FrontRunners®

RESIDENTIAL PROPERTY MANAGEMENT SOFTWARE

MARCH 2019

Powered by
Gartner® Methodology

Software Advice®

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INTRODUCTION

This FrontRunners analysis is a data-driven assessment identifying products in the Residential Property Management software market that offer the best capability and value for small businesses. For a given market, products are evaluated and given a score for Usability (x-axis) and User Recommended (y-axis). FrontRunners then plots 10-15 products each on a Small Vendor and an Enterprise Vendor graphic, based on vendor business size, per category.

In the Residential Property Management FrontRunners infographic, the minimum qualifying scores were 3.93 for Usability and 3.76 for User Recommended.

To be considered for the Residential Property Management FrontRunners, a product needed a minimum of 20 user reviews published within 18 months of the evaluation period. Products needed a minimum user rating score of 3.0 for both Usability and User Recommended.

INTRODUCTION

The minimum score cutoff to be included in the FrontRunners graphic varies by category, depending on the range of scores in each category. No product with a score less than 3.0 in either dimension is included in any FrontRunners graphic. For products included, the Usability and User Recommended scores determine their positions on the FrontRunners graphic.

DEFINING RESIDENTIAL PROPERTY MANAGEMENT SOFTWARE

Residential Property Management software helps property managers oversee their daily operations for multi- and single-family properties, providing a centralized location where managers with multiple properties can view all of them at once.
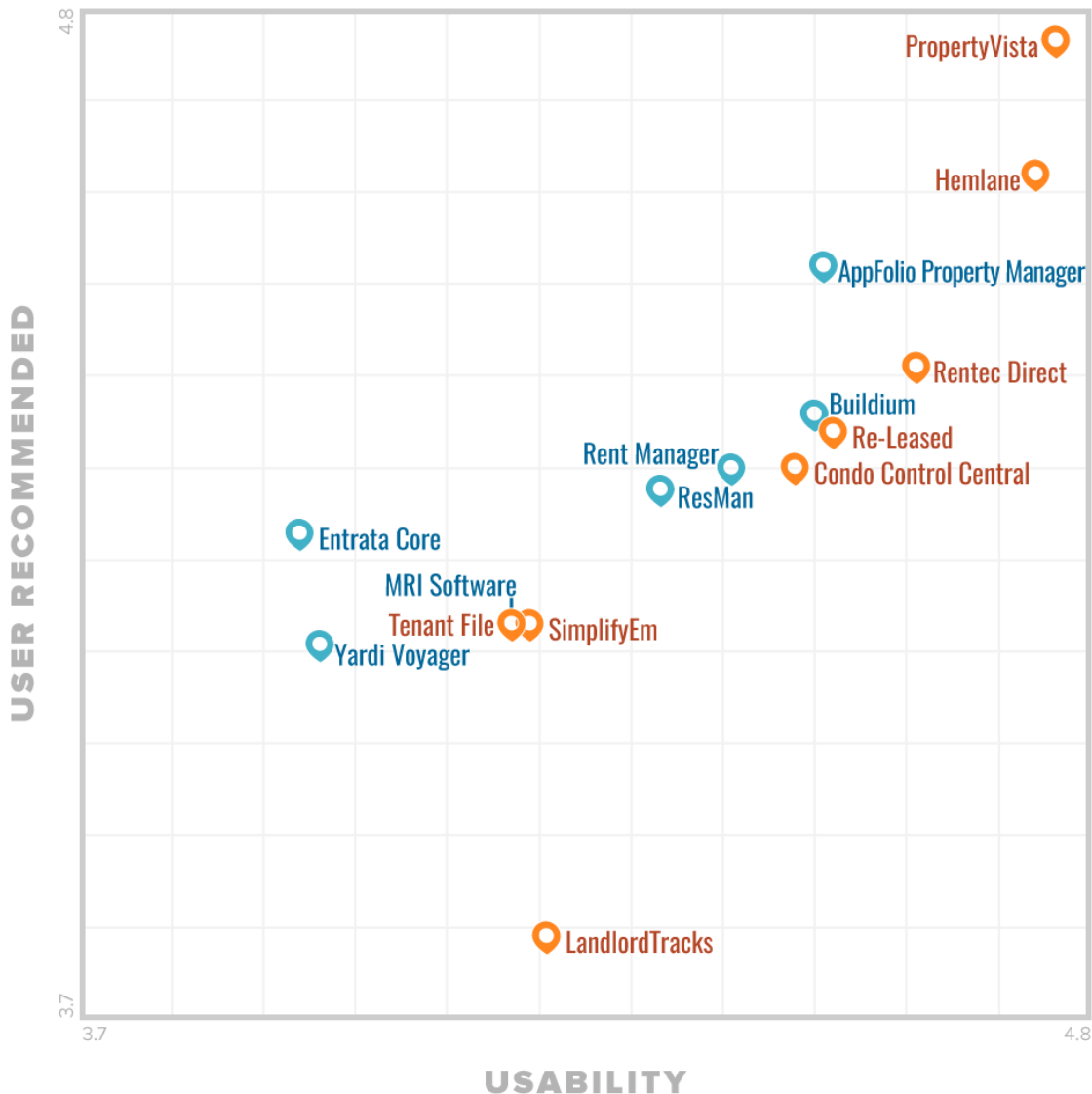
Software Advice's FrontRunners is focused on the North American Residential Property Management software market. We identify this set of core capabilities for the Residential Property Management software category: residential property management support, tenant and lease tracking.

FRONTRUNNERS
(SMALL & ENTERPRISE VENDORS)

FRONTRUNNERS® FOR RESIDENTIAL PROPERTY MANAGEMENT, MARCH 2019

For each individual rating in both the Usability and User Recommended criteria, the methodology weighs recent reviews more heavily.

FRONTRUNNERS SCORES
(SMALL & ENTERPRISE VENDORS)

		TOTAL SCORE	USABILITY SCORE	USER RECOMMENDED SCORE
1	Property Vista	9.52	4.77	4.75
2	Hemlane	9.34	4.74	4.60
3	AppFolio Property Manager	9.02	4.51	4.50
4	Rentec Direct	9.00	4.61	4.39
5	Buildium	8.84	4.50	4.34
6	Re-Leased	8.84	4.52	4.32
7	Condo Control Central	8.76	4.48	4.28
8	Rent Manager	8.69	4.41	4.28
9	ResMan	8.60	4.34	4.26
10	SimplifyEm	8.30	4.19	4.11
11	MRI Software	8.28	4.17	4.11
12	Tenant File Property Management Software	8.28	4.17	4.11
13	Entrata Core	8.16	3.94	4.21
14	Yardi Voyager	8.05	3.96	4.09
15	LandlordTracks	8.00	4.23	3.77

RUNNERS UP

123Landlord.com

Accruent

AccuRently

ADDA ERP

Angus AnyWhere

Apartment Information Management

APRO CRM

ARGUS Enterprise

Arthur Online

AssetEye Portfolio Manager

Axis

Axxerion

Bigfoot CMMS

Bixby

Bookalet

Bookex

Bookster

Budgetrac

Building Engines

BuildingLink

CIC Total Manager

ComVibe

Condo Manager

Corrigo

CoStar Real Estate Manager

Cozy

Cubilis

Dashbell

Elina

EstateMaster

Feedback Pro

FirePoint

Flowingly

Forsite

FrontSteps

Gracesoft Easy InnKeeping

Greenhouse PM	Lodgix
Guest Tracker	Logisuite
GuestPoint	Makent
Guesty	ManageMyBuildings
HappyCo	Manhattan IWMS
Hoteliga	MRI Commercial Management
Housing Pro	MRI Residential Management
IBS	MultiSite Property Management
iManageRent	MYBOS
Infor Hospitality Suite	MyCommunity by TALogic
Infor Property Management	Neigbrs
Innago	On-Site
iRent	ONEsite by RealPage
Jenark Property Management	OnSite Property Manager
Jupix	OSCAR by Software Answers
Landlord Studio	Palace
Landport	PayHOA
LandVision	PayLease
LeaseQuery	PayProp
Lexop	Pendo
LiveRez	Pilera Property Management
Lodgical Solution	Preno

ProForm

ProLease

PROMAS

ProNest

Property Boulevard

Property Management System

Property Manager Cloud

Property Matrix

Property Meld

Property Site Manager

PropertyBoss

PropertyMe

Propertyware

PropertyZar

Pruvan

qube

Quicken

RealPage

RealtyWare

RemoteLandlord

Rent Magic 2.0

RentalsForce

Rentalutions

RentMaster

RentMonitor

RentPost

RentPush.com

RezOvation Web

RIS Property Management

RMS Hospitality Cloud

Room Choice

RoomAgree

RoomKeyPMS

roomMaster

RoomRaccoon

Roomsy

Rosmiman IWMS

Sequentra

SERVUS

Shiftsuite

ShowingHero

SKYLINE Property Management Software

Smart Hotel

Smart Housing

SnapInspect

Soft4RealEstate

Spherexx.com

Sprocket CMMS

StarRez

Stessa

SuiteSpot

Take Rents

Tenant Management Software

Tenant Pro

TenantCloud

TextBox by Line1 Communications

TeXtra

The CRE Suite

The Housing Director

TOPS [ONE]

Total Management

TrueRent

Turbo Tenant

Unit Trac

Unitdash

ValencePM

Village Management Software

Virtual Tours Creator

Visual Lease

Visual Matrix PMS

Weather Defender

WegoWise

Wisp by Gensler

WPL Platform

Yardi Breeze

Yardi Genesis

Yardi Store Advantage

Yardi Store Enterprise

METHODOLOGY BASICS

The FrontRunners methodology assesses and calculates a score for products on two primary dimensions: Usability on the x-axis and User Recommended on the y-axis.

The Usability score is a weighted average of user ratings including:

- End-user ratings of one to five stars on the product's ease of use.

- End-user ratings of one to five stars on the product's functionality.

The User Recommended score is an overall weighted average of scores including:

- End-user ratings of one to five stars on how valuable users consider the product to be relative to its price.

- End-user ratings of one to five stars on how likely they are to recommend the product to others.

There are up to two FrontRunners graphics for each market, one Small Vendors and one Enterprise Vendors graphic. The Small Vendors graphic highlights qualifiers from smaller (by employee size) vendors, while the Enterprise Vendors graphic displays qualifiers for larger (by employee size) vendors.

METHODOLOGY BASICS

Markets are defined by a core set of functionality, and to be eligible for FrontRunners, products must offer that core set of functionality. Core functionality required is determined by our research analysts, who provide coverage for and have familiarity with products in that market. Additionally, a product must have at least 20 unique user-submitted product reviews published within 18 months of the start of the analysis period across the three Gartner Digital Markets web properties: softwareadvice.com, capterra.com and getapp.com.

Inclusion in the Small Vendor or Enterprise Vendor FrontRunners graphics is based on vendor employee count. Vendors eligible for the Enterprise Vendor graphic must have more than the median employee count for all vendors in the market, or 100 employees—whichever is greater. Vendors whose employee counts do not meet either of those thresholds qualify for the Small Vendor graphic.

[1] *In the event fewer than 10 products qualify for either a Small Vendors or Enterprise Vendors FrontRunners graphic, the vendors that do qualify will be combined into a single graphic.*