

The Multi-Family

MARKET OVERVIEW

A Brief Look at 2nd Quarter 2010

Just the Facts...



AUSTIN

Average Occupancy: 91%
Average \$/SF: ↑ \$0.02
Average Sale Price/Unit: \$61,000



SAN ANTONIO

Average Occupancy: 90%
Average \$/SF: ↑ \$0.01
Average Sale Price/Unit: \$27,000

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.

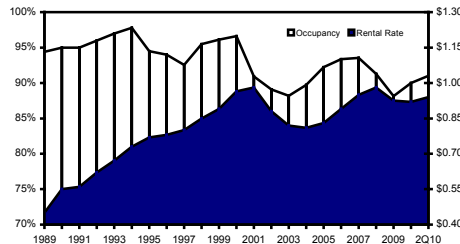
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Apartment Conditions in Central Texas

Austin

By mid-year 2010, the Austin area apartment industry appears to have reached a turning point. Both the first and second quarters of the year have posted positive figures – a feat unseen in this area for years, and a sign that the market may finally be starting to stabilize.

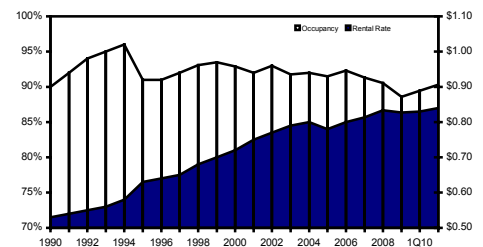


Further proof of this is the increase the industry experienced during this time period. While both occupancy and rents have made positive strides, annual figures show occupancy jumping almost 4%. A gain this big has not been felt in this market since

1988. A decrease in the number of new units added has helped buoy the market and offered absorption figures the chance to flourish, with over 3,600 units absorbed so far this year. A large portion of these absorbed units are Class A units, a sign that the new product is being received well.

San Antonio

Although less than an hour apart, the Austin and San Antonio apartment markets rarely operate at the same pace. This year, however, the markets seem to be on the same track and it is a good ride. Like Austin, the San Antonio area has seen positive increases in both occupancy and rental rates, with occupancy reaching over 90% for the first time since mid-1998. A slowdown in construction in this area has enabled previously added product to fill up and stabilize, allowing absorption to reach over 3,000 more units occupied since the end of 2009. Unfortunately, sales in both markets has seen a decrease in both volume and value, while the number of foreclosures, distressed sales and properties in receivership has increased. You can track these properties on our website at www.apartmenttrends.com.



Published By:



Austin

San Antonio

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