

Buildium vs Yardi Breeze: Which software is best for you in 2025

Note: Yardi Breeze's product has additional features not listed in this article. Please contact Yardi Breeze for more information on their property management software.

If you're looking for property management software, chances are you've come across Buildium and Yardi Breeze—two of the biggest names in the industry. Both offer a wide range of features, but with different pricing plans and capabilities to compare, how do you know which one is the right fit for your business?

In this guide, we'll break down their pricing, features, and key differences to help you decide which is the better option for you. We'll also look at how each platform tackles the biggest challenges property and association managers face today.

Buildium at a Glance

[Buildium](#) is a comprehensive property management platform designed to help you streamline operations, save time, and grow your business. Whether you manage a handful of properties or an expanding portfolio, Buildium offers the tools, automation, and flexibility to keep everything running smoothly.

Its customizable, all-in-one system makes it easy to handle leasing, accounting, maintenance, and communication—without juggling multiple platforms. From independent property managers to large community associations, Buildium adapts to your needs.

Looking to scale your business or add new income streams? Buildium's integrations and automation help you work more efficiently so you can focus on what matters most.

Features

[Buildium offers a comprehensive suite of features](#) built to optimize every aspect of property management. From lead-to-lease workflows to digital rent collection, maintenance tracking, and tenant communication, Buildium simplifies your day-to-day tasks so you can manage properties more efficiently and focus on growth.

Here's a look at the key features designed to make property management easier, more efficient, and profitable:

- **Accounting and tax prep tools:** Bookkeeping tools designed specifically for property management keep all your records accurate and in one place, while tax prep tools such as 1099 eFiling make it easy to stay ahead of deadlines while you juggle other tasks.

- **Marketing tools:** Buildium offers access to a free website, automated rental listing syndication, online tenant applications, tenant screening tools, and online lease signing capabilities.
- **Resident Center:** The Resident Center includes a dedicated mobile app that lets tenants and property owners communicate with you and your team, along with making payments and submitting maintenance requests.
- **Maintenance management:** The platform's complete maintenance and repair system gives you the ability to manage ticketing, tracking, and communication about work orders all in one place.
- **Electronic payments:** Buildium includes online rent and association dues collection through ACH and credit card payments, with automated payments and reminders that make it easier to send, receive, and process payments.
- **Business performance metrics:** The platform suite of reporting capabilities that can help you showcase the most important analytics to owners while also getting valuable insights into your own business' performance.
- **Lead-to-lease tools:** These features help you take prospective tenants from filling out their online application, through the tenant screening process, and to a seamless electronic lease signing, providing transparency, simplified communication, and flexible document sharing options at every step along the way.
- **Mobile apps:** Specific property manager and resident-facing mobile apps make sure that you can communicate with tenants, make or collect payments, conduct inspections and complete other tasks on the go.

For community association managers, Buildium also includes a suite of specialized tools to improve board operations, enhance communication with residents, and keep all your important stakeholders compliant:

- **Reserve fund accounting:** Its reserve fund accounting tools help you and your board stay compliant with any necessary regulations.
- **Architectural request system:** This system makes it simple to track and approve requests. Residents can upload and submit documents and you'll have the ability to communicate with them every step of the way.
- **Violation management:** Buildium's mobile app allows for violation logging and tracking. It lets you set custom violation stages, automate the delivery of notices, and communicate with residents and board members alike.

- **Automated payments:** Automate everything from resident association fee and bill payments to your account reconciliation.
- **Bill approvals:** Approvals allow you to make sure nothing gets paid without review and to set limits around automated payments.
- **Financial reporting:** The platform's financial reporting capabilities keep your team and board members in the loop.
- **Resident Center:** The Resident Center provides homeowners with easy communication options.
- **Cloud storage:** With Buildium, you can store important documents like board meeting minutes and association bylaws securely in the cloud.

Beyond its core platform, Buildium also offers Buildium Marketplace, a growing network of integrated app partners that expand your capabilities—with no additional subscription costs. And, if you need even more flexibility, Buildium's Open API lets you customize data workflows and automation at a more detailed level.

Pricing

Buildium offers [three pricing tiers](#). Every plan includes the following features:

- Accounting
- Maintenance
- Task management
- Violations and architectural requests
- Online portals for tenants, owners, board members, and vendors
- Resident and board member communications

The three tiers are customized to meet the needs of property management businesses at various stages in the growth cycle. They include:

- **Essential:** Starting at just \$58/month, the Essential plan consists of Buildium's core offerings and is meant for property managers who mainly want access to accounting and task management tools.
- **Growth:** Starting at \$183/month, Growth is a solid option for property managers looking to grow their businesses. It includes additional features like eSignatures and provides actionable insights in Buildium's Analytics Hub.
- **Premium:** Starting at \$375/month, the Premium plan allows for complete access to all that Buildium has to offer. It encompasses all of the features in the Growth Plan, plus access to the Open AI and Priority Support,

If you're interested in getting started, Buildium offers a pricing guide and free trial so that you can make sure the software works for you,

Yardi Breeze at a Glance

Yardi is another major player in property management software, offering two core solutions: [Yardi Breeze](#) and [Yardi Voyager](#).

This review focuses on Yardi Breeze, which provides property management tools for residential, HOA, and commercial properties—making it the closest competitor to Buildium. Meanwhile, Yardi Voyager is a more advanced enterprise solution designed for specialty real estate markets like government buildings, ports, and airports.

Features

Yardi Breeze offers the following [residential features](#):

- **Marketing and leasing:** This includes rental listing syndication along with online applications, tenant screening tools, and lease signing options.
- **Rent collection:** The rent collection tools allows tenants and residents to view their balances and make payments online, plus manage delinquencies and collections.
- **Accounting:** Yardi Breeze's accounting tools let you manage your portfolio's accounts payable, accounts receivable, and general ledger functions, as well as generate key financial reporting documents.
- **Owner tools:** The software's owner tools help you streamline owner onboarding, customize your owner reports, and share those reports via an online portal.
- **Maintenance:** Yardi Breeze also allows you to receive online maintenance requests, track the progress of work orders, log vendor invoices, and automatically charge tenants or residents for work performed.

Pricing

Yardi Breeze offers two different [pricing packages](#): Breeze and Breeze Premier. Each plan is priced with a set dollar amount per unit and a required minimum spend.

- **Breeze:** With a price of just \$1 per residential unit or \$2 per commercial unit and a \$100 minimum spend, the basic Breeze plan includes all of the [features listed above](#).
- **Breeze Premier:** Requiring a \$400 minimum spend, the Breeze Premier plan offers an expanded list of features, including state-based lease documents, customizable financial

statements and owner reports, and approval limits for accounts payable. It's also able to support specialized housing types like affordable housing and community associations.

Yardi Breeze vs Buildium: Features to Look For

Both Buildium and Yardi Breeze offer a full set of features to help manage various property types. However, the right choice depends on your portfolio size, management style, and long-term growth goals.

Before diving into the key differences, it's important to make sure that any property management software you choose includes these core capabilities:

- **Accounting:** The right property management accounting software should allow you to collect payments, manage accounts payable, and reconcile any bank accounts, as well as generate financial reporting. It should also enable you to simplify tax reporting.
- **Leasing Tools:** Ideally, you'll have access to customizable lease templates, tenant screening tools, and e-sign capabilities to help streamline the lead-to-lease cycle. For existing tenants, look for online rent collection features as well as tools geared toward property inspections.
- **Maintenance Tools:** As far as maintenance tools are concerned, you should have the ability to track and manage work orders through every stage of your workflow. Plus, the ability to set up vendor profiles and simplify payment.
- **Marketing Tools:** Common marketing tools include rental listing syndication, customized property websites, and lead generation capabilities to help you grow your door count.
- **Communication Tools:** Look for communication tools that make it easy to connect with both property owners and tenants, plus keep a record of all communications in a central location. Association managers will also want to focus on choosing software that includes the ability to set special permissions for board members.
- **Mobile Apps:** Any software that you choose should come equipped with mobile app functionality. Make it easy for your property management team, as well as owners and tenants alike to use the platform on the go.
- **Integration with Other Software:** Since no one piece of software is going to be able to help you tackle every single property management task, be sure to choose a platform that integrates easily with other software or is compatible with tools through features like a partner marketplace or open API.

Buildium and Yardi Breeze offer features in these key areas, but one is likely a better fit for your specific needs. The comparisons below will help you determine which platform aligns best with your portfolio and management style.

Buildium vs Yardi Breeze: Pricing

Since Buildium and Yardi Breeze use different pricing models and unit requirements, direct comparisons can be tricky. However, here's a closer look at each platform's pricing tiers to help you determine which best fits your needs and budget.

Buildium

Buildium offers three pricing tiers designed to support property managers at different stages of growth:

- **Essential Plan** (\$58/month): Ideal for small portfolios (up to 150 units), offering core features like accounting, maintenance tracking, task management, owner portals, and tenant communication. Also includes a free marketing website.
- **Growth Plan** (\$183/month): A great fit for growing portfolios, adding analytics, leasing insights, inspection tools, and unlimited e-signatures to level up operations.
- **Premium Plan** (\$375/month): Best for large portfolios, offering Open API access, a dedicated growth consultant, and integrations with Marketplace Premium partners at no extra cost.

Savings Tip: Buildium offers volume discounts as your portfolio grows and additional savings for annual billing. Use Buildium's pricing calculator for a personalized estimate.

Yardi Breeze

[Yardi Breeze's pricing](#) follows a per-unit pricing model, making it more flexible for small portfolios but with some limitations:

- Breeze Plan (\$1/unit for residential, \$2/unit for commercial; \$100 minimum spend) – Includes basic maintenance, accounting, marketing, leasing, and rent collection [features](#).
- Breeze Premier Plan (\$400 minimum spend) – Required for managing community associations or affordable housing, with expanded tools like customizable reports, state-based lease documents, and job cost tracking.
- Key Consideration: Yardi Breeze requires annual billing—you'll need to pay upfront. However, it does include onboarding, training, and support services in the subscription fee.

Buildium vs Yardi Breeze: Property Management Accounting

Property management accounting can be complex. You need to track multiple income streams, manage expenses, and plan for taxes—all while staying compliant. The right property

management software should centralize financial data, automate key tasks, and provide insights to help grow your business.

Buildium offers a [comprehensive accounting suite](#) that centralizes all financial transactions—from fee collection and refunds to deposits and vendor payments—in a single dashboard. With automated tools for accounts payable, bank reconciliation, and financial reporting, Buildium helps property managers stay on top of their finances with minimal effort.

Instead of manually tracking payments, Buildium records transactions by unit, organizes invoices, and converts work orders into bills, making it easy to keep detailed records. Built-in calculators help determine vendor payments, while automated bank reconciliation promotes compliance with trust accounting regulations. When it's time to review financials, property managers can generate and share custom reports with owners and board members in just a few clicks.

For those looking to save even more time, Buildium's Automated Invoice Entry service, powered by Ops Technology, handles invoice uploads for just \$0.99 per invoice. And when tax season arrives, Buildium makes [1099 e-filing](#) seamless, allowing you to file, generate, and send forms to owners and vendors automatically—all on the same day.

Yardi Breeze also offers core accounting features, including accounts payable and receivable, general ledger functions, budget tracking, and financial reporting. It allows property managers to manage invoices, vendor payments, and tax documents, including 1099 e-filing and escrow account tracking.

For those who need advanced financial controls, upgrading to Breeze Premier unlocks automated invoice processing, customizable financial statements, and job costing tools. Users can also set approval limits for accounts payable and access additional add-ons like automated utility billing and bulk check processing.

Buildium vs Yardi Breeze: Communication Portals

Clear and efficient communication is a must have for property managers, owners, and tenants. The right software should make it easy to send important updates, track conversations, and keep everything organized in one place.

Buildium's [Resident Center](#), available on both desktop and mobile, provides a seamless way for property managers and tenants to stay connected. Instead of relying on scattered emails and phone calls, managers can send updates, receive payments, and manage maintenance requests all within one portal.

Through the Resident Center, tenants can pay rent online, set up recurring payments, and track their payment history, ensuring there are no missed rent checks. They can also submit maintenance requests, upload photos, and monitor progress, reducing the need to call or email

for updates. Property managers can send text and email notifications directly from the platform, ensuring important messages reach tenants quickly. The Resident Center also includes a built-in message board and resident directory, making it easier for tenants to engage with their community.

By keeping all communication in one place, Buildium helps property managers reduce back-and-forth conversations, minimize misunderstandings, and create a better experience for both residents and staff.

Yardi Breeze focuses more on owner communication than tenant engagement. The base plan includes tools for generating financial reports, owner statements, and pro-rata summaries, which can be shared through a secure portal or email. Property managers can calculate and distribute owner payments while maintaining the necessary reserve amounts.

For those using Breeze Premier, additional features allow for customized financial reports and the ability to compare property performance across a portfolio. While these tools help keep owners informed, they do not offer the same level of direct communication with residents that Buildium provides.

Buildium vs Yardi Breeze: Online Rent and Fee Collection

Rent and fee collection is a crucial part of property management. The right software should offer multiple payment methods, automated tracking, and easy access for tenants and managers alike.

Buildium allows property managers to [collect rent, association dues, and application fees](#) entirely online. Through the Resident Center, tenants can set up recurring payments or make one-time payments manually. Property managers can track payment history, monitor delinquencies, and manage invoices in one place. Buildium's ePay tool also streamlines vendor and owner payments without requiring a separate payment platform.

Yardi Breeze offers online rent collection with debit, credit, and ACH payment options. It automates recurring rent and fee postings, helps manage delinquencies, and integrates with PayNearMe, allowing tenants to make in-person payments at participating retailers. Upgrading to Breeze Premier adds features for rent deferral management and unauthorized rent increase controls.

Buildium vs Yardi Breeze: Property Maintenance Management

Having the ability to respond to maintenance requests quickly helps build trust with tenants and residents while also saving owners money by preventing costly deferred maintenance.

Buildium allows users to upload maintenance requests from any device and attach notes, photos, or videos for better documentation. On the back end, Buildium automates work order

management, enabling property managers to create recurring tasks, schedule vendor requests, and store vendor contact details for quick assignments. Vendor payments can also be processed directly through Buildium, keeping invoices and payment records organized.

For 24/7 maintenance support, Buildium offers a [maintenance contact center](#) at \$1.10 per unit per month (\$0.70 per missed call, with a \$140 minimum spend). This service handles inbound maintenance calls, prioritizes emergency requests, and logs every call into Buildium, keeping property managers informed, even when they're off the clock.

Yardi Breeze allows residents to submit maintenance requests online, including photo uploads from a smartphone or tablet. Property managers can assign tasks to vendors or staff, track progress notes, and link invoices, ensuring work orders are properly documented. The system also enables managers to track work order history by unit or resident and automatically charge tenants for completed work.

For those using Breeze Premier, a maintenance call center add-on is available, providing similar functionality to Buildium's 24/7 support option.

Buildium vs Yardi Breeze: Revenue Generation and Growth Tools

Whether you're expanding your portfolio or increasing profitability within your existing doors, the right software should offer tools to help you create new income streams and streamline financial operations.

Buildium is designed for growth-focused property managers, offering multiple ways to increase revenue and generate new business opportunities.

Through [Buildium Rewards](#), property managers can earn credits toward their monthly subscription by encouraging tenants to enroll in Rent Reporting, turning a resident service into a cost-saving opportunity. The Buildium Marketplace also allows managers to charge supplemental fees for services like resale and disclosure document processing through partners such as [HomeWiseDocs](#) or owner benefits packages through [Steady](#), along with several other options.

Property managers can also offer liability insurance directly through [Buildium Property Insurance](#), choosing to cover the charge in-house or pass it to residents. Additionally, [All Property Management](#), fully integrated with Buildium, helps property managers connect with property owners actively searching for management services, providing a steady stream of targeted leads.

Yardi Breeze focuses primarily on an integrated renters insurance package. This optional feature allows property managers to reduce liability risk while offering tenants a simplified insurance enrollment and claims process. However, compared to Buildium, Yardi Breeze provides fewer built-in tools for generating additional revenue.

Buildium vs Yardi Breeze: Rental Applications and Tenant Screening

A smooth rental application and screening process is key to finding qualified tenants while reducing administrative work. The right software should make it easy for applicants to apply online, while giving property managers the tools to review, screen, and approve tenants efficiently.

Buildium includes a [customizable application template](#) with every plan, allowing property managers to collect the right information for each property. Applications can be linked directly to property listings, enabling applicants to apply with just a few clicks. Once submitted, applications are automatically added to the dashboard, where managers can track progress and make updates as needed.

For [tenant screening](#), Buildium integrates with TransUnion to offer background checks, credit reports, and custom credit score requirements. Standard screenings cost \$30 per application, with a \$15 discount when billed through Buildium. The [Enhanced Tenant Screening](#) option, available for \$18 per screening, provides a soft credit check, co-signer analysis, and automated applicant recommendations based on collected data.

Yardi Breeze

Yardi Breeze also allows applicants to submit rental applications online and gives property managers the ability to communicate with prospects via text and email. With the Breeze Premier Plan, managers can prioritize follow-up tasks in the CRM queue, ensuring that potential leads are properly nurtured.

For tenant screening, Yardi Breeze partners with [ScreeningWorks Pro](#), offering background checks that include criminal records, rental history, eviction data, and landlord-tenant court records. These reports are available as an add-on service, with Breeze Premier users gaining access to additional features like income verification.

Buildium vs Yardi Breeze: Marketing and Rental Listing Syndication

Before you can screen tenants, you need to market your listings effectively. The right property management software should help you reach more potential renters, optimize listing management, and optimize pricing strategies.

Buildium

Buildium includes a [free property management website](#) with every pricing plan, allowing property managers to host rental listings and create dedicated landing pages. Listings can be

syndicated across top rental platforms, including Apartments.com®, Apartment List®, the Zillow® Rental Network, and Zumper®, ensuring [maximum exposure with just a few clicks](#).

Managers can track and manage listings directly within Buildium, allowing prospects to schedule showings that sync automatically with their calendar. Lead follow-up is streamlined through an integrated CRM, powered by LeadSimple, helping property managers nurture prospects and fill vacancies faster.

To stay competitive, Buildium also offers Analytics and Insights, including Comparative Rent Metrics to help property managers monitor market trends and adjust pricing for better performance.

Yardi Breeze

Yardi Breeze partners with RentCafe to provide corporate websites, but this feature is only available as an add-on and not included in standard subscription plans. However, customizable property websites are available as part of Breeze Premier, giving property managers a way to showcase their listings and attract potential tenants.

Buildium vs Yardi Breeze: Showing Coordination

Efficient showing coordination is a key part of the leasing process, allowing tenants to schedule viewings on their own time while helping property managers stay organized.

Buildium

Buildium integrates with [Tenant Turner®](#) as an add-on service, automating pre-qualifications, [self-service showings](#), and scheduling via text or email. It also sends automated responses to showing requests and consolidates all activity in one dashboard for easy tracking.

For additional flexibility, [ShowingHero®](#) is available through the Buildium Marketplace, providing a third-party lead management service that handles showings and gathers metrics on feedback and vacancies.

Yardi Breeze

Yardi Breeze does not currently offer showing coordination features in its subscription plans or as an add-on service.

Buildium vs Yardi Breeze: Online Renting and eSign

Once you've found the right tenant, moving them through the [leasing process](#) quickly and efficiently helps minimize vacancy time. The right property management software should simplify lease creation, signing, and renewals while keeping you compliant.

Buildium offers a [fully digital leasing experience](#), including customizable lease templates and addenda. With over 50 auto-fill fields, property managers can tailor leases to their needs while

keeping all documents securely stored within the platform. Lease renewals can also be updated and sent out in just a few clicks.

For secure eSignatures, Buildium integrates with Dropbox Sign, allowing tenants to sign leases digitally from anywhere. Property managers can also offer [renter's insurance](#) through MSI, covering up to \$30,000 in personal property, with policy tracking built into the platform.

Through a partnership with [Obligo®](#), Buildium provides flexible security deposit options and deposit-free alternatives, making lease signings more appealing to prospective tenants.

Yardi Breeze also supports fully digital leasing, with the ability to execute leases and collect eSignatures online. One of its standout features is its library of state-based leases and addenda, ensuring compliance with local regulations across different property locations.

Buildium vs Yardi Breeze: Integrations and API Access

No single property management software can handle every aspect of running a growing portfolio. Integrations allow property managers to connect essential tools, automate workflows, and build a tech stack that meets their unique needs.

[Buildium Marketplace](#) is continuously expanding, offering a network of fully integrated partner solutions for everything from utility management to investment tracking. Every Marketplace integration is designed for seamless sign-up and setup, ensuring a hassle-free experience for property managers.

Beyond Marketplace integrations, Buildium provides an [open API](#), allowing property managers to connect Buildium data with other essential business applications. This feature enhances workflow automation and enables custom integrations with third-party tools, helping property managers save time and operate more efficiently.

Yardi Breeze

Yardi Breeze does not currently offer an API or support specific integrations with other software, limiting its ability to connect with external tools or customize workflows.

Buildium vs Yardi Breeze: Customer Support

Strong customer support and onboarding resources are essential for getting the most out of any property management software. The level of assistance available can impact how quickly you can implement the system and resolve issues as they arise.

Buildium's support options vary by subscription plan. The Essential Plan includes ticket-based support, while the Growth Plan adds phone support with the option to upgrade to priority support

for an additional fee. The Premium Plan offers free priority support and a dedicated growth consultant, providing strategic coaching to help property managers scale their business.

Yardi Breeze includes free onboarding and support with all plans. However, assistance is limited to live chat, video support, and online tutorials, without direct phone support or priority service options.

Yardi Breeze vs Buildium: Final Thoughts

Choosing the right property management software isn't just about comparing features—it's about finding a platform that fits your needs today and grows with you over time. While both Buildium and Yardi Breeze offer many core tools, Buildium provides a more comprehensive, scalable solution for property managers looking to streamline operations and expand their portfolios.

The best way to decide is testing it out for yourself. With [Buildium's 14-day free trial](#), you can explore its features risk-free. If you prefer a guided walkthrough, [schedule a personalized demo](#) to see how it works for your business and get your questions answered—all before making a commitment.

Frequently Asked Questions

What is property management software?

At its core, property management software is a digital tool that makes it easier to complete your day-to-day operations as a property manager. While every software platform is different, these tasks can include marketing listings, tenant applications and screening, rent and fee collection, managing work orders, and communicating with owners and residents.

Do I need property management software?

The answer to this question of whether you need property management software or not is an individual one. However, investing in a software platform can help you increase efficiency and save time while also ensuring that you stay organized. The best options will also offer you metrics so you can see where you stand and insights on how to take your business to the next level.

What is the difference between Yardi Breeze and Yardi Voyager?

Yardi Breeze is a streamlined property management software solution that is mainly geared toward serving traditional property management scenarios, such as residential and commercial properties. On the other hand, Yardi Voyager has more advanced functionality and is capable of supporting specialty properties like ports, airports, and government buildings.

Are there drawbacks to property management software?

The biggest drawback to property management software is the cost. Most are subscription models. However, some services may be add-ons and will come at an additional fee. Also, even with adding on services, some software solutions may not include all the functionality you need to run your business effectively.

How do I get the most value from property management software?

You can get the most value from property management software by doing your research before buying. Look into available features, read reviews, and consider software options that offer a demo or free trial. Make sure your needs will be met before you commit to using a particular platform long-term.