

AUSTIN MARKET REPORT

AUS

MARKET INSIGHTS · 2025



3.4%

Austin Unemployment Rate



-14.6%

YoY New Home Starts Down



-3.8%

YoY New Home Closings Down

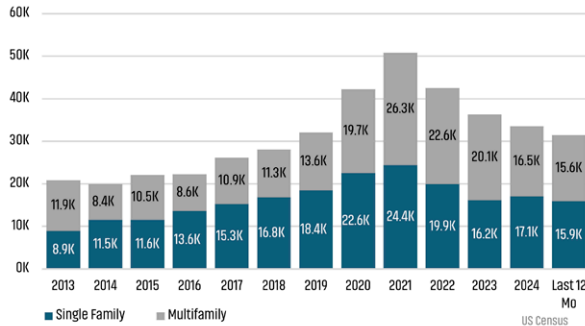


\$525,248

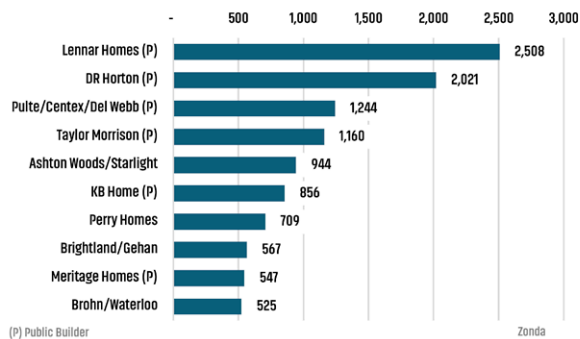
Average New Home Price

NEW HOUSING TRENDS¹

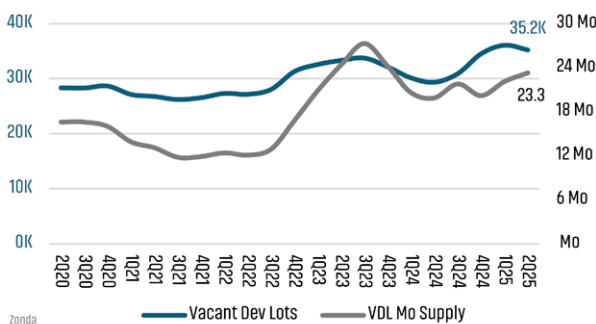
Single & Multi-Family Permits



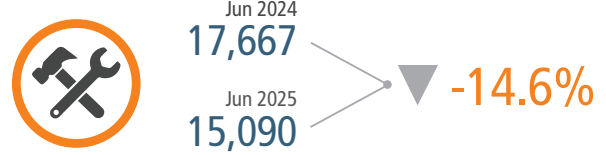
12 Month Homebuilder Ranking by Closings



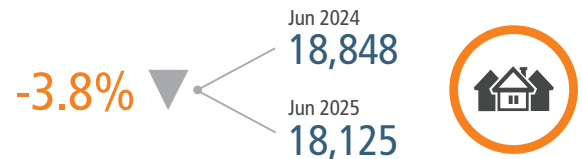
Vacant Developed Lot Supply



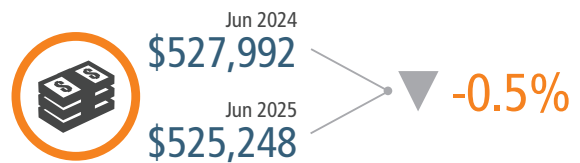
ANNUALIZED NEW HOME STARTS



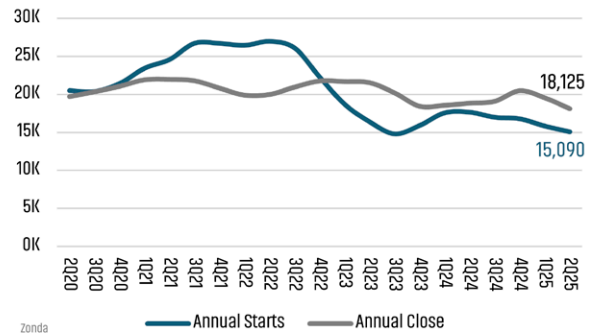
ANNUALIZED NEW HOME CLOSINGS



AVERAGE NEW HOME PRICE



Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES



MONTHS OF INVENTORY



MEDIAN SALE PRICE



ANNUALIZED SALES VOLUME



ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

AUSTIN		TEXAS	
Jun 2024	Jun 2025	Jun 2024	Jun 2025
3.8%	3.4%	4.1%	4.0%
▼ -0.4%		▼ -0.1%	



TOTAL NONFARM EMPLOYMENT (in thousands)

AUSTIN		TEXAS	
Jun 2024	Jun 2025	Jun 2024	Jun 2025
1,365	1,377	14,147	14,343
▲ 0.8%		▲ 1.4%	

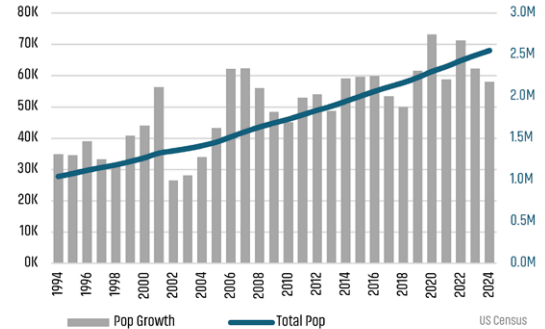


EMPLOYMENT CHANGE

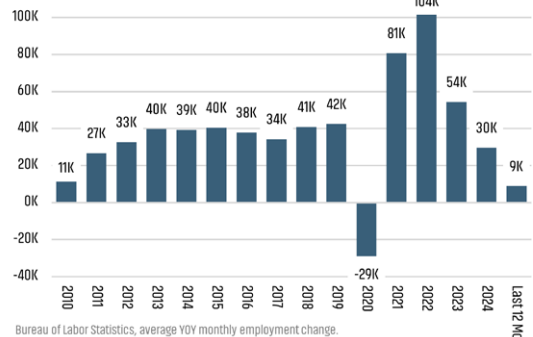
AUSTIN		TEXAS	
Annualized Employment Change		Annualized Employment Change	
1.7%		1.4%	



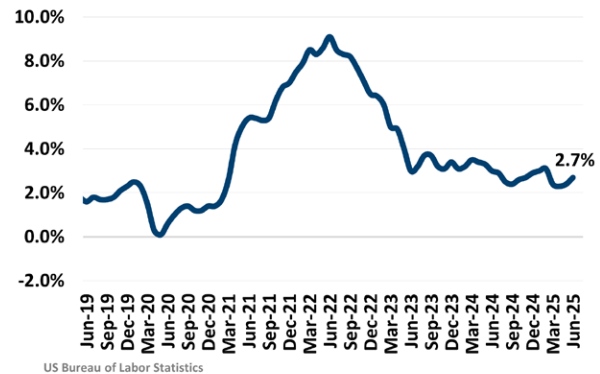
Population Growth & Total Population



Change in Employment



US Inflation Rate

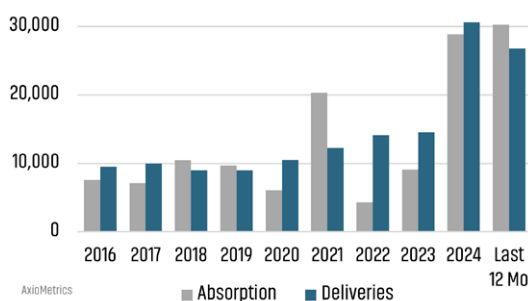


30 Year Fixed Mortgage Rate

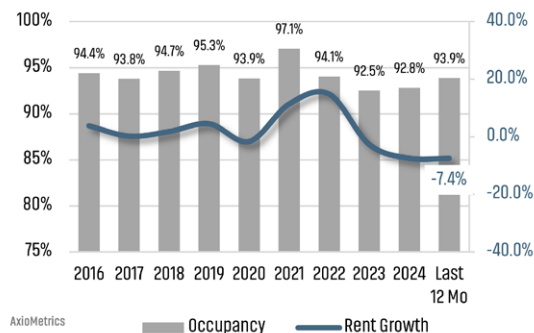


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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 BAY, 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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