

# AUSTIN APARTMENT MARKET WATCH

NOVEMBER 2016

## Recent Apartment Sales

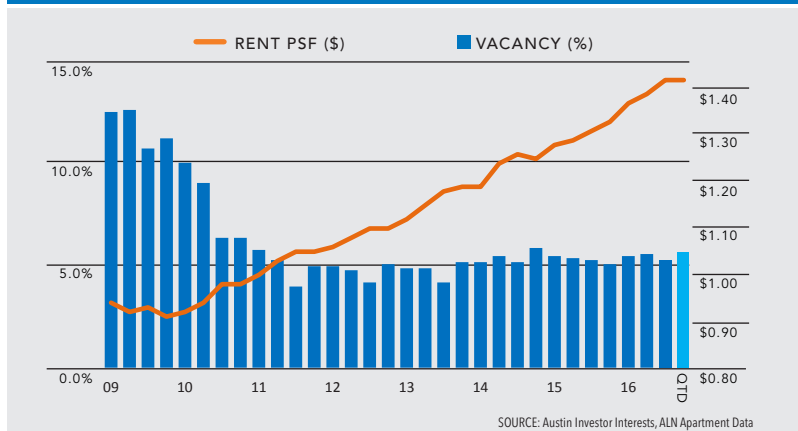
- Round Rock :: City North At Sunrise Ranch**  
 384 Units at 2800 Sunrise Road  
 Buyer: Starlight US Multifamily Funds  
 Seller: Arsenal Real Estate JV McShane Co.
- South :: Remington Hills Apartments**  
 208 Units at 10601 Manchaca Road  
 Buyer: James R. Pousson  
 Seller: McCann Realty Partners
- Southwest :: Barton Creek Villas**  
 250 Units at 2716 Barton Creek Blvd.  
 Buyer: The Connor Group  
 Seller: Sendera Investment Group
- South Central :: Berkshire SoCo**  
 375 Units at 3809 South Congress  
 Buyer: Sendera Investment Group  
 Seller: Berkshire Group

## Monthly Apartment Statistics

AUSTIN MSA	SEPTEMBER 2016	ANNUAL CHANGE (%)
Occupancy	94.7%	2.2%
Units Added	3,633	N/A
Units Absorbed (Annual)	6,700	N/A
Average Size (SF)	857	0.2%
Average Asking Rent (Unit)	\$1,222	5.0%
Average Asking Rent PSF	\$1.42	4.8%
Average Effective Rent (Unit)	\$1,210	4.5%
Average Effective Rent PSF	\$1.41	4.3%
% Offering Concessions	12%	11.0%
Average Concession Package	5.9%	26.8%

SOURCE: ALN Apartment Data

## APARTMENT STATISTICS :: VACANCY & RENTAL RATE



## Q3 2016 :: Apartment Statistics By Submarket

SUBMARKET	UNITS	OCCUPANCY	CLASS A RENT PSF	CLASS B RENT PSF	CLASS C RENT PSF	AVE RENT PSF
Bastrop (BAS)	734	97.0%	\$1.23	\$1.10	\$0.81	\$1.04
Central (C)	5,360	94.8%	\$1.82	\$1.89	\$1.62	\$1.76
CBD	4,243	83.2%	\$2.55	\$1.98	\$1.68	\$2.49
Cedar Park/Leander (CP/L)	7,693	94.6%	\$1.39	\$1.17	\$1.07	\$1.30
East (E)	506	95.8%	-	-	\$1.06	\$1.06
East Central (EC)	3,341	88.9%	\$1.89	-	\$1.71	\$1.86
Hays (Hays)	2,298	95.9%	\$1.30	-	-	\$1.30
North (N)	20,700	94.9%	\$1.38	\$1.27	\$1.25	\$1.27
North Central (NC)	6,911	91.1%	\$1.79	\$1.55	\$1.34	\$1.62
Northeast (NE)	11,693	93.4%	\$1.28	\$1.24	\$1.21	\$1.25
Northeast Central (NEC)	4,348	94.3%	-	-	\$1.15	\$1.15
Northwest (NW)	27,425	94.8%	\$1.38	\$1.29	\$1.26	\$1.30
Northwest Central (NWC)	5,146	95.3%	-	\$1.45	\$1.34	\$1.37
Round Rock (RR)	10,268	96.0%	\$1.27	\$1.21	\$1.21	\$1.23
South (S)	12,969	94.0%	\$1.40	\$1.31	\$1.39	\$1.36
South Central (SC)	11,866	93.8%	\$2.06	\$1.76	\$1.56	\$1.77
Southeast (SE)	3,982	88.8%	\$1.41	\$1.29	\$1.26	\$1.32
Southeast Central (SEC)	11,627	93.2%	\$1.90	\$1.41	\$1.35	\$1.45
San Marcos (SM)	5,629	97.6%	\$1.32	\$1.27	\$1.15	\$1.22
Southwest (SW)	7,088	92.2%	\$1.38	\$1.37	\$1.30	\$1.37
UT (UT)	1,389	90.6%	\$2.02	\$1.85	\$1.80	\$1.93
West (W)	4,522	87.3%	\$1.48	\$1.32	\$1.56	\$1.40
Williamson (WMS)	3,366	95.1%	\$1.30	\$1.23	\$1.30	\$1.28
<b>TRAVIS COUNTY ONLY</b>	<b>133,340</b>	<b>93.2%</b>	<b>\$1.70</b>	<b>\$1.35</b>	<b>\$1.35</b>	<b>\$1.46</b>
<b>AUSTIN MSA (TOTAL)</b>	<b>173,104</b>	<b>93.7%</b>	<b>\$1.59</b>	<b>\$1.32</b>	<b>\$1.32</b>	<b>\$1.41</b>

SOURCE: Austin Investor Interests

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## Apartment Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2016	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q3 2016
Volume (\$ Mil)	\$3,456.6	\$783.2	\$339.8	\$163,643	\$37,054.1
No. of Properties	117	29	13	7,859	1,877
Total Units	24,880	5,228	2,634	1,203,492	279,665
Average Price/Unit	\$140,133	\$146,097	\$134,286	\$144,783	\$143,724
Average Cap Rate (Yield)	5.6%	5.4%	N/A	5.8%	5.6%

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. Transwestern has 34 U.S. offices and assists clients through more than 181 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.

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### 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.



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