AUSTIN, TX

2025 MARKET AT A GLANCE

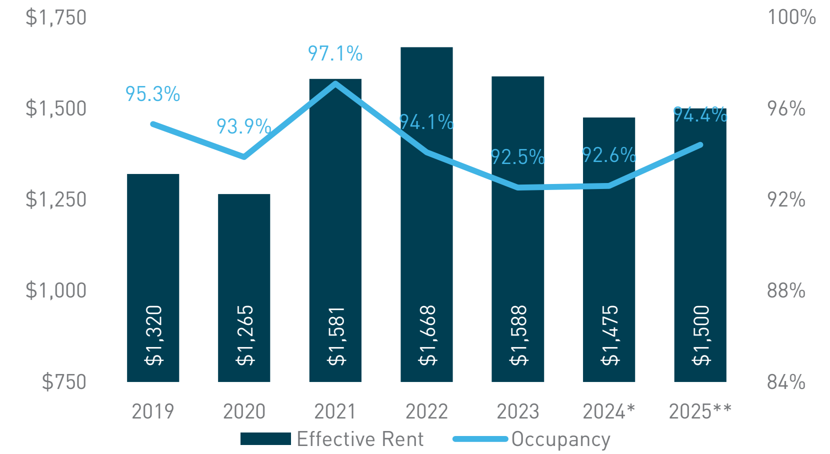
OCCUPANCY RATE (Q4 2025)	EFFECTIVE RENT (Q4 2025)	RENT SHARE OF WALLET (Q4 2025)
94.4%	$1,500	17.4%
UP 180 BPS YOY	UP 1.7% YOY	DOWN 20 BPS YOY

Demand to Outpace Supply, Boosting Occupancy and Effective Rent

Declining apartment deliveries and higher-than-average net in-migration will push demand for multifamily housing above the heightened levels of new supply for the first time since 2021. Net in-migration averaged around 44,450 people each year between 2014 and 2023. In 2024, an estimated 72,760 people moved to Greater Austin. In 2025, net in-migration is projected to remain elevated at 56,650 people. New renters will continue to favor suburban submarkets, including Round Rock/Georgetown, East Austin, Cedar Park, and North Central Austin. These submarkets hold a bevy of corporate operational hubs, expanding advanced manufacturing operations that are proximal to Samsung's development in Taylor, and offer retail amenities that rival Downtown Austin. However, the Downtown/University market will see a resurgence in demand, as it is projected to rank fourth for the metric in 2025. Despite developers building new offices and strong enrollment at the University of Texas, the submarket has not been among the top five in terms of absorption since 2022. This could have resulted from inflation, as the Downtown/University submarket has the market's highest rent. However, given the forecasted net migration that brings new renters from more expensive areas like Los Angeles, the submarket's rents are comparably affordable. With hybrid work models accepted as the new normal, developers have focused on transitioning office projects into residential and hotel use. Portions of the raucous Sixth Street are undergoing redevelopment to become all-day districts, including Sixth & Blanco and the Historic Sixth Street restoration.

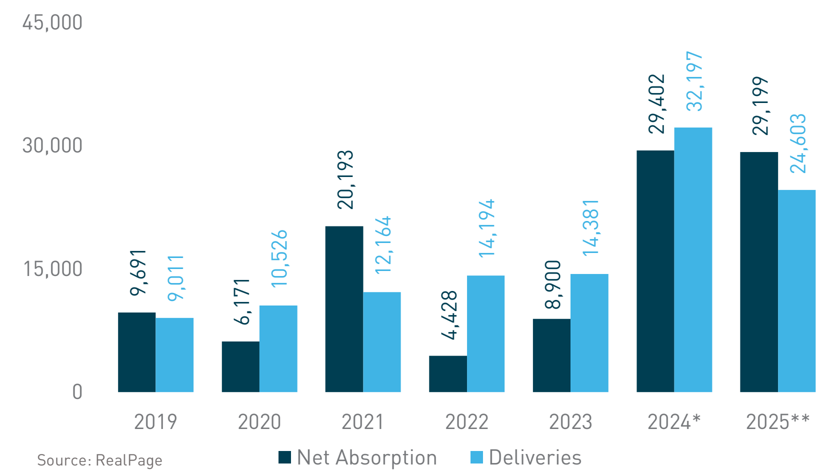
Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

APARTMENT TRENDS



Source: RealPage
*Projected **Forecast

Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.



Source: RealPage

*Projected **Forecast

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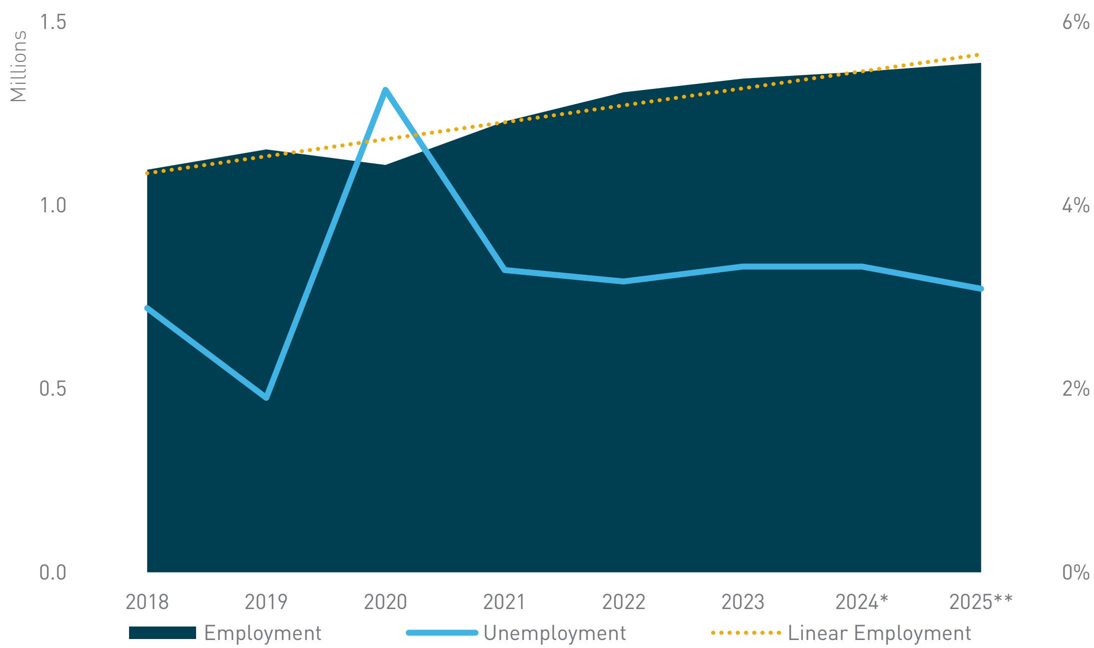
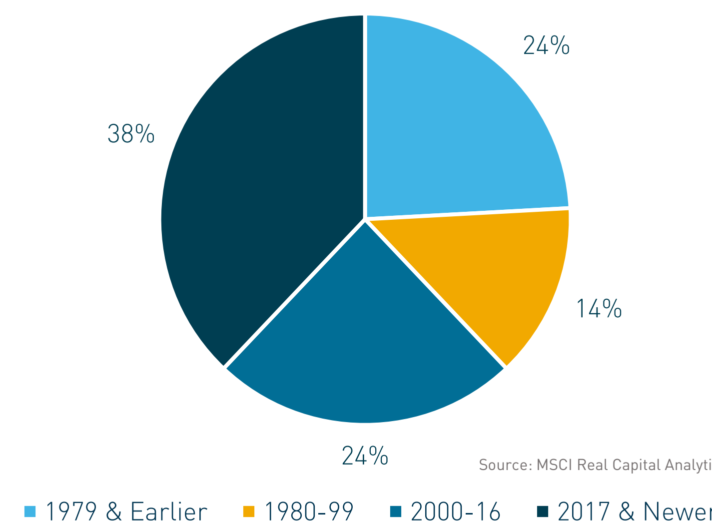
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: MSCI Real Capital Analytics

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of $2.5 million or more, unless otherwise indicated.

EMPLOYMENT (DEC. 2025)	UNEMPLOYMENT (DEC. 2025)	MEDIAN HOUSEHOLD INCOME (DEC. 2025 SAAR)	PRICE PER UNIT (2024 AVG.)	CAP RATE (2024 AVG.)
1,388,900	3.1%	$103,489	$207,336	4.9%
UP 1.8% YOY	DOWN 20 BPS YOY	UP 3.2% YOY	DOWN 13.7% YOY	UP 50 BPS YOY