

# AUSTIN APARTMENT MARKET WATCH

OCTOBER 2017

## Recent Apartment Sales

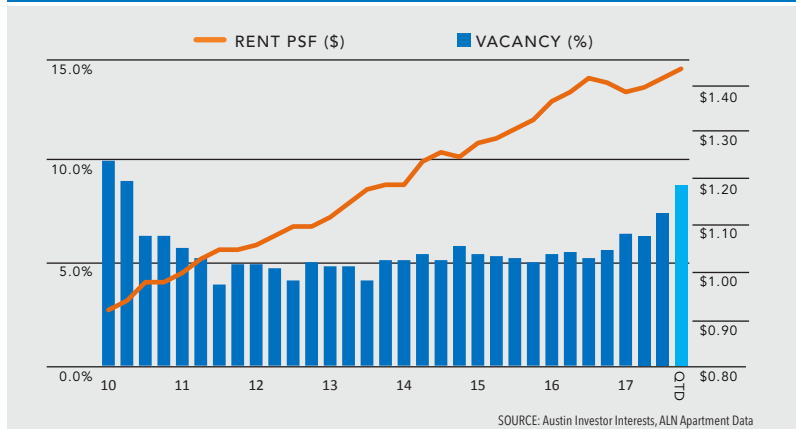
- Campus (UT) :: Uptown at University Park**  
 267 Units at 3320 Harmon Avenue  
 Buyer: CWS Apartment Homes  
 Seller: Cypress Real Estate Advisors
- Northwest :: Dakota Springs**  
 342 Units at 12215 Hunters Chase Drive  
 Buyer: Mill Creek Residential  
 Seller: Prudential Real Estate Investors
- Northwest :: Monterone at Canyon Creek**  
 332 Units at 9009 North FM 620  
 Buyer: Bascom Group  
 Seller: CNC Investments
- North Central :: Northgate Hills**  
 416 Units at 9024 Northgate Blvd.  
 Buyer: GVA Pro LLC / 1 Northgate  
 Seller: Intercapital

## Monthly Apartment Statistics

AUSTIN MSA	AUGUST 2017	ANNUAL CHANGE (%)
Occupancy	91.1%	(0.5%)
Units Added	6,160	N/A
Units Absorbed (Annual)	7,239	N/A
Average Size (SF)	860	0.3%
Average Asking Rent (Unit)	\$1,237	1.1%
Average Asking Rent PSF	\$1.44	0.9%
Average Effective Rent (Unit)	\$1,223	1.1%
Average Effective Rent PSF	\$1.42	0.8%
% Offering Concessions	17%	37.1%
Average Concession Package	5.4%	(9.5%)

SOURCE: ALN Apartment Data

## APARTMENT STATISTICS :: VACANCY & RENTAL RATE



## Q2 2017 :: Apartment Statistics By Submarket

SUBMARKET	UNITS	OCCUPANCY	CLASS A RENT PSF	CLASS B RENT PSF	CLASS C RENT PSF	AVE RENT PSF
Bastrop (BAS)	735	97.6%	\$1.31	\$1.13	\$0.85	\$1.08
Central (C)	5,399	93.2%	\$1.90	\$1.87	\$1.67	\$1.82
Central Bus. District (CBD)	4,229	92.1%	\$2.80	\$2.20	\$1.75	\$2.63
Cedar Park/Leander (CP/L)	8,239	92.0%	\$1.36	\$1.18	\$1.12	\$1.28
East (E)	508	29.1%	-	-	\$1.07	\$1.07
East Central (EC)	3,847	82.6%	\$1.98	\$1.82	\$1.74	\$1.94
Hays (Hays)	2,516	92.6%	\$1.35	-	-	\$1.35
North (N)	20,470	94.6%	\$1.41	\$1.28	\$1.27	\$1.28
North Central (NC)	6,921	94.1%	\$1.86	\$1.59	\$1.35	\$1.66
Northeast (NE)	12,353	91.8%	\$1.34	\$1.23	\$1.26	\$1.27
Northeast Central (NEC)	4,375	93.5%	-	\$1.18	\$1.20	\$1.20
Northwest (NW)	28,361	92.6%	\$1.48	\$1.29	\$1.28	\$1.31
Northwest Central (NWC)	5,580	91.0%	-	\$1.49	\$1.32	\$1.36
Round Rock (RR)	10,867	93.1%	\$1.24	\$1.17	\$1.22	\$1.21
South (S)	13,228	93.2%	\$1.41	\$1.28	\$1.44	\$1.35
South Central (SC)	11,806	92.6%	\$2.16	\$1.73	\$1.64	\$1.82
Southeast (SE)	4,433	85.9%	\$1.33	\$1.27	\$1.30	\$1.30
Southeast Central (SEC)	11,896	91.6%	\$1.96	\$1.40	\$1.36	\$1.47
San Marcos (SM)	5,680	95.1%	\$1.33	\$1.33	\$1.18	\$1.25
Southwest (SW)	8,076	90.5%	\$0.14	\$1.38	\$0.99	\$1.40
UT (UT)	1,447	93.7%	\$2.19	\$2.01	\$1.81	\$2.01
West (W)	4,433	89.9%	\$1.48	\$1.32	\$1.70	\$1.42
Williamson (WMS)	3,385	94.5%	\$1.34	\$1.20	\$1.43	\$1.28
<b>TRAVIS COUNTY ONLY</b>	<b>138,137</b>	<b>92.1%</b>	<b>\$1.75</b>	<b>\$1.37</b>	<b>\$1.37</b>	<b>\$1.48</b>
<b>AUSTIN MSA (TOTAL)</b>	<b>178,876</b>	<b>92.4%</b>	<b>\$1.63</b>	<b>\$1.32</b>	<b>\$1.35</b>	<b>\$1.43</b>

Does not include 20,042 units of affordable housing and 11,743 units of student housing. If all types are added together, the Austin MSA totals 210,661 units.  
 SOURCE: Austin Investor Interests

# AUSTIN APARTMENT MARKET WATCH

OCTOBER 2017

## Apartment Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2017	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q3 2017
Volume (\$ Mil)	\$3,499.7	\$381.3	N/A	\$149,298.1	\$39,347.9
No. of Properties	110	18	0	8,228	1,961
Total Units	23,896	2,757	0	1,108,784	269,734
Average Price/Unit	\$157,945	\$141,226	0	\$145,526	\$151,589
Average Cap Rate (Yield)	5.5%	6.1%	N/A	5.6%	5.3%

SOURCE: Real Capital Analytics

## About Transwestern

Transwestern is a privately held, SSAE 16 compliant commercial real estate firm specializing in agency leasing, property and facilities management, tenant advisory, capital markets, research and sustainability. The fully integrated global enterprise leverages competencies in office, industrial, retail, multifamily and healthcare properties to add value for investors, owners and occupiers of real estate. As a member of the Transwestern family of companies, the firm capitalizes on market insights and operational expertise of independent affiliates specializing in development, real estate investment management and research. Based in Houston, Transwestern has 34 U.S. offices and assists clients through more than 180 offices in 40 countries as part of a strategic alliance with Paris-based BNP Paribas Real Estate. For more information, please visit [transwestern.com/austin](http://transwestern.com/austin) and follow us on Twitter: @TranswesternATX.

## Austin Team Members

Ty Puckett, Executive Vice President	Development & Investment Sales	(512) 314.3572	ty.puckett@transwestern.com
Hale Umstatted, Executive Managing Director	Investment Sales & Corp. Services	(512) 314.3551	hale.umstatted@transwestern.com
Scott Myers, Managing Director	Investment Sales	(512) 314.3571	scott.myers@transwestern.com
Jeff Rogers, Managing Director	Investment Sales - Multifamily	(512) 314.5207	jeff.rogers@transwestern.com
Chris Stutzman, Managing Director	Investment Sales - Multifamily	(512) 314.5203	chris.stutzman@transwestern.com
Mike Brown, Senior Vice President	Agency Leasing & Business Development	(512) 314.3552	mike.brown@transwestern.com
Britt Reed, Senior Vice President	Tenant Advisory	(512) 314.3577	britt.reed@transwestern.com
Greg Johnson, Vice President	Agency Leasing	(512) 314.3570	greg.johnson@transwestern.com
Luke Wheeler, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3553	luke.wheeler@transwestern.com
Will Stewart, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3574	will.stewart@transwestern.com
Brandon Lester, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3576	brandon.lester@transwestern.com
Stayton Wright, Vice President	Tenant Advisory	(512) 314.5205	stayton.wright@transwestern.com
Josh Delk, Vice President	Development & Investment Sales	(512) 314.3557	josh.delk@transwestern.com
Nash Frisbie, Senior Associate	Agency Leasing & Tenant Advisory	(512) 314.3961	nash.frisbie@transwestern.com
Tyler Gauntt, Associate	Investment Sales - Multifamily	(512) 314.5206	tyler.gauntt@transwestern.com
Robert Gaston, Executive Vice President	Southwest   Regional Leader	(512) 314.3554	robert.gaston@transwestern.com
Karen Judson, Vice President	Marketing & Research	(512) 314.3560	karen.judson@transwestern.com

### CONTACT

Karen Judson  
Vice President  
512.328.5600  
[karen.judson@transwestern.com](mailto:karen.judson@transwestern.com)

### METHODOLOGY

The statistics included in this report are the result of a compilation of information on apartment properties containing 50 or more units located in the Austin metropolitan area. Unless otherwise stated, the statistics in this report are monthly, meaning they reflect a 'snapshot in time' and are not cumulative.



901 S MoPac Expressway, Suite 4-250  
Austin, Texas 78746

T 512.328.5600  
[www.transwestern.com/austin](http://www.transwestern.com/austin)