



MULTIFAMILY REPORT

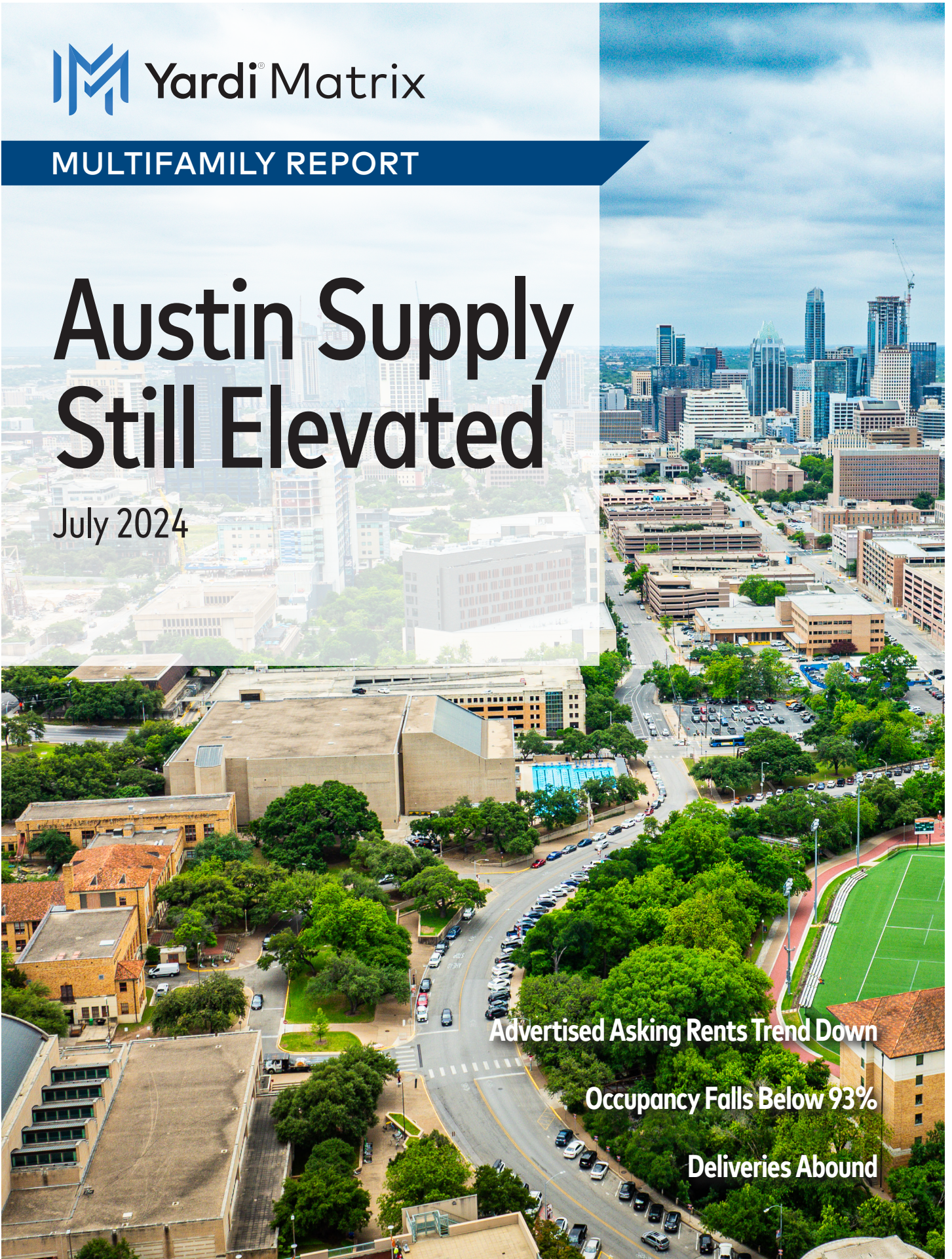
Austin Supply Still Elevated

July 2024

Advertised Asking Rents Trend Down

Occupancy Falls Below 93%

Deliveries Abound



AUSTIN MULTIFAMILY



Austin's Rental Supply Leads Nation

Austin's multifamily fundamentals were a mixed bag in the second quarter of 2024, due to the continued high influx of new supply. Some 60,000 units have come online in the metro since 2020 and despite strong demand and population growth, supply outperformed rent growth and occupancy. On a year-over-year basis through May, Austin advertised asking rents contracted 5.8%, to \$1,620, while the national rate rose 0.6%, to \$1,733. Meanwhile, occupancy declined to 92.9% in April, while the national average stayed flat, at 94.5%.

In the 12 months ending in March, Austin's employment market expanded 2.8%, or 28,800 jobs, marking the second-best performance among Yardi Matrix's top 30 metros. Unemployment stood at 3.0% in April, surpassing the U.S. (3.9%), the state (4.0%) and all other major Texas metros. Two sectors underperformed—information (down 2,900 jobs) and professional and business services, which remained flat. Government (7,300 jobs) and education and health services (7,000 jobs) led job gains.

Developers delivered 5,499 units in 2024 through May and had another 54,722 under construction. While record deliveries are expected this year, new construction shows signs of softening. Investment activity remained tepid, with transaction volume at \$344 million in May, and the per-unit price down 17.8% year-over-year, to \$148,454, trailing the \$176,968 U.S. figure.

Market Analysis | July 2024

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Recent Austin Transactions

Mia Riverside



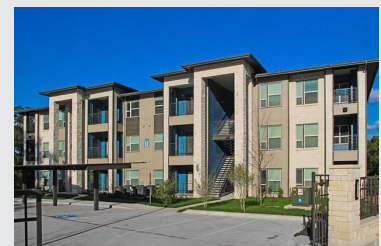
City: Austin, Texas
Buyer: LXMI Capital
Purchase Price: \$67 MM
Price per Unit: \$119,103

Broadstone North Ridge



City: Round Rock, Texas
Buyer: Manulife Investment
Management
Purchase Price: \$61 MM
Price per Unit: \$178,466

Terra



City: Austin, Texas
Buyer: Azure Partners
Purchase Price: \$58 MM
Price per Unit: \$156,326

3Waller



City: Austin, Texas
Buyer: Placemakr
Purchase Price: \$48 MM
Price per Unit: \$184,813