



San Antonio Apartment Market Update

A resource from OConnorData.com

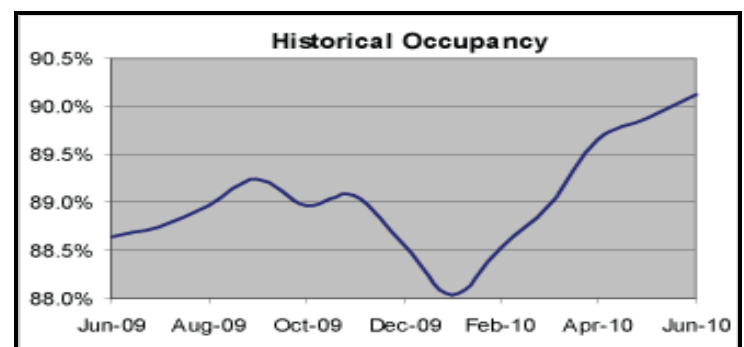
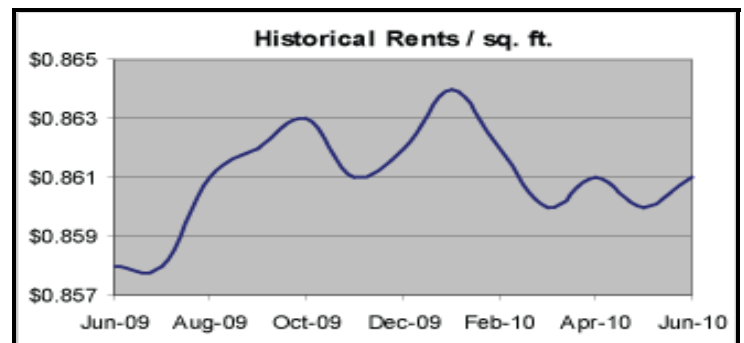
Market Update: by Holly Kelch

June 2010

June proved to be a generally enjoyable month for the **San Antonio** area multifamily sector, with key metrics posting positive figures. Overall vacancy came in just under 10% for the first time since November 2008. Absorption continued its positive trend for the fifth successive month and increased by more than 475 units over last month. Average rental rates returned to positive postings overall this month, with Class A properties recording the highest increase (\$1.53) in average rents per unit. Average rents per square foot showed a uniform increase of \$0.001 for classes A and D and remained unchanged for the remaining classes. With over 54% of the construction pipeline currently pre-leasing and only 400 units expected to deliver during July, the market seems poised to return to stable metrics in the coming months.

San Antonio apartment market occupancy increased 0.23 points in June to 90.12%, and is up 1.48 points over the previous year. Rental rates per square foot increased \$0.001 over the month to \$0.861 per square foot. Over the year, per square foot averages are up \$0.003. At \$699.25, rental rates per unit posted a monthly increase of \$0.66 but are up \$4.15 over the previous year. Absorption in June was positive 522 units, while annual absorption totals positive 3,536 units.

San Antonio Apartment Market Key Metrics	
Occupancy	90.12%
Monthly Change	+ 0.23%
Annual Change	+ 1.48%
Rent / Unit	\$ 699.25
Monthly Change	+ \$0.660
Annual Change	+ \$4.150
Rent / SF	\$0.861
Monthly Change	+ \$0.001
Annual Change	+ \$0.003
Monthly Absorption	+ 522
Annual Absorption	+ 3,536
Units U/C	1,889
Units Planned	2,263



Ask about the most accurate online Texas apartment data today!

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

Or contact Scott Sherrill at 713-375-4264

ssherrill@poconnor.com



Your Key to Real Estate Success

To subscribe or unsubscribe to this newsletter, please send an email to Scott Sherrill at ssherrill@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>