



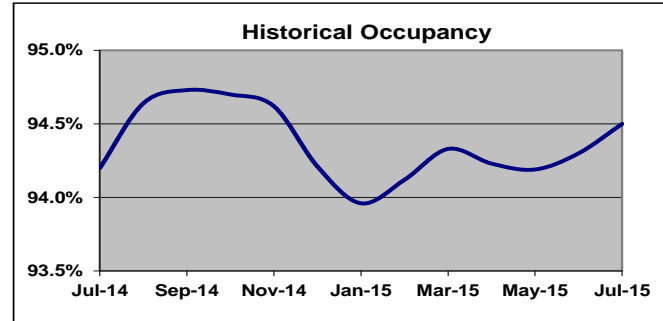
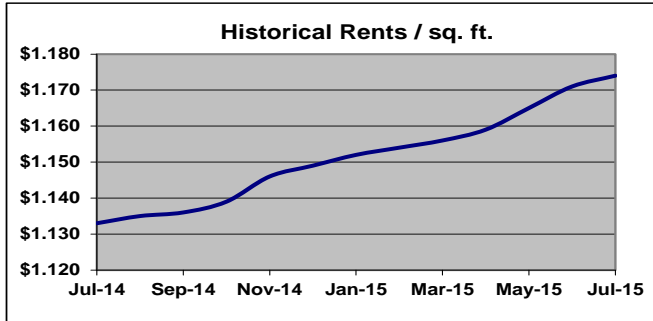
Austin Apartment Market Update

A resource from Oconnordata.com

Edited by Holly Kelch

www.oconnordata.com

July 2015



Market Summary

- Key metrics for the **Austin** area multifamily sector recorded both positive and negative changes in July 2015.
- Occupancy figures recorded mostly upward trends for the classes for the month. Class A properties reported an increase of 0.15% over last month, and an increase of 0.56% over last year. The largest monthly increase was noted for Class B properties, an increase of 0.29%. The largest annual increase was noted for Class A with an increase of 0.56%.
- The average rental rate per square foot reported significant increase for all classes. Class A reported an increase of \$0.001 per square foot over last month and an increase of \$0.041 per square foot on an annual basis. The largest increase over the year was noted for Class C properties with a figure of \$0.046 per square foot.
- The average rental rate per unit recorded positive changes over the month. Class A properties reported an increase of \$0.81 per unit over previous month. The largest increase over the month was noted for Class C properties, an increase of \$5.47 per unit. On a year-over-year basis Class A properties reported an increase of \$31.92 per unit. The largest increase over the year was noted for Class C properties; the average went up by \$33.72 per unit to close at \$849.58 per unit.
- 5,128 units are in the construction pipeline, spread over 16 projects. 28.41% of the pipeline is currently pre-leasing.

Austin Apartment Market Key Metrics					
Occupancy	94.50%	Rent / Unit	\$982.53	Rent / SF	\$1.174
Monthly Change	+0.20%	Monthly Change	+\$2.76	Monthly Change	+\$0.003
Annual Change	+0.30%	Annual Change	+\$33.81	Annual Change	+\$0.041

Absorption for **Austin** was positive 339 units in July 2015 and positive 2,335 units in the twelve month rolling period. 2,176 units are in the planning stage.

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