American Homes 4 Rent (AMH)

Updated August 2nd, 2026, by Nathan Parsh

Key Metrics

Current Price:	$33	**5 Year Annual Expected Total Return:**	13.1%	**Market Cap:**	$12.0 B
Fair Value Price:	$41	**5 Year Growth Estimate:**	5.0%	**Ex-Dividend Date:**	09/15/26[1]
% Fair Value:	81%	**5 Year Valuation Multiple Estimate:**	4.4%	**Dividend Payment Date:**	09/30/26[2]
Dividend Yield:	4.0%	**5 Year Price Target**	$52	**Years Of Dividend Growth:**	6
Dividend Risk Score:	D	**Sector:**	Real Estate	**Rating:**	Hold

Overview & Current Events

Based in Maryland, American Homes 4 Rent is an internally managed real estate investment trust which focuses on acquiring, developing, renovating, operating, and leasing single-family homes as rental properties. The trust holds more than 60,000 single-family properties in sub-markets of metropolitan statistical areas in more than 20 states. AMH formed in August of 2013, has a market capitalization of $12 billion, and generates annual revenues of close to $1.9 billion.

On February 12th, 2026, AMH announced it was increasing its quarterly dividend 10.0% to $0.33 per share. This follows the trust's 15.4%, 18.2%, 22.2%, 80%, and 100% raises over the last five years.

On July 30th, 2026, AMH announced second quarter results for the period ending June 30th, 2026. For the quarter, revenue increased 2.8% to $470.1 million, which was $3.6 million ahead of estimates. FFO of $0.49 was up from $0.47 in the prior year and beat expectations by $0.01.

For the quarter, AMH had a same-home average occupied day percentage of 96.0%, which was down from 96.3% in Q2 2025. New leases signed had rental rate of 1.4% while renewal rental rates increased 3.2%, leading to a blended growth rate of 2.7%. Occupied homes of 60,482 compared to 58,282 in the second quarter of 2025. Average monthly realized rent per property was higher by 2.6% while core property operating expenses declined 0.2%. The trust repurchased 4.1 million shares of stock at an average price of $29.88 during the quarter.

AMH provided updated guidance for 2026 as well. The trust now expects core FFO in a range of $1.93 to $1.97 per share, up from $1.89 to $1.95 previously. At the midpoint, this would represent a 4.3% increase from last year.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
FFO	$0.97	$1.02	$1.06	$1.11	$1.16	$1.36	$1.54	$1.66	$1.77	$1.87	***$1.95***	***$2.49***
DPS	$0.20	$0.20	$0.20	$0.20	$0.20	$0.40	$0.72	$0.88	$1.04	$1.20	***$1.32***	***$2.13***
Shares[3]	243	287	297	301	317	336	354	364	369	370	***360***	***370***

AMH has a short history as a publicly traded REIT, but funds-from-operation growth was extensive at the beginning of the trust's existence. AMH's funds-from-operation grew at a rate of 7.6% per year for the 2016 to 2025 period. The trust has largely maintained this growth rate over the last five years as the average increase in FFO is 7.5%. We continue to forecast annual growth of 5% for funds-from-operation through 2031.

AMH's quarterly dividend had amounted to $0.05 per share for much of the trust's existence. That changed when the trust doubled its dividend for the March 31st, 2021, payment date and has followed that up with sizeable increases ever since. Given the aggressive growth recently and the reasonable payout ratio, we project dividend growth will be 10% per year moving forward.

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[1] Estimated ex-dividend date.

[2] Estimated dividend payment date.

[3] Share count in millions.

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Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Avg. P/FFO	19.3	21.8	19.6	21.9	23.5	32.1	19.6	21.7	20.3	17.2	***16.9***	***21.0***
Avg. Yld.	1.1%	0.9%	1.0%	0.8%	0.7%	0.9%	2.4%	2.4%	2.8%	3.7%	***4.0%***	***4.1%***

Shares of the trust have gained $1, or 3.1%, since our May 24th, 2026 report. AMH has enjoyed a rich valuation since the beginning of its existence. The stock's average P/FFO is 21.7 over the last decade and 22.2 over the last five years. With the stock trading at 16.9 times funds-from-operations, AMH's valuation is below our target P/FFO of 21. Reaching this valuation by 2031 would add 4.4% to annual returns over this period.

Investors often hold shares of REITs for the high yields. AMH has typically been the rare name in the sector that has a lower yield. At 4.0%, however, the current yield is much closer to that of the typical REIT stock, thanks in large part to a dividend growth rate that exceeds much of AMH's peer group.

Safety, Quality, Competitive Advantage, & Recession Resiliency

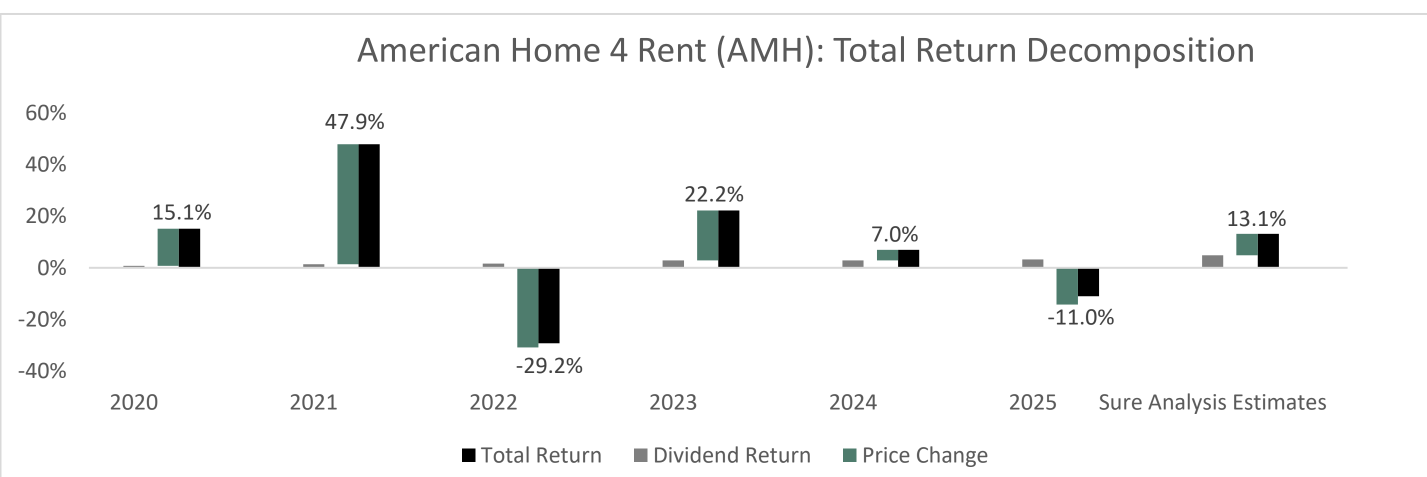
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	21%	20%	19%	18%	17%	29%	47%	53%	59%	64%	***68%***	***85%***

AMH was not publicly traded during the 2007 to 2009 recession so understanding the trust's ability to withstand an economic downturn is not possible. Even so, we believe that the trust would encounter some difficulty. Consumers would still need places to live, so occupancy rates could well remain high. We fear that rental rates would probably decline. AMH is one of the largest operators of single-family in the U.S., giving it a size and scale that is above most of its peer group.

Final Thoughts & Recommendation

American Homes 4 Rent is expected to see total annual returns of 13.1% through 2031, down from our prior estimate of 13.5%. Our projected return stems from a 5% funds-from-operation growth rate, a starting yield of 4.0%, and a mid-single-digit contribution from multiple expansion. As with prior quarters, the trust continues to produce solid growth metrics throughout much of its business. American Homes 4 Rent continues to benefit from a high occupancy rate, an increase in rent agreements, and a larger portfolio of houses. We have raised our five-year price target $1 to $52 due to estimates for the year. Despite the attractive return potential, we reaffirm our hold rating on shares of American Homes 4 Rent due to a weak dividend risk score. That said, investors looking for a REIT with aggressive dividend growth might be drawn to the trust's high growth rates over the medium-term.

Total Return Breakdown by Year



Disclosure: This analyst has no position in the security discussed in this research report, and no plans to initiate one in the next 72 hours.

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Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	879	957	1,073	1,152	1,183	1,327	1,507	1,643	1,746	1,866
Gross Profit	194	124	145	177	184	370	419	468	519	567
Gross Margin	22.0%	13.0%	13.5%	15.3%	15.6%	27.9%	27.8%	28.5%	29.7%	30.4%
SG&A Exp.	299	297	319	329	343	373	427	457	477	504
Operating Profit	129	75	87	113	88	272	308	353	401	452
Op. Margin	14.6%	7.8%	8.1%	9.8%	7.5%	20.5%	20.4%	21.5%	22.9%	24.2%
Net Profit	10	64	97	156	128	244	309	431	467	512
Net Margin	1.2%	6.7%	9.0%	13.5%	10.8%	18.4%	20.5%	26.2%	26.7%	27.4%
Free Cash Flow	207	250	338	381	463	460	447	573	772	784

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	8,107	8,609	9,001	9,100	9,594	10,962	12,175	12,688	13,381	13,242
Cash & Equivalents	250	183	175	164	265	192	218	222	350	231
Acc. Receivable	118	115	110	112	125	133	131	128	133	130
Goodwill & Int.	3,170	2,733	3,028	3,081	3,121	4,224	5,000	5,035	5,533	5,533
Total Liabilities	2,923	2,476	2,804	2,833	2,817	3,880	4,516	4,462	5,023	5,109
Accounts Payable	4,193	5,149	5,252	5,335	5,789	6,059	6,496	6,967	7,160	7,034
Long-Term Debt	0.70	0.48	0.53	0.53	0.49	0.64	0.70	0.64	0.70	0.73
Total Equity	8,107	8,609	9,001	9,100	9,594	10,962	12,175	12,688	13,381	13,242
LTD/E Ratio	250	183	175	164	265	192	218	222	350	231

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	0.1%	0.8%	1.1%	1.7%	1.4%	2.4%	2.7%	3.5%	3.6%	3.8%
Return on Equity	0.2%	1.2%	1.6%	2.6%	2.0%	3.7%	4.4%	5.8%	6.0%	6.6%
ROIC	0.1%	0.8%	1.1%	1.8%	1.4%	2.4%	2.8%	3.6%	3.7%	4.0%
Shares Out.	243	287	297	301	317	336	354	364	369	370
Revenue/Share	3.76	3.62	3.65	3.84	3.85	4.08	4.31	4.53	4.75	5.03
FCF/Share	0.88	0.94	1.15	1.27	1.51	1.41	1.28	1.58	2.10	2.11

Note: All figures in millions of U.S. Dollars unless per share or indicated otherwise.