US Property Management Market Size & Share Analysis - Growth Trends and Forecast (2026 - 2031)

> **Industry:** REITs, Property Investment & Management (Real Estate & Construction)
> **Source:** https://www.mordorintelligence.com/industry-reports/us-property-management-market
> **Scraped Date:** 2026-09-17

Executive Market Summary

Market Metric	Details
Base Market Size	USD 88.03 billion
Projected Forecast (2031)	USD 88.03 billion
Growth Rate (CAGR)	3.90 %
Largest Market Region	N/A
Fastest-Growing Region	N/A

Market Visualizations & Infographics

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![Major players in US Property Management industry](images/chart_2.png)

![US Property Management Market Size](images/chart_3.png)

![US Property Management Market Share by Property Type, 2025](images/chart_4.png)

![US Property Management Market Concentration](images/chart_5.png)

![footer background image](images/chart_8.png)

![Mordor Intelligence on Facebook](images/chart_10.svg)

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![ESOMAR](images/chart_15.png)

![GPTW](images/chart_17.png)
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Comprehensive Research Analysis

Overview Points List Flex 49 Share Feature End

Market Overview

Study Period | 2020 - 2031 |
Forecast Data Period | 2026 - 2031 |
Base Year Market Size (2025) | USD 84.73 Billion |
Market Size (2026) | USD 88.03 Billion |
Market Size (2031) | USD 106.58 Billion |
Growth Rate (2026 - 2031) | 3.90 % |
Market Concentration | Low |
Major Players*Disclaimer: Major Players sorted in no particular order

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Market Overview

US Property Management Market Analysis by Mordor IntelligenceThe US Property Management Services Market size was valued at USD 84.73 billion in 2025 and estimated to grow from USD 88.03 billion in 2026 to reach USD 106.58 billion by 2031, at a CAGR of 3.9% during the forecast period (2026-2031). Growth rests on resilient rental demand, institutional ownership of both single-family and multifamily assets, and renewed leasing activity in premium office buildings. Federal Reserve surveys show 27% of U.S. adults rent their homes, underpinning a large tenant base that requires professional oversight. Institutional investors use scale to drive professional management, while environmental, social, and governance (ESG) regulations accelerate demand for compliance-oriented services. Technology adoption, especially artificial-intelligence tools that automate leasing, maintenance, and resident engagement, further supports efficiency and tenant retention. Competitive intensity is rising as national firms buy tech-enabled specialists to widen service breadth and geographic reach[1]Board of Governors, “Report on the Economic Well-Being of U.S. Households,” federalreserve.gov.

Key Report Takeaways

* By property type, residential assets held 49.35% of the US property management services market share in 2025. Commercial properties are projected to log the fastest 4.82% CAGR through 2031.
* By service type, tenant and resident services captured 34.12% revenue share in 2025. Other services, led by compliance and legal work, are forecast to grow at 4.6% CAGR to 2031.
* By geography, the Southeast commanded 20.10% of 2025 revenue, while the West is set to expand at a 4.93% CAGR.

Key Market Trends

US Property Management Market Trends and InsightsDrivers Impact Analysis*

Driver	(~) % Impact on CAGR Forecast	Geographic Relevance	Impact Timeline
Expansion of single-family rental portfolios	+1.2%	Sunbelt states, Western U.S., Southeast	Long term (≥4 years)
Rising demand from Class-A commercial real estate	+0.8%	California, New York, Texas major metros	Medium term (2-4 years)
Aging U.S. housing stock needs maintenance	+0.7%	Northeast, Midwest legacy markets	Long term (≥4 years)
Growing institutional outsourcing by pension/SWF investors	+0.6%	National, major metropolitan areas	Long term (≥4 years)
Adoption of AI-enabled leasing & service tech	+0.4%	Tech-forward markets, urban centers	Short term (≤2 years)
ESG & green-lease compliance pressure	+0.3%	California, New York, and federal properties	Medium term (2-4 years)

Source: Mordor Intelligence |

Competitive Landscape

Competitive Landscape

National managers, regional specialists, and tech-oriented newcomers contend for a share in a fragmented but consolidating arena. CBRE’s USD 400 million purchase of Industrious in January 2025 created a Building Operations & Experience segment comprising 7 billion-plus square feet under oversight, illustrating how scale plus flexible-workspace capabilities differentiate full-service platforms.

Strategic acquisitions remain a favorite playbook. Firms seek data-rich portfolios, ESG advisory practices, and AI application suites that accelerate tenant ser vice and reduce operating costs. Integration of these capabilities often unlocks new fee pools, such as compliance consulting and smart-building retrofits, thereby raising switching barriers for owners.

Technology disruptors focus on cloud-based leasing, maintenance marketplaces, and predictive analytics that promise lower costs and enhanced tenant satisfaction. While many start-ups cater to small landlords, larger incumbents have begun white-labeling similar tools, blurring competitive lines. Specialized managers of healthcare and logistics facilities, such as Medical Properties Trust with 439 U.S. hospitals, carve niches where domain expertise outweighs pure scale. These varied strategies collectively propel continuous innovation across the US property management services market.

US Property Management Industry Leaders* Greystar Real Estate Partners

* CBRE Group, Inc.

* Lincoln Property Company

* Jones Lang LaSalle (JLL)

* Cushman & Wakefield plc

* *Disclaimer: Major Players sorted in no particular order

Scope Methodology P Space

This market covers revenues earned from outsourced property management services in the United States, where a third party manages day to day operations for owners. The scope includes recurring tasks such as marketing and leasing support, tenant services, maintenance coordination, and lease administration.

Scope exclusions: the sizing excludes property sales brokerage and one time construction contracting that is not part of an ongoing management agreement.

Segmentation Container

* By Property Type* Commercial
* Residential
* Industrial & Logistics
* Institutional & Mixed-Use

* By Service Type* Marketing & Leasing
* Property Evaluation & Due Diligence
* Tenant & Resident Services (Renting, Leasing, etc.)
* Lease Administration & Compliance
* Other Services

* By Geography* Northeast
* Midwest
* Southeast
* West
* Southwest

Frequently Asked Questions

What was the US property management services market size in 2026?

It reached USD 88.03 billion, with a 3.9% CAGR forecast through 2031.

Which property type led revenue in 2025?

Residential assets held the top position with 49.35% market share.

Which service category is expanding the quickest?

Compliance, legal, and renewal services are projected to grow at 4.6% CAGR to 2031.

Why is California so important to property managers?

High property values, strict ESG mandates, and extensive tenant-protection laws support premium fee opportunities.

How are interest rates affecting the sector?

Higher borrowing costs have delayed property sales, reducing onboarding and development-management fees in the short term.

What role does technology play in market growth?

AI-enabled leasing, predictive maintenance, and smart-home integrations enhance efficiency and tenant experience, supporting margin expansion.