [CLICK TO VIEW THE FULL LIST](#)



The Division ORA Power Ranking is one of the most anticipated ORA Power Rankings published by J Turner Research. This ranking is spread over two months.

May 2024 – We featured the Division I winners – Top 10 of the 2024 NMHC 50 Managers. Additionally, highlighted the Top 10 NMHC Top 50 managers to have made the most significant improvement in their ORA score from April 2023 to April 2024.

July 2024 – We featured the Division II, III, IV, and V winners – Top Managers in Each. The unit count for each of these divisions was determined based on portfolio data from Smart Apartment Data in June 2024. While we introduced Division II, III, and IV in 2019 to extend the ORA Award recognition to management companies of all sizes, Division V was introduced in 2023.

We introduced Division V (companies managing 2,000 to 4,999 units) as we understand that companies managing varying unit counts face unique challenges.

DIVISION	UNIT CUT-OFF	NUMBER ONE MANAGEMENT COMPANY	ORA®
I - Top 10 of the 2024 NMHC 50 Managers	Cut-off determined by Top 25 NMHC Managers	Hawthorne Residential Partners	86.61
II – Top 25 Managers	20,000 to 34,514 units	Amli Residential	80.61
III – Top 25 Managers	10,000 to 19,999 units	Hanover Company	96.00
IV – Top 25 Managers	5,000 to 9,999 units	Northwood Ravin	90.70
V - Top 25 Managers	2,000 to 4,999 units	Nustyle Management	93.30

### Thought Analysis Best of Awards

A ranking of the NMHC Top 50 Managers based on Thought Analysis’ top five categories—Customer Service, Communication, Maintenance, Cleanliness, and Security. These categories are most often mentioned in reviews and have the highest correlation to resident satisfaction.

RANK	CUSTOMER SERVICE	COMMUNICATION	CLEANLINESS	MAINTENANCE	SECURITY
1	Cortland	AvalonBay Communities	Bozzuto	AvalonBay Communities	Bozzuto
2	Bozzuto	Bozzuto	Cortland	Windsor Communities	Cortland
3	RAM Partners, LLC	Cortland	RAM Partners, LLC	Camden Property Trust	RAM Partners, LLC
4	Windsor Communities	Windsor Communities	Camden Property Trust	Cortland	The Related Companies, LP
5	Bell Partners	Camden Property Trust	AvalonBay Communities	Bell Partners	Hawthorne Residential Partners
6	RKW Residential	Bell Partners	Windsor Communities	Bozzuto	GoldOller Real Estate Investments
7	Hawthorne Residential Partners	RAM Partners, LLC	Berkshire Residential	RAM Partners, LLC	Edward Rose Building Enterprise
8	AvalonBay Communities	RKW Residential	RangeWater Real Estate	Essex Property Trust, Inc.	Village Green
9	RangeWater Real Estate	Equity Residential	Bell Partners	Hawthorne Residential Partners	RangeWater Real Estate
10	Camden Property Trust	Weidner Apartment Homes	RKW Residential	Equity Residential	Bell Partners





**DIVISION I TOP 25 OF THE NMHC TOP 50 MANAGERS  
(CUT-OFF DETERMINED BY TOP 25 NMHC MANAGERS )**

RANK	COMPANY	NMHC RANK	ORA®	2023 ORA® RANK
1	Hawthorne Residential Partners	32	86.61	1
2	Bozzuto	11	83.76	3
3	Windsor Communities	39	82.78	4
4	Cortland	17	82.07	5
5	RKW Residential	50	80.97	2
6	RAM Partners, LLC	20	80.13	6
7	Bell Partners	15	78.82	7
8	AvalonBay Communities	16	78.57	10
9	Camden Property Trust	30	77.52	9
10	Berkshire Residential Investments	45	76.29	11
11	MAA	12	74.45	8
12	Edward Rose	23	73.95	14
13	Pegasus Residential	34	72.9	12
14	GoldOller Real Estate Investments	37	72.68	19
15	RangeWater Real Estate	14	72.51	13
16	Willow Bridge Property Company (fka Lincoln Property Company)	4	72.36	17
17	Greystar	1	72.29	16
18	Equity Residential	18	71.78	23
19	BH	9	71.32	15
20	Weidner Apartment Homes	25	70.59	24
21	ZRS Management, LLC	19	70.42	22
22	Village Green	35	70.17	18
23	Drucker + Falk	41	68.88	20
24	Fairfield Residential Company LLC	40	66.79	29
25	Cardinal Group Management	38	66.53	28

**TOP 10 MOST IMPROVED NMHC 50 MANAGERS BY ORA**

Improving a company’s online reputation is a team effort between marketing and operations. Companies that internally work together to consistently listen to and strategically act upon the feedback shared by residents both online and offline can ultimately provide an elevated resident experience. An improved resident experience leads to a better and more positive online reputation, as measured by J Turner’s ORA score.

The table below lists the managers from the NMHC’s list that made the most significant year-over-year improvement in their ORA scores in April.

2024 RANK	COMPANY	NMHC RANK	ORA®	2023 ORA® RANK	RANK CHANGE
37	Asset Living	2	60.95	45	8
35	Morgan Properties	13	61.50	42	7
27	Monarch Investment	22	65.03	33	6
14	GoldOller Real Estate Investments	37	72.68	19	5
18	Equity Residential	18	71.78	23	5
24	Fairfield Residential Company LLC	40	66.79	29	5
26	Beztak Properties	48	66.44	31	5
30	FPA Multifamily	33	64.76	35	5
32	Bridge Investment Group	29	64.66	37	5
20	Weidner Apartment Homes	25	70.59	24	4





DIVISION II (20,000 - 34,514 UNITS)

RANK	COMPANY	ORA®
1	AMLI Residential	80.61
2	Mill Creek Residential Trust	80.01
3	Venterra Realty	79.34
4	Olympus	78.78
5	Case and Associates	76.46
6	CWS Apartment Homes, LLC	76.28
7	Gables Residential	74.93
8	Continental Properties	73.32
9	Simpson Housing	73.14
10	Weinstein Properties	72.40
11	Southwood Realty	71.74
12	Mark Taylor	71.29
13	American Landmark	70.70
14	Northland Investment Corporation	70.19
15	Arlington Properties	69.69
16	Southern Management Corporation	69.34
17	Richman Signature Properties	69.09
18	Fogelman Properties	67.95
19	Waterton Residential	67.63
20	General Services Corporation	67.27
21	Sares-Regis	67.06
22	Brookfield Properties	66.48
23	Peak Living	66.39
24	Knightvest Residential	65.74
25	S.L. Nusbaum Realty Co.	65.35

DIVISION II BEST OF AWARDS 2024

RANK	CUSTOMER SERVICE	COMMUNICATION	CLEANLINESS	MAINTENANCE	SECURITY
1	Olympus	Olympus	Continental Properties	Continental Properties	Olympus
2	Continental Properties	AMLI Residential	Olympus	Olympus	Continental Properties
3	AMLI Residential	Mill Creek Residential Trust	AMLI Residential	AMLI Residential	Arlington Properties
4	Mill Creek Residential Trust	Continental Properties	Mark Taylor	Case & Associates	Peak Living
5	Venterra Realty	Simpson Housing	Mill Creek Residential Trust	Mark Taylor	S.L. Nusbaum Realty Co.
6	CWS Apartment Homes, LLC	CWS Apartment Homes, LLC	Case & Associates	CWS Apartment Homes, LLC	Mill Creek Residential Trust
7	Case & Associates	Mark Taylor	Simpson Housing	Mill Creek Residential Trust	Case & Associates
8	Mark Taylor	Weinstein Properties	CWS Apartment Homes, LLC	Venterra Realty	Mark Taylor
9	Arlington Properties	Venterra Realty	Southwood Realty	Southwood Realty	Southwood Realty
10	Weinstein Properties	Case & Associates	Arlington Properties	Simpson Housing	General Services Corporation



DIVISION III (10,000 - 19,999 UNITS)

RANK	COMPANY	ORA®
1	Hanover Company	96.00
2	Shea Apartments	87.82
3	Carter Haston	84.63
4	Preferred Apartment Communities	82.76
5	Lewis Apartment Communities	80.76
6	IMT Residential	80.59
7	Blue Ridge Companies	80.24
8	Embrey Management	80.13
9	Sequoia Equities	78.89
10	Hines	77.62
11	PRG Real Estate Management	77.52
12	Kairoi Residential	77.51
13	Redwood Apartment Homes	77.38
14	Timberland Partners	76.80
15	Quarterra	75.98
16	Connor Group	74.69
17	Towne Properties	74.56
18	Aspen Square Management	74.43
19	FCA Management	74.19
20	Marquette Companies	74.09
21	Apartment Management Professionals	74.05
22	Holland Residential	73.83
23	Bainbridge Companies	73.47
24	NALS Apartment Homes	73.26
25	Wasatch Property Management	72.34

DIVISION III BEST OF AWARDS 2024

RANK	CUSTOMER SERVICE	COMMUNICATION	CLEANLINESS	MAINTENANCE	SECURITY
1	Hanover Company	Hanover Company	Lewis Apartment Communities	Shea Apartments	Redwood Apartment Homes
2	Redwood Apartment Homes	Shea Apartments	Hanover Company	Redwood Apartment Homes	Hanover Company
3	Shea Apartments	Redwood Apartment Homes	Shea Apartments	Lewis Apartment Communities	Hines
4	Carter Haston	Sequoia Equities	Redwood Apartment Homes	Hanover Company	Connor Group
5	Hines	Lewis Apartment Communities	Sequoia Equities	Sequoia Equities	Shea Apartments
6	Kairoi Residential	Hines	IMT Residential	Carter Haston	Carter Haston
7	Connor Group	IMT Residential	Carter Haston	IMT Residential	Towne Properties
8	Lewis Apartment Communities	Carter Haston	Towne Properties	Preferred Apartment Communities	IMT Residential
9	Sequoia Equities	Kairoi Residential	Quarterra	Apartment Management Professionals	Sequoia Equities
10	Preferred Apartment Communities	Holland Residential	Hines	Timberland Partners	Lewis Apartment Communities





DIVISION IV (5,000 - 9,999 UNITS)

RANK	COMPANY	ORA®
1	Northwood Ravin	90.70
2	Griffis Residential	86.73
3	JVM Realty	85.22
4	Veris Residential	83.69
5	NTS Development Company	82.94
6	The Mahaffey Company	82.92
7	Dinerstein	82.73
8	J.C. Hart	82.67
9	W3 Luxury Living	82.50
10	Legend Property Management	82.40
11	Tonti Properties	82.18
12	The Michelson Organization	81.68
13	Broadmoor	81.67
14	E&S Ring	80.38
15	BSR	80.04
16	Onni Group	80.00
17	LCOR	79.35
18	Commercial Investment Properties	79.16
19	Trilogy Real Estate Group	78.79
20	Sentral	78.63
21	HHHunt	78.44
22	Heatherwood Communities	78.20
23	Bernstein Management Corporation	77.75
24	Dweck Properties	77.59
25	Nolan Living	77.33

DIVISION IV BEST OF AWARDS 2024

RANK	CUSTOMER SERVICE	COMMUNICATION	CLEANLINESS	MAINTENANCE	SECURITY
1	Broadmoor	Broadmoor	Broadmoor	Broadmoor	J.C. Hart
2	Heatherwood Communities	Heatherwood Communities	Heatherwood Communities	Heatherwood Communities	Broadmoor
3	Northwood Ravin	BSR	JVM Realty	The Michelson Organization	Commercial Investment Properties
4	Sentral	The Michelson Organization	Sentral	JVM Realty	Onni Group
5	BSR	JVM Realty	Veris Residential	J.C. Hart	Veris Residential
6	NTS Development Company	NTS Development Company	NTS Development Company	NTS Development Company	Northwood Ravin
7	Dinerstein	Northwood Ravin	Tonti Properties	Commercial Investment Properties	The Michelson Organization
8	Onni Group	Dinerstein	Legend Property Management	Veris Residential	JVM Realty
9	JVM Realty	Onni Group	BSR	BSR	Dweck Properties
10	The Michelson Organization	Veris Residential	The Michelson Organization	Tonti Properties	Dinerstein



DIVISION V (2,000 - 4,999 UNITS)

RANK	COMPANY	ORA®
1	NuStyle Development	93.30
2	Regency Windsor Management	90.20
3	Hankin	89.10
4	Regency Consolidated Residential	84.15
5	Allen Rocks, Inc.	83.25
6	H.G. Fenton Company	83.20
7	National Development	83.18
8	FCI Residential Corporation	82.87
9	Russo Property Management	82.71
10	Bet Investments	82.60
11	Urby LLC	82.57
12	Mckinney Properties Inc.	82.40
13	BNE Real Estate Group	81.57
14	ICO Management	81.47
15	High Associates	80.91
16	Oaks Properties LLC	80.81
17	Arbor Properties-Florida	80.67
18	Quintus Corporation	80.33
19	Applied Management	80.27
20	Kelly Enterprise Inc aka Kelly Apartment Homes	80.13
21	Cove Property Management	79.67
22	Gotham Organization	79.63
23	Flournoy	79.36
24	Graham Companies	79.30
25	In Good Company	79.21

DIVISION V BEST OF AWARDS 2024

RANK	CUSTOMER SERVICE	COMMUNICATION	CLEANLINESS	MAINTENANCE	SECURITY
1	Urby LLC	NuStyle Development	NuStyle Development	Russo Property Management	Hankin
2	NuStyle Development	Hankin	Allen Rocks, Inc.	BNE Real Estate Group	NuStyle Development
3	Russo Property Management	Russo Property Management	Kelly Apartment Homes	FCI Residential Corporation	Arbor Properties-Florida
4	Gotham Organization	Urby LLC	Urby LLC	Arbor Properties-Florida	Gotham Organization
5	Arbor Properties-Florida	Arbor Properties-Florida	Russo Property Management	Regency Consolidated Residential	Regency Consolidated Residential
6	Flournoy	Regency Consolidated Residential	Gotham Organization	Graham Companies	Urby LLC
7	Hankin	Kelly Apartment Homes	FCI Residential Corporation	NuStyle Development	Kelly Apartment Homes
8	FCI Residential Corporation	Gotham Organization	National Development	Urby LLC	Russo Property Management
9	Graham Companies	National Development	ICO Management	Hankin	BNE Real Estate Group
10	ICO Management	ICO Management	Arbor Properties-Florida	ICO Management	ICO Management



# RISING 1K

## PROPERTIES FOR 2024

Published - August 2024

[CLICK TO VIEW THE FULL LIST](#)

Introduced in 2023, the Rising 1K: ORA Power Ranking honors and celebrates multifamily properties that have made the most significant improvements in their online reputation, as reflected in their Online Reputation Assessment (ORA) scores from January to July 2024.

Including ties in ORA scores, a total of 1,075 properties made the 2024 Rising 1K list. The properties included in this inaugural list needed a minimum 13-point increase in their ORA score from January to July 2024.

The No. 1 property with the highest stride in ORA score is Curve at Gilbert, managed by Cushman & Wakefield, in Gilbert, Arizona. The property improved its ORA score by 41 points from January to 85 in July.

### Breakdown of ORA score increase

Over 25 points	Less than 1% (97 properties)
21 - 25 points	Less than 1% (116 properties)
16 - 20 points	1% (359 properties)
11 -15 points	3%
6 - 10 points	10%
1 - 5 points	86%



RANK	PROPERTY NAME	LOCATION	COMPANY	ORA® JULY	ORA® JAN	DIFFERENCE
1	Curve at Gilbert	Gilbert	Cushman & Wakefield	85	44	41
2	The Ames	Summerville	Willow Bridge Property Company	99	60	39
3	Aspen at Melford Town Center	Bowie	Bozzuto	97	61	36
4	Pecan Ridge	Mesquite	Rise48 Communities	75	39	36
5	Carson Place	Carson City	Privately Managed	72	36	36
6	Kenwood Villas Apartments	Spring Valley	FPI Management	56	20	36
7	HERE Pittsburgh	Pittsburgh	Article Student Living	80	45	35
8	Santa Fe Place	El Paso	Integrity Asset Management LLC	78	43	35
9	Solis Gainesville	Gainesville	Greystar	71	36	35
10	The Core	Ronkoma	Bozzuto	93	59	34
11	Villa Fifty2 Townhomes	Phoenix	Abi Multifamily	76	42	34
12	Masters Community	El Paso	Integrity Asset Management LLC	75	41	34
13	Sedona Peak	El Paso	Integrity Asset Management LLC	69	35	34
14	Castle Creek	Decatur	Infinity BH Ltd.	66	32	34
15	The Sondery	Austin	RPM Living	75	42	33
16	The Gables on Pelham Assisted Living	Greenville	Privately Managed	80	48	32
17	The Quarry	Hillsboro	Apm American Property Management	73	41	32
18	Britain Village	Lawrenceville	Stonemark Management	61	29	32
19	River Station	Downingtown	Hankin	89	58	31
20	Crescent Pointe	Seneca	Strategic Management Partners	83	52	31
21	Uptown at Kirkland Urban	Kirkland	Weidner Apartment Homes	77	46	31
22	Noah's Ark of Central Florida	Lakeland	Royal American Management	77	46	31
23	Novus On Riverside	Macon	Woodruff Properties	70	39	31
24	Barrett Place Apartments	Greenville	Keystone Management Co, Inc.	67	36	31
25	Park Creek Apartments	Atlanta	Infinity BH Ltd.	64	33	31
26	Winkler Apartments	Houston	Excel Property Management	59	28	31
27	Foundry	Chicago	Willow Bridge Property Company	97	67	30
28	J Coopers Row	Washington	Jefferson Apartment Group	87	57	30
29	Corinthian Senior Apartments & Ahepa I & IV Senior Apartments	St. Louis	Silver Tree Residential	76	46	30
30	Paris Park	Greenville	N.O.A.H Property Management	66	36	30
31	Lorelly Court	Baltimore	Privately Managed	48	18	30
32	The Corwyn Conyers	Conyers	ECI Group	98	69	29
33	Novel Ballantyne	Charlotte	Crescent Communities	94	65	29
34	Collection at Gruene	New Braunfels	Embrey Management	93	64	29
35	The Fairways at Star Ranch	Hutto	Willow Bridge Property Company	86	57	29
36	The Villas At Wylie	Wylie	Cornerstone Residential Management	79	50	29
37	Cityline - Jersey City East	Jersey City	PRC Group	78	49	29
38	Converse Mill Lofts	Spartanburg	Cushman & Wakefield	75	46	29
39	U @ 19th Apartments	Phoenix	Privately Managed	67	38	29
40	Strawn Tower	Charlotte	INLIVIAN - Blue Horizon Management Company	49	20	29

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA® JULY	ORA® JAN	DIFFERENCE
41	Aventon Gem Lake	Lake Mary	Willow Bridge Property Company	98	70	28
42	San Montego	Mesa	Willow Bridge Property Company	87	59	28
43	State Santa Barbara	Goleta	Core Spaces	77	49	28
44	Foxglove Apartments	El Paso	Integrity Asset Management LLC	75	47	28
45	Roosevelt Garden Apartments	Orangeburg	Atlantic Housing Management	75	47	28
46	Aspire West Phoenix	Phoenix	Consolidated Assets Management	70	42	28
47	Lincoln Park Duplexes	Tonawanda	Glendale Realty Services Group	67	39	28
48	The Village Residences	Denton	Privately Managed	63	35	28
49	Cedar Flats	St. George	Dixie State University housing	63	35	28
50	Mauldin Heights	Mauldin	First Communities	59	31	28
51	Rise Lakeside	Phoenix	Rise48 Communities	57	29	28
52	High Street Atlanta	Atlanta	Windsor Communities	95	68	27
53	Jessup House	Philadelphia	Greystar	94	67	27
54	The Crest At Southpoint	McDonough	ECI Group	93	66	27
55	Pointe Grand Byron	Byron	Hillpointe Properties	89	62	27
56	IMT North Scottsdale	Scottsdale	IMT Residential	88	61	27
57	Novel Val Vista	Gilbert	Crescent Communities	84	57	27
58	Jacob Arbors	Charleston	Arbors Management Inc.	73	46	27
59	Park Northside	Richmond	Privately Managed	71	44	27
60	Grand Leiper Apartments	Philadelphia	Odin Properties	70	43	27
61	Riverview Apartments	Morganton	Keystone Management Co, Inc.	69	42	27
62	Thirteen 20 Seven Apartments	Lakewood	RHM Real Estate	66	39	27
63	New Wellington Apartment Homes	Florissant	Wingate Companies	64	37	27
64	Kenwood Crossing Apartments	Euclid	Privately Managed	47	20	27
65	Allora Bear Creek	Houston	Allied Orion Group	95	69	26
66	Alexan Miramar	Miramar	RangeWater Residential, LLC	94	68	26
67	Beaverdam Creek	Mechanicsville	Grady Management	88	62	26
68	Four Seasons	East Providence	Forest Properties Management	87	61	26
69	El Dorado Apartments	Memphis	Odin Properties	72	46	26
70	550 At Lytle Park	Cincinnati	CIG Communities	70	44	26
71	Arterra At Alto Rey	El Paso	Integrity Asset Management LLC	68	42	26
72	The Marley At Trout River	Jacksonville	Cushman & Wakefield	63	37	26
73	Country Squire Apartments	Clinton Township	Privately Managed	56	30	26
74	Knollwood	Southern Pines	Keystone Management Co, Inc.	56	30	26
75	Centennial Lofts	Raleigh	Privately Managed	54	28	26
76	Sunchase	Corpus Christi	3CM Multifamily	52	26	26
77	Statler McCain's Station	Gallatin	Embrey Management	99	74	25
78	Apex Apopka	Apopka	Greystar	96	71	25
79	NOVEL Parkway by Crescent Communities	Sanford	RKW Residential	94	69	25
80	Pointe Grand Palm Coast	Palm Coast	Hillpointe Properties	92	67	25

RANK	PROPERTY NAME	LOCATION	COMPANY	ORA® JULY	ORA® JAN	DIFFERENCE
81	The Ivy At Chatham	Chatham	BNE Real Estate Group	90	65	25
82	The Bowen Of Arlington	Arlington	WAK Management	89	64	25
83	Berkshire Park	Knightdale	Blue Ridge Companies	81	56	25
84	Canterbury East Apartments	Charleston	Southern Development Management Company	75	50	25
85	Vista Palms	Tampa	RPM Living	74	49	25
86	Shaker Heights Apartment Living I-A	Shaker Heights	Premier Apartment Living	72	47	25
87	Tuscano	Las Vegas	Sheng-Raamco Management Inc	72	47	25
88	Lincoya Bay Apartments and Townhomes	Nashville	Morgan Properties	70	45	25
89	The Villas At Emerald Park	Gretna	Privately Managed	70	45	25
90	Ashbury Courts	Laurel	Gates Hudson	66	41	25
91	Tremont at 22	Hattiesburg	Hamilton Point Property Management	65	40	25
92	WestVue Greensboro	Greensboro	Varsity Campus	64	39	25
93	West Anderson Court Apartments	Austin	Privately Managed	61	36	25
94	Arborwood at Mann Road Apartments	Indianapolis	The Ardizzone Group	60	35	25
95	Maplewood Apartments	Washington	Vesta Corporation	59	34	25
96	La Paloma Gardens	San Diego	Privately Managed	50	25	25
97	Hawthorne At Summerville	Summerville	Hawthorne Residential Partners	99	75	24
98	Molly Crossing	Middleburg	WRH Realty Services, Inc.	96	72	24
99	Cadence Creek At Towne Lake	Cypress	Greystar	94	70	24
100	Dierschke & Dierschke, REALTORS	San Angelo	Privately Managed	94	70	24

Factors Contributing to the Success of These Properties

In a highly competitive market, it is critical to look inward, stay tuned to resident and employee feedback, and make consistent enhancements in resident experience to earn lease renewals and secure a new resident.

We analyzed the lifetime reviews, upward of 81,000, for the 2024 Rising 1K properties to identify the factors that helped them increase their ORA scores. In this analysis, we used our AI-enabled thought analysis tool, which categorizes resident opinions expressed in online reviews in 22 categories. The key factors contributing to the success of the Rising 1K properties are:

- **Fewer Complaints, Stronger Reputation:** There is a significant decrease in negative online reviews related to core operational areas, suggesting that focusing on resident experience fundamentals directly improves online reputation.
- **Addressing Key Pain Points:** Negative reviews concerning unit condition and maintenance timeliness decreased by 7%, while complaints about pet waste and move-in quality dropped 4%, highlighting the impact of proactive management and attention to detail.
- **Prevention Overpowers Negativity:** This data emphasizes that preventing negative reviews is as crucial as generating positive ones. By prioritizing clean and functional units, efficient maintenance, and proactive pet waste management, properties can minimize negative feedback and strengthen their online presence.



Company Breakdown

The table below lists companies that manage a minimum of 50 properties in descending order of the percent of their portfolio that increased their ORA score by a minimum of 15 points.

COMPANY	TOTAL PROPERTIES	NUMBER OF PROPERTIES THAT INCREASED BY 15 OR MORE POINTS	PERCENT OF PORTFOLIO
Integrity Asset Management LLC	57	14	25.00%
Keystone Management Co, Inc.	140	15	11.00%
Core Spaces	59	6	10.00%
Quarterra	53	4	8.00%
Blanton Turner	55	4	7.00%
Odin Properties	88	5	6.00%
WRH Realty Services, Inc.	63	4	6.00%
EMG Management	62	4	6.00%
RangeWater Real Estate	270	14	5.00%
Evergreen Real Estate Services, LLC	107	5	5.00%
AIR Communities	97	5	5.00%
RKW Residential	78	4	5.00%
ResProp Management	66	3	5.00%
Gardant Management Solutions	62	3	5.00%
American House Senior Living Communities	55	3	5.00%
Greystar Student	137	5	4.00%
Pegasus Residential	136	6	4.00%
Frontier Management	110	4	4.00%
Towne Properties	101	4	4.00%
Thomas Safran & Associates Inc	78	3	4.00%
Watermark Retirement Communities	67	3	4.00%
Clover Management	56	2	4.00%
Charter Senior Living	52	2	4.00%
Willow Bridge Property Company	798	27	3.00%
Bozzuto	372	11	3.00%

Company Breakdown

The table below lists companies that manage between 10 - 49 properties in descending order of the percent of their portfolio that increased their ORA score by a minimum of 15 points.

COMPANY	TOTAL PROPERTIES	NUMBER OF PROPERTIES THAT INCREASED BY 15 OR MORE POINTS	PERCENT OF PORTFOLIO
The Apartment Company	25	12	48.00%
Crescent Communities	14	4	29.00%
The Mahaffey Company	12	3	25.00%
Clarion Management Inc.	16	3	19.00%
Rise48 Communities - Rise48 Equity	38	7	18.00%
PRC Group	11	2	18.00%
Stoa Group	11	2	18.00%
Hillpointe Properties	18	3	17.00%
WAK Management	13	2	15.00%
Epic Asset Management	29	4	14.00%
AMG Realty Group	14	2	14.00%
Saturday Properties	14	2	14.00%
Wilcox Communities	14	2	14.00%
Tricap Residential Group	16	2	13.00%
BMOC	15	2	13.00%
Atlantic Housing Management	44	5	11.00%
Veris Residential	19	2	11.00%
Blue Ridge Companies	41	4	10.00%
Embrey Management	41	4	10.00%
Apm American Property Management	21	2	10.00%
Hillwood	10	1	10.00%
Blue Ocean Realty	10	1	10.00%
Trinitas - Student	10	1	10.00%
Park Partners Residential	10	1	10.00%
Rilea Group	10	1	10.00%

\*In case of a tie, companies with the higher number of properties are ranked higher.

INDEX

1

11Residential	15
3CM	24

A

Abi Multifamily	23
Advenir Living LLC	6
AIR Communities	25
AIRC	10
AJH Management	13
Alexander Forrest Investments, LLC	12
Allen Rocks, Inc.	22
Allied Orion Group	24
Altman Management Company	8
American Campus Communities	8
American House Senior Living Communities	25
American Landmark	21
American Residential Group	12
AMG Realty Group	25
AMLI Residential	17,19,21
Apartment Management Consultants	13,18
Apartment Management Professionals	21
Apartments Seldom Scene	15
Apm American Property Management	23,25
Applied Management	22
Arbor Properties-Florida	15,22
Arbors Management	24
Arlington Properties	14,21
Article Student Living	23
Aspen Square Management	21
Asset Living	20
Asset Living - Multifamily	6,15
Asset Living - Student	7
Atlantic Housing Management	24,25
Audubon Capital Partners	15
AvalonBay Communities	10,12,16,17,19,20
Avenue5 Residential	16

B

Bader Management	5,6,14
Bainbridge Companies	21
Balfour Beatty	8
Barkan Management Company	16
Bell Partners	15,19,20
Bella Investment Group,LLC	12
Bender Midwest Properties	17
Berger Rental	16
Berkshire Residential Investments	19,20
Bernstein Management Corporation	6,22
Bet Investments	16,22
Beztak	15,20
BH	20
BH Management Services	13,14
BHOM Student Living	8
Bigos Management	14
Blanton Turner	25
Block Multifamily Group	13
Blue Ocean Realty	25
Blue Ridge Companies	21,24,25
BMOC	25
BNE Real Estate Group	15,22,24
Bonaventure	6
Book & Ladder	7
Bozzuto	5,6,12,13,14,15,16,17,18,19,20,23,25
Bridge Investment Group	20
Brighton Corporation	13
Broadmoor	6,13,15,18,22
Brookfield Properties	13,21
BSR	10,12,22
Buccini/Pollin Group, Inc.	13
Buckingham Companies	13

C

Camden Property Trust	10,12,19,20
Campus Life and Style	8,9
Capital Assets	16
CAPREIT	6,15
Capstone Management Partners	7
Capstone Real Estate Investments	7,8

Cardinal Group	7,8,9,12,14,20
Carlo Apartments Communities	6,12
Carter Haston	5,6,21
Case and Associates	15,16,21
Centerspace	10,15
Charter Properties, Inc.	5,15,16,17
Charter Senior Living	25
Chelsea Management	5
Cherette Group	14
Chestnut Hill Realty	14
CIG Communities	24
Clarion Management Inc.	25
CLK Properties	12
Clover Management	25
Coastal Ridge Real Estate	7,8
Collier Companies	8
Commercial Investment Properties	15,22
Connor Group	21
Consolidated Assets Management	24
Continental Properties	21
Continental Realty Corporation	6
Core Spaces	7,8,9,24,25
Cornerstone Residential Management	23
Cornish Associates	16
Cortland	5,6,12,13,16,19,20
Cottonwood Residential	10
Cove Property Management	22
CRES Management, LLC	12,18
Crescent Communities	23,24,25
Crowne Partners, Inc.	7
CSM	17
Cushman & Wakefield	16,17,23,24
CWS Apartment Homes	5,17,21

D

DHS Management Communities	6,14
Dinerstein	7,8,9,13,22
Dixie State University Housing	24
DLP Capital	18
Dolben	16
Domain Companies	6,14,16,18
Drucker + Falk	17,20
DTN Management Company	14
Dweck Properties	22

E

E&S Ring	22
ECI Group	23,24
Edward Rose Building Enterprise	19,20
Edwards Student Housing	8
Elme Communities	6,10
Embrey Management	21,23,24,25
EMG Management	25
EPC Real Estate Company	14
Epic Asset Management	25
Equity Residential	10,16,17,19,20
Essex Property Trust	10,19
Evergreen Real Estate Services, LLC	25
Excel Property Management	23

F

Fairfield Residential Company LLC	20
Fairlawn Real Estate	13
FCA Management	17,21
FCI Residential Corporation	22
Fidelity Management	5,16
First Choice Management Group	6,16
First Communities	24
First Realty Management	16
Flournoy	12,22
Fogelman Properties	12,21
Forest Properties Management	15,16,24
FPA Multifamily	20
FPA Trinity Property Consultants	20
FPI Management	16,23
Franklin Communities	12
Freeman Webb	15
Frontier Management	25

G

Gables Residential	21
Gallery Residential	7
Gardant Management Solutions	25
Gates Hudson	18,24
General Services Corporation	21
Glendale Realty Services Group	24



Goldmark Property Management	15
GoldOller	6,13,16,19,20
Gotham Organization	22
Grady Management	6,24
Graham Companies	22
Greystar	5,6,8,12,13,14,15,16,17,20,23,24
Greystar Student	7,8,9,25
Griffis Blessing	12
Griffis Residential	12,22

## H

H.G. Fenton Company	22
Hagan Properties Inc.	14
Haley Residential	15,16
Hamilton Point Property Management	24
Hankin	22,23
Hanover Company	5,6,11,12,14,15,17,18,19,21
Haverkamp Properties	7,13
Hawthorne Residential Partners	5,6,12,14,15,17,19,20,24
Heatherwood Communities	22
Heritage Properties Incorporated	15
HHHunt	22
High Associates	6,22
Highmark Residential	6
Hillpointe Properties	13,24,25
Hillwood	25
Hines	12,13,16,21
Holland Residential	12,21
Homestead U	7
Horizon Realty Advisors	8

## I

ICO Management	17,18,22
IMS Management	7
IMT Residential	6,21,24
In Good Company	6,13,22
Independent Realty Trust	10
Indigo Living	13
Indigo Real Estate Services Inc.	13
Infinity BH Limited	23
Inland Residential	12,18
Inlivian - Blue Horizon Management Company	23
Insula Companies	5
Integrated Aquisition & Development	7
Integrity Asset Management LLC	23,24,25
Investors Management Marketing	15

## J

J.C. Hart Company Inc.	6,13,22
JBG Smith	10
Jefferson Apartment Group	7,13,14,23
Jones Street Residential	12
JVM Realty	6,13,22

## K

Kairoi Residential	21
Karademas Management	18
Kelly Enterprise Inc	14,22
Kettler Management	14
Keystone Management Co. Inc.	7,8,23,24,25
KMG Prestige	14
Knightvest Residential	21

## L

Landmark Properties	8
LCOR	22
Legend Property Management	22
Leinbach Co.	16
Lenape Properties Management	13
Lewis Apartment Communities	6,21
Lisenby Properties	15
Liv Communities	12
Lloyd Companies	13,17

## M

MAA	6,10,20
Magnus Capital Partners	14
Makor Management LLC	15
Mandel Group	18
Manor Communities	18
Mark Taylor	12,21
Marquette Companies	6,13,21
Maryland Management	6
Maxx Properties	16
McC Management	7
Mckenzie Apartment Company	18

Mckinney Properties Inc.	7,22
Merion Realty, LLC	12
Mill Creek Residential Trust	12,15,16,17,21
Mills Properties	15
MMC - Management & Marketing Concepts Inc	5,17
Monarch Investment & Management Group	13,14,16,20
Morgan Properties	20,24
Mountain States Property Management	17
MountainCreek Property Group	18
Myan Management Group	5

## N

N.O.A.H Property Management	23
NALS Apartment Homes	21,16
National Development	22
New Earth Residential	18
New Land Enterprises	18
Nexpoint Residential Trust **	10
Nolan Living	13,22
North American Properties	14,16
North Coast Living	5,12
North Lakes Property Management	7
Northcutt Realty	7
Northland Investment Corporation	15,21
Northland Real Estate	14
Northwood Ravin	6,19,22
NTS Development Company	5,14,18,22
NuStyle Development	5,6,15,18,19,22

## O

Oaks Properties LLC	22
Oddo Development	14
Odin Properties	24,25
Olympus	16,18,21
Onni Group	22
Optima	12

## P

Palms Associates, LLC	6,17
Panco Management	6,13,16
Park Partners Residential	25
Peak Living	21
Peak Management, LLC	5,14
PeakMade Real Estate	7,8,9
PEG Companies	17
Pegasus Residential	5,6,13,14,20,25
Perry Reid Properties	14
Pope Properties	18
PRC Group	23,25
Preferred Apartment Communities	21
Premier Apartment Living	24
Presidium Property Management	14
PRG Real Estate Management	14,21
Price Brothers Management	14
Princeton Properties	6,14,15,18
Promark Partners	18
Property Management Associates	12

## Q

Quarterra	17,21,25
Quintus Corporation	22

## R

RAM Partners, LLC	5,6,12,13,15,17,18,19,20
RangeWater Residential LLC	6,19,20,24,25
Real Property Management a	17
Neighborly Company	
Red Brick Management	8
Red Tail Residential	8
Redstone Residential	7,8
Redwood Apartment Homes	21
Regency Consolidated Residential	22
Regency Windsor Management	13,22
Reliant Group	14
Reside Living	13
ResProp Management	25
RHM Real Estate	24
Richardson Properties, LLC	12
Richman Signature Properties	21

Riedman Companies	16
Rilea Group	25
RISE Real Estate Company	7
Rise48 Communities - Rise48 Equity	23,24, 25
River Mountain Properties	8
RKW Residential	5,6,13,15,19,20,24,25
Roundhouse Communities	13,15
Rouse Management	7
Royal American Management	23
RPM Living	16,18,23,24
Russo Property Management	15,22

S

S.L. Nusbaum Realty Co.	21
Samuelson Development	17
Sares-Regis	21
Saturday Properties	25
Schafer Richardson	14
Sealy Management Co.	12
Security Properties	16
Sentral	6,22
Sequoia Equities	12,16,21
Sharp Management	18
Shea Apartments	6,21
Sheng-Raamco Management	24
Signature Management Corp	17
Silver Tree Residential	23
Silveri Management Company	7,8
Silverman Group	12
Simpson Housing	21
South Oxford Management	12
Southern Development Management Company	24
Southern Management Corporation	21
Southwood Realty	8,21
SRK Management	16
State Street Group	15
Steelhead Management	17
Steve Brown Apartments	7
STOA Group	14,25
StoneCreek Communities	8
Stonemark Management	23
Strategic Management Partners	23
Subtext Living	8
SunStates Management	15
Switzenbaum & Associates	13

T

Tailwind Group	8,9
Tandem Properties	7
The Apartment Company	25
The Ardizzone Group	24
The Champion Companies	6,16
The Hodges Companies	15
The Mahaffey Company	22,25
The Management Group	13
The Michaels Organization	9
The Michelson Organization	6,15,22
The Ocean Atlantic Companies	13
The Preiss Company	8
The Related Companies	19
The Scion Group	8
The Sterling Group	12
The Wooten Company, LLC.	15
Thomas Safran & Associates Inc	25
Thompson Michie Associates	12,16,18
Thompson Thrift Residential	12
Tiger Properties	8
Timberland Partners	15,16,21
Tipton Asset Group Inc	6
Tonti Properties	7,22
Tower Real Estate	12
Towne Properties	5,6,14,16,21,25
Tricap Residential Group	25
Trilogy Real Estate Group	5,14,22
Trinitas - Student	25
Trio Properties LLC	7
Triton Investments	13,17
Two Coast Living	14

U

UDR	10
United Residential Properties	12
University Partners	9
Urby LLC	22

V

Van Metre Management Company	6
Varsity Campus	24
Venterra Realty	16,21
Veris Residential	10,22,25
Vesta Corporation	24
Vesta Realty LLC	16
Village Green	14,16,17,19,20

W

W3 Luxury Living	22
WAK Management	24,25
Wangard Properties	18
Wasatch Property Management	17,21
Watermark Retirement Communities	25
Waterton Residential	21
WC Smith	5,6,12
Weidner Apartment Homes	12,14,15,17,18,19,20,23
Weinstein Properties	21
WestCorp Management Group	15
Westover Companies	13
Wilcox Communities	5,16,25
Willow Bridge Property Company	6,12,13,14,16,17,20,23,24, 25
Wingate Companies	24
Windsor Communities	12,14,15,16,19,20,24
Winn Companies	16
Wood Residential	5,6,12,13,14,17
Woodruff Properties	23
WPM Real Estate	5,6,14,16
WRH Realty Services, Inc.	5,24,25

Y

Yugo	7
------	---

Z

ZRS Management, LLC	20
---------------------	----



# ORA<sup>®</sup> POWER RANKINGS

POWERED BY J TURNER RESEARCH 

