



San Antonio Apartment Market Update

A resource from OConnorData.com

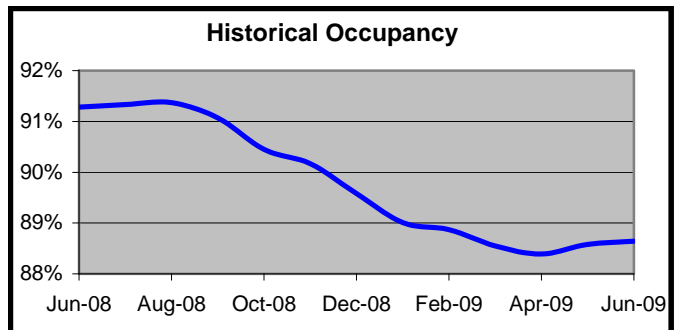
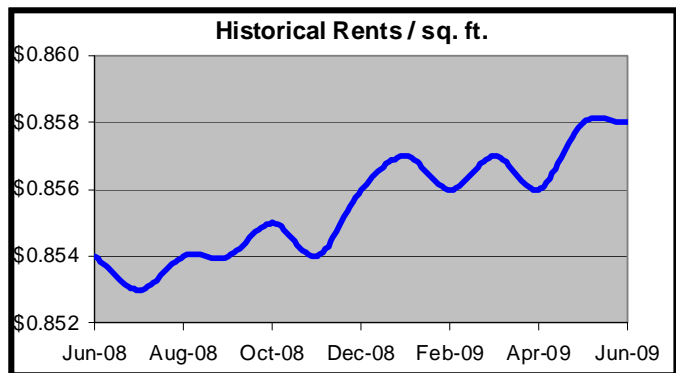
Market Update: by Stuart Showers

June 2009

June marked the second straight month of increases in occupancy and rents per unit, as well as positive absorption for the **San Antonio** multi-family market. This represents a much welcomed change for a market that had been accustomed to continually increasing vacancy rates with stagnating rents and negative absorption totals. As only a quarter of the under-construction supply is actively pre-leasing (24.4%), this trend could potentially continue into the next few months, considering the staggered delivery of new product.

San Antonio apartment market occupancy increased 0.06 points over the month, but is down 2.69 points over the previous year (88.64%). Rental rates per square foot were flat during June at \$0.858 psf, but are up \$0.004 psf above last year's level. At \$694.94, rent per unit reported a monthly increase of \$0.08 and is up \$3.97 over the year. Absorption in June was 85 units; annual absorption totals -1,967 units.

San Antonio Apartment Market Key Metrics	
Occupancy	88.64%
Monthly Change	+ 0.06%
Annual Change	- 2.69%
Rent / Unit	\$ 694.94
Monthly Change	+ \$0.08
Annual Change	+ \$3.97
Rent / SF	\$0.858
Monthly Change	+ \$0.000
Annual Change	+ \$0.004
Monthly Absorption	85
Annual Absorption	- 1,967
Units U/C	6,192
Units Planned	5,820



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



Your Key to Real Estate Success

To subscribe or unsubscribe to this newsletter, please send an email to Stuart Showers at 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>