

AUSTIN MARKET REPORT

AUS

MARKET INSIGHTS · 1Q25



3.4%

Austin Unemployment Rate



-9.9%

YoY New Home Starts Down



5.3%

YoY New Home Closings Up



\$531,774

Average New Home Price

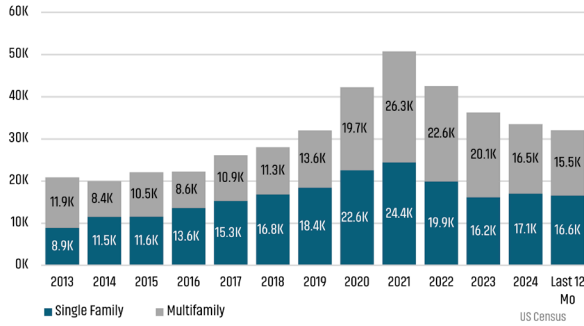


Land Advisors[®]
ORGANIZATION

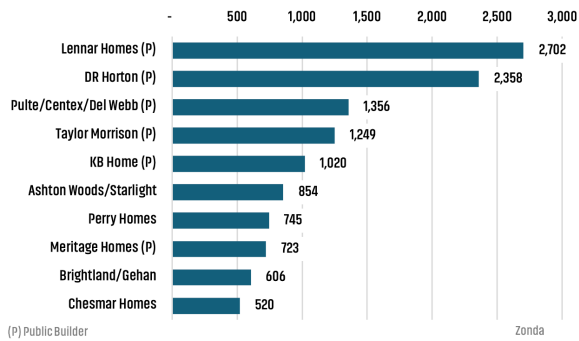
LANDADVISORS.COM

NEW HOUSING TRENDS¹

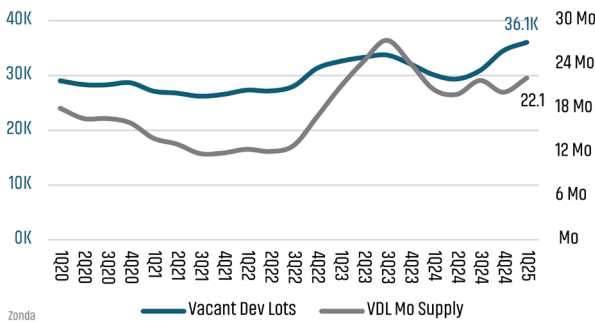
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply




ANNUALIZED NEW HOME STARTS



Mar 2024: 17,584
Mar 2025: 15,851
Change: -9.9%

ANNUALIZED NEW HOME CLOSINGS

Mar 2024: 18,573
Mar 2025: 19,559
Change: 5.3%

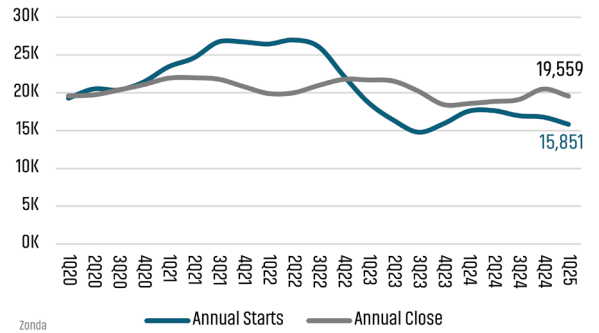


AVERAGE NEW HOME PRICE



Mar 2024: \$530,036
Mar 2025: \$531,774
Change: 0.3%

Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Mar 2024: 30,731
Mar 2025: 30,232
Change: -1.6%

MONTHS OF INVENTORY

Mar 2024: 4.0 Mo
Mar 2025: 4.5 Mo
Change: +0.5 Mo

MEDIAN SALE PRICE

Mar 2024: \$443,245
Mar 2025: \$441,000
Change: -0.5%

ANNUALIZED SALES VOLUME

Mar 2024: \$17.6B
Mar 2025: \$17.2B
Change: -2.4%

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

AUSTIN

Mar 2024	Mar 2025
3.5%	3.4%
▼ -0.1%	

TEXAS

Mar 2024	Mar 2025
4.0%	4.1%
▲ 0.1%	



TOTAL NONFARM EMPLOYMENT (in thousands)

AUSTIN

Mar 2024	Mar 2025
1,441	1,470
▲ 2.0%	

TEXAS

Mar 2024	Mar 2025
14,861	15,137
▲ 1.9%	



EMPLOYMENT CHANGE

AUSTIN

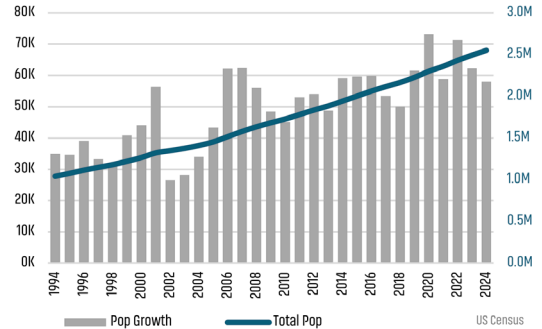
Annualized Employment Change
3.0%

TEXAS

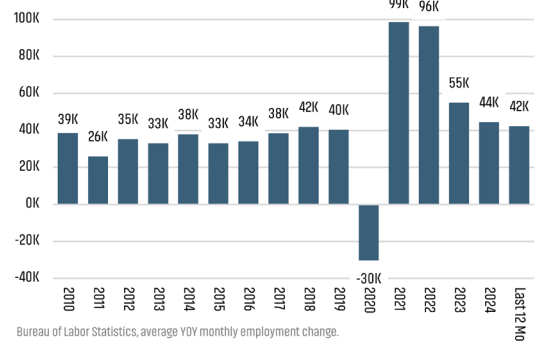
Annualized Employment Change
2.3%



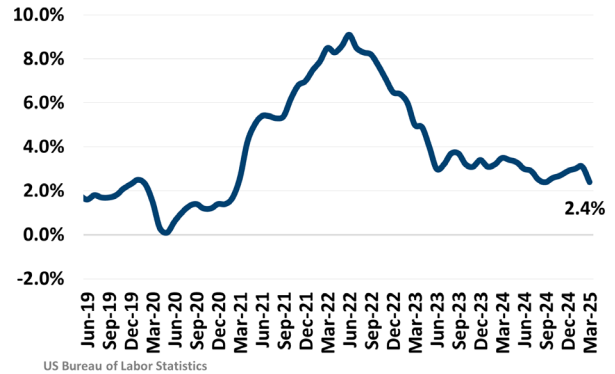
Population Growth & Total Population



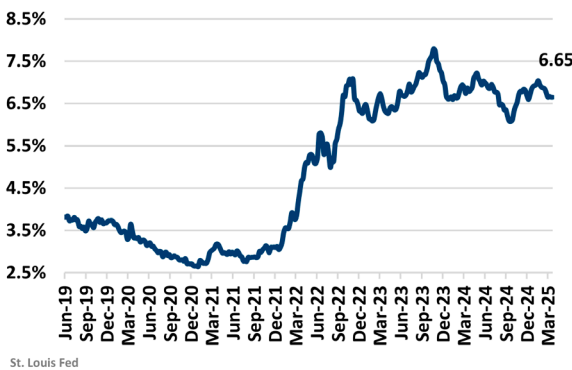
Change in Employment



US Inflation Rate

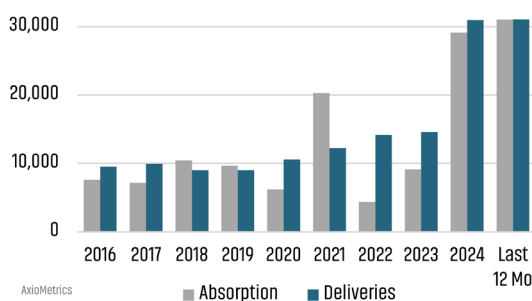


30 Year Fixed Mortgage Rate

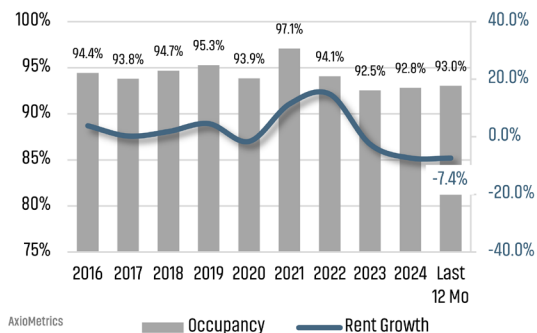


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



Sources: (2) US Bureau of Labor Statistics
*Seasonally Adjusted

THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

DENVER, CO

JACKSONVILLE, FL

ORLANDO, FL

TAMPA, FL

ATLANTA, GA

BOISE, ID

KANSAS CITY, KS/MO

CHARLOTTE, NC

LAS VEGAS, NV

RENO, NV

GREENVILLE, SC

NASHVILLE, TN

AUSTIN, TX

DALLAS-FORT WORTH, TX

HOUSTON, TX

SALT LAKE CITY, UT

BELLEVUE, WA

FUTURE OFFICES

ALBUQUERQUE, NM

CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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