



# Austin Apartment Market Update

*A resource from OConnorData.com*

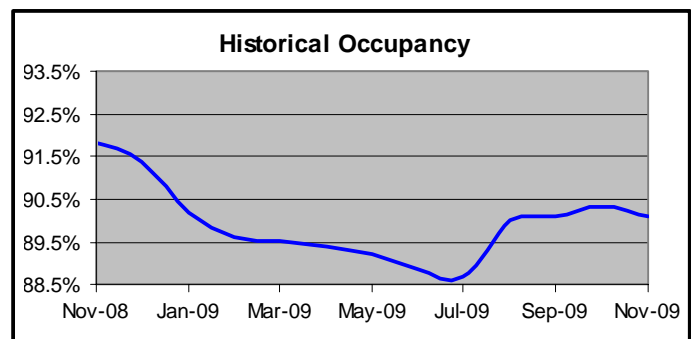
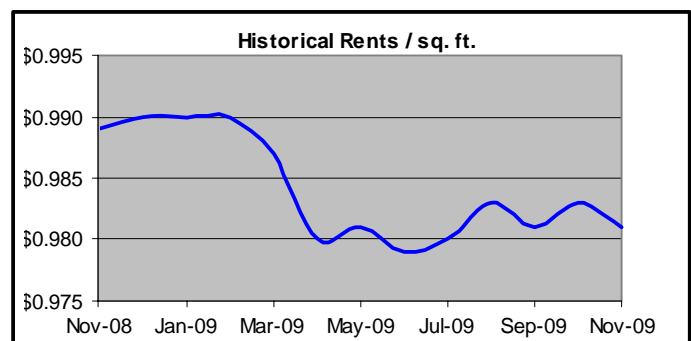
Market Update: by Stuart Showers

## November 2009

The **Austin** area multi-family sector took a light hit during the month of November as occupancy and rents per square foot both saw slight declines. However, the overall strength of the market was conveyed as absorption stayed positive in light of significant completions during the month. As usual, Class A properties lead the market with strong gains in per square foot (+ \$0.003, \$1.066) and per unit rents (+ \$6.08, \$999.86), while occupancy declined minimally (- 0.30%, 90.84%). The coming months are expected to continue the trend of stable to increasing rents for Class A properties, accompanied by decreasing occupancy.

**Austin** apartment market occupancy decreased 0.26 points in November to 90.09%, and has fallen 1.77 points since November 2008. Average rent per square foot has decreased \$0.002 to \$0.981 during the month, and is down \$0.009 psf over the past 12 months. Average rent per unit posted an increase of \$0.66 in November; currently at \$825.65, rent per unit has declined \$1.11 over the past year. Austin posted a positive absorption of 94 units in November, bringing annual absorption to 3,135 units.

Austin Apartment Market Key Metrics	
Occupancy	90.09%
Monthly Change	- 0.26%
Annual Change	- 1.77%
Rent / Unit	\$825.65
Monthly Change	+ \$0.66
Annual Change	- \$1.11
Rent / SF	\$0.981
Monthly Change	- \$0.002
Annual Change	- \$0.009
Monthly Absorption	+ 94
Annual Absorption	+ 3,135
Units U/C	4,510
Units Planned	5,322



Ask about the most accurate online Texas apartment data today!

Sign up online by clicking [here!](#)

Or contact Heather Wiesner at 713-375-4262

[hwiesner@poconnor.com](mailto:hwiesner@poconnor.com)



Your Key to Real Estate Success

To subscribe or unsubscribe to this newsletter, please send an email to Stuart Showers at [sshowers@poconnor.com](mailto:sshowers@poconnor.com) or call 1-800-856-REAL (ext. 4239).

O'Connor & Associates / Research & Consulting Group  
Houston: 713-686-9955 Dallas: 214-727-5673

<http://www.poconnor.com> / <http://www.oconnordata.com>