

The Multi-Family

MARKET OVERVIEW

A Brief Look at 4th Quarter 2011

Just the Facts...



AUSTIN

Average Occupancy: 95%
Average \$/SF: Steady
Average Sale Price/Unit: \$70,600



SAN ANTONIO

Average Occupancy: 92%
Average \$/SF: ↓ \$0.1
Average Sale Price/Unit: \$54,000

Did you know?

You can get complete apartment industry information off our website? You have the ability to run your own market-analysis, obtain complete property profiles, track new construction, access sales and so much more!

Apartment Data-Online

Our database at your fingertips.

Multi-Family Trend Report

The most complete market overview available.

Sales Comparables

Property name, location, grantee/grantor, total consideration, price per unit/square foot.

New Construction Report

Property name, location, owner, total units, status and more.

Management or Ownership Directory

Includes contact name, address, phone, fax and each property that is managed or owned.

For additional information,
call us or visit our website at
www.apartmenttrends.com

The information contained herein was obtained from our industry sources and other third parties, and we have used commercially reasonable efforts to gather, verify, analyze and report such information. NONETHELESS, WE MAKE NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. All information should be independently verified by the user of this report. Reproduction of this report in whole or in part is prohibited without the prior written consent of Austin Investor Interests, Inc.

Apartment Conditions in Central Texas

Austin

While the whole of 2011 was a great year for Austin, the fourth quarter brought declines, that while typical for this time of year, were higher than those seen in previous fourth quarters. Occupancy fell a full percent, however annual figures show an increase of 1.4% over last year. Rents, at a record high of \$1.05 psf, rose a scant .3% for the quarter, but an impressive 6.8% for the year.

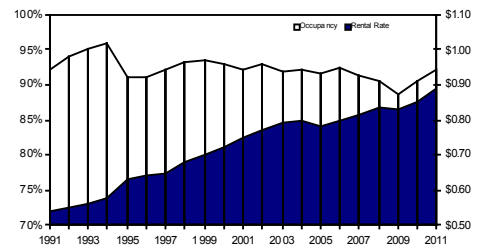
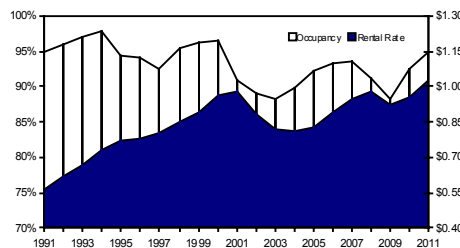
Sales escalated during the final half of the year, with 27 properties changing hands during the fourth quarter. This put the total sales for 2011 at 58 properties, with an average price per unit of \$71,000. New unit additions from construction continued to remain low throughout the quarter and the year, but with over 17,000 units either under construction or expected to start in the next 12 months, these figures will rise. Read more in the Multi-Family Trend Report at www.apartmenttrends.com.

San Antonio

The San Antonio area also experienced a positive year until the fourth quarter. Occupancy in this market fell 1% for the quarter, while rising .8% for the year. Rents fell .7% from their all-time high of \$.90 psf, however they ended the year up 4.3% over 2010. The number of properties offering concessions, though up during the fourth quarter, was down 8% over last year.

Sales remained strong throughout much of 2011, with a total of 55 properties changing hands to the tune of \$53,000 per unit.

New construction, while quiet over the past 12 months, is poised to take an active role during 2012 and 2013. There are currently over 5,300 units under construction, with another 7,300 expected to start this year. These units will start coming on-line during the first quarter. Find out more on our [website](http://www.apartmenttrends.com).



Published By:



Austin

San Antonio

(877) APT-DATA or (877) 278-3282

www.apartmenttrends.com

E-mail: customerservice@apartmenttrends.com