

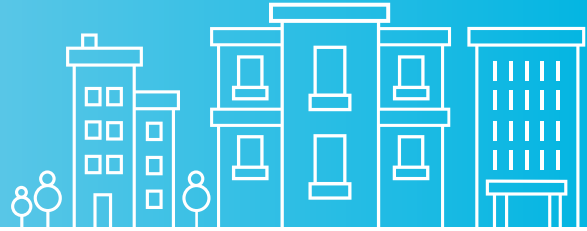


TRANSWESTERN

REAL ESTATE SERVICES

APARTMENT MARKETWATCH

AUSTIN | Q4 2024



Recent Apartment Sales

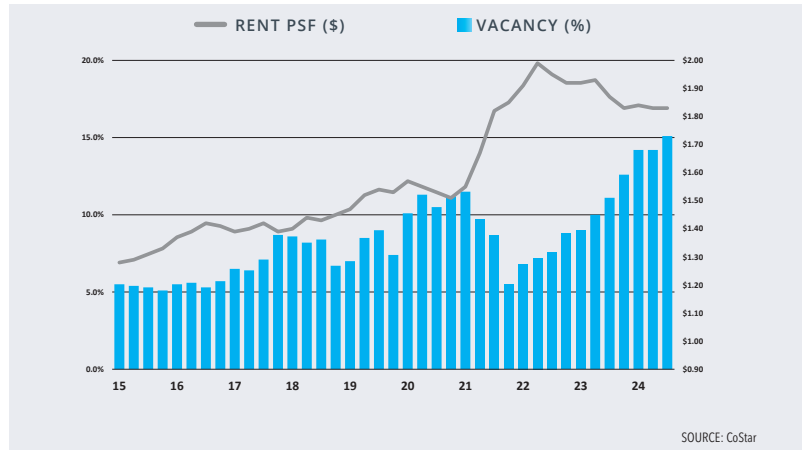
- North :: Twelve 100 Apartments**
384 Units at 12100 Metric Blvd
Buyer: Austin Housing Finance Corp
Seller: Nuveen
- Northeast :: The Grand at Manor**
271 Units at 10700 Genome Dr
Buyer: Presidium
Seller: CLX Ventures
- San Marcos :: Oasis at Plum Creek**
264 Units at 4925 Cromwell Dr
Buyer: City of Pleasanton
Seller: Marlin Spring
- Northeast :: Forest Park**
228 Units at 1088 Park Plaza
Buyer: Strategic Housing Finance Corp.
Seller: Delphi Affordable Housing

Apartment Statistics At-A-Glance

AUSTIN MSA	TRAILING 12 MONTHS	HISTORICAL AVE (YOY)
Vacancy Change	1.8%	8.8%
Units Absorbed	21,668	6,622
Units Delivered	31,713	8,365
Units Under Construction	20,775	
Average Unit Size (SF)	875	
Asking Rent Growth (YoY)	-4.7%	2.0%
Effective Rent Growth (YoY)	-5.0%	2.0%
Sales Volume	\$307M	\$1.2B
% Offering Concessions	46.0%	
Average Concession Package	9.1%	

SOURCE: ALN Apartment Data, CoStar, RCA

APARTMENT STATISTICS :: VACANCY & RENTAL RATE



SOURCE: CoStar

Q4 2024 :: Apartment Statistics By Submarket

SUBMARKET	NO. OF PROJECTS	NO. OF UNITS	VACANCY	TRAILING 12 ABSORPTION	AVE RENT (PER UNIT)	AVE RENT (PSF)
Bastrop County	18	1,694	25.3%	36	\$1,447	\$1.59
Buda-Kyle	40	10,417	21.9%	1,181	\$1,510	\$1.57
Caldwell County	15	788	22.9%	78	\$1,445	\$1.43
Cedar Park	50	15,377	12.1%	481	\$1,489	\$1.61
Central Austin	165	4,190	8.8%	(40)	\$1,634	\$2.32
Downtown Austin	45	7,878	15.6%	724	\$3,311	\$3.47
East Austin	133	18,105	17.5%	2,216	\$1,850	\$2.29
Far North Austin	25	3,171	16.3%	510	\$1,569	\$1.57
Far West Austin	8	149	7.4%	8	\$1,174	\$1.01
Georgetown-Leander	82	15,447	21.9%	2,773	\$1,615	\$1.61
Hill Country	9	1,259	21.7%	38	\$1,788	\$1.82
Lake Travis	17	3,656	7.4%	(42)	\$1,791	\$1.65
Midtown Austin	241	16,538	14.9%	797	\$1,561	\$2.03
North Austin	156	31,831	15.2%	2,864	\$1,492	\$1.88
Northeast Austin	75	15,866	18.5%	1,405	\$1,444	\$1.62
Northwest Austin	125	35,257	11.7%	407	\$1,429	\$1.61
Pflugerville	79	22,957	14.2%	924	\$1,466	\$1.62
Riverside	87	18,610	12.7%	1,139	\$1,460	\$1.81
Round Rock	92	21,361	16.9%	2,333	\$1,507	\$1.59
San Marcos	77	9,784	24.8%	760	\$1,283	\$1.47
South Austin	107	20,805	10.8%	589	\$1,468	\$1.71
South Central Austin	152	13,325	9.6%	28	\$1,797	\$2.27
Southeast Austin	50	14,477	19.1%	2,172	\$1,453	\$1.63
Southwest Austin	55	13,079	9.4%	311	\$1,685	\$1.80
West Austin	87	2,152	8.1%	(27)	\$2,025	\$2.53
AUSTIN MSA TOTAL:	1,990	318,173	15.0%	21,665	\$1,580	\$1.81

Source: CoStar

AUSTIN | MULTIFAMILY MARKET

Apartment Sales Statistics

	AUSTIN TRAILING 12 MONTHS	AUSTIN Q4 2024	U.S. TRAILING 12 MONTHS	U.S. Q4 2024
Volume (\$ Mil)	\$2,191.1	\$302.6	\$130,760.4	\$31,939.0
Number of Properties	61	12	5,389	1,207
Total Units	10,695	1,357	615,559	148,257
Average Price per Unit	\$203,955	\$388,889	\$211,940	\$231,484
Average Cap Rate (Yield)	5.0%	5.3%	5.6%	5.3%

SOURCE: Real Capital Analytics

Transwestern Locations



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METHODOLOGY

The statistics included in this report are the result of a compilation of information from primarily and secondary sources, including CoStar, for apartment properties containing 50 or more units located in the Austin metropolitan area, excluding student and senior housing.

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