Introduction

Defining Residential Property Management Software

FrontRunners (Small & Enterprise Vendors)

Runners Up

Methodology Basics
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.
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.
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.
For each individual rating in both the Usability and User Recommended criteria, the methodology weighs recent reviews more heavily.
# Frontrunners Scores (Small & Enterprise Vendors)

<table>
<thead>
<tr>
<th>Rank</th>
<th>Vendor</th>
<th>Total Score</th>
<th>Usability Score</th>
<th>User Recommended Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Property Vista</td>
<td>9.52</td>
<td>4.77</td>
<td>4.75</td>
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<td>2</td>
<td>Hemlane</td>
<td>9.34</td>
<td>4.74</td>
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<tr>
<td>3</td>
<td>AppFolio Property Manager</td>
<td>9.02</td>
<td>4.51</td>
<td>4.50</td>
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<tr>
<td>4</td>
<td>Rentec Direct</td>
<td>9.00</td>
<td>4.61</td>
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<td>5</td>
<td>Buildium</td>
<td>8.84</td>
<td>4.50</td>
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<tr>
<td>6</td>
<td>Re-Leased</td>
<td>8.84</td>
<td>4.52</td>
<td>4.32</td>
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<td>7</td>
<td>Condo Control Central</td>
<td>8.76</td>
<td>4.48</td>
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<td>8</td>
<td>Rent Manager</td>
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<td>10</td>
<td>SimplifyEm</td>
<td>8.30</td>
<td>4.19</td>
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<td>11</td>
<td>MRI Software</td>
<td>8.28</td>
<td>4.17</td>
<td>4.11</td>
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<tr>
<td>12</td>
<td>Tenant File Property Management Software</td>
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<td>4.17</td>
<td>4.11</td>
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<tr>
<td>13</td>
<td>Entrata Core</td>
<td>8.16</td>
<td>3.94</td>
<td>4.21</td>
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<tr>
<td>14</td>
<td>Yardi Voyager</td>
<td>8.05</td>
<td>3.96</td>
<td>4.09</td>
</tr>
<tr>
<td>15</td>
<td>LandlordTracks</td>
<td>8.00</td>
<td>4.23</td>
<td>3.77</td>
</tr>
</tbody>
</table>
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
Corrgo
CoStar Real Estate Manager
Cozy
Cubilis
Dashbell
Elina
EstateMaster
Feedback Pro
FirePoint
Flowingly
Forsite
FrontSteps
Gracesoft Easy InnKeeping
Greenhouse PM
Guest Tracker
GuestPoint
Guesty
HappyCo
Hoteliga
Housing Pro
IBS
iManageRent
Infor Hospitality Suite
Infor Property Management
Innago
iRent
Jenark Property Management
Jupix
Landlord Studio
Landport
LandVision
LeaseQuery
Lexop
LiveRez
Lodgical Solution
Lodgix
Logisuite
Makent
ManageMyBuildings
Manhattan IWMS
MRI Commercial Management
MRI Residential Management
MultiSite Property Management
MYBOS
MyCommunity by TALogic
Neigbrs
On-Site
ONESite by RealPage
OnSite Property Manager
OSCAR by Software Answers
Palace
PayHOA
PayLease
PayProp
Pendo
Pilera Property Management
Preno
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
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.
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.