

# AUSTIN APARTMENT MARKET WATCH

DECEMBER 2016

## Recent Apartment Sales

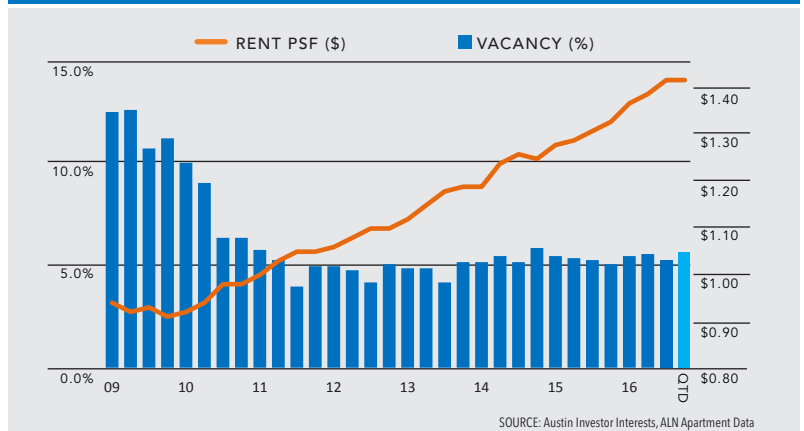
- North :: Broadstone Travesia**  
 396 units at 3701 Quick Hill Road  
 Buyer: Amrin Trading Inc.  
 Seller: Starlight US Multifamily Funds
- North Central :: The Parker**  
 152 units at 5106 North Lamar Blvd.  
 Buyer: Austin Capital Advisors  
 Seller: Icon Urban Group
- Northeast :: Tierra Belle**  
 204 units at 6407 Springdale Road  
 Buyer: TB Springdale LLC  
 Seller: PPA Group JV Trinity Private Equity
- Northwest :: The Bridges at Volente**  
 208 units at 11908 Anderson Mill Road  
 Buyer: Austin Affordable Housing Corp.  
 Seller: CWS Volente Marquise LP

## Monthly Apartment Statistics

AUSTIN MSA	SEPTEMBER 2016	ANNUAL CHANGE (%)
Occupancy	94.3%	1.9%
Units Added	3,869	N/A
Units Absorbed (Annual)	6,638	N/A
Average Size (SF)	857	0.4%
Average Asking Rent (Unit)	\$1,218	4.4%
Average Asking Rent PSF	\$1.42	4.1%
Average Effective Rent (Unit)	\$1,202	3.7%
Average Effective Rent PSF	\$1.40	3.4%
% Offering Concessions	16%	45.7%
Average Concession Package	6.1%	25.2%

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

# AUSTIN APARTMENT MARKET WATCH

DECEMBER 2016

## 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	\$367.4	\$163,974.7	\$37,121.1
No. of Properties	117	29	14	7,912	1,888
Total Units	24,880	5,228	2,897	1,209,249	280,790
Average Price/Unit	\$140,133	\$146,097	\$144,382	\$144,680	\$143,526
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.

## 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
Leah Gallagher, Managing Director	Investment Sales	(512) 314.3571	leah.gallagher@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
Tracy Fike, Associate	Tenant Advisory & Agency Leasing	(512) 314.5215	tracy.fike@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 F 512.328.9309  
[www.transwestern.com/austin](http://www.transwestern.com/austin)