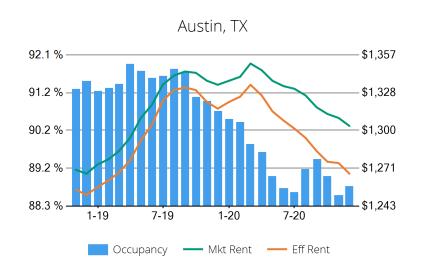
# Austin, TX

#### General Overview

Conventional Properties	Dec 2020	Annual Chg
Occupancy	88.8	-2.0%
Unit Change	10,008	
Units Absorbed (Annual)	5,229	
Average Size (SF)	862	+0.1%
Asking Rent	\$1,303	-2.1%
Asking Rent per SF	\$1.51	-2.2%
Effective Rent	\$1,267	-3.6%
Effective Rent per SF	\$1.47	-3.6%
% Offering Concessions	38%	+93.9%
Avg. Concession Package	6.6%	+16.2%



#### Market Breakdown

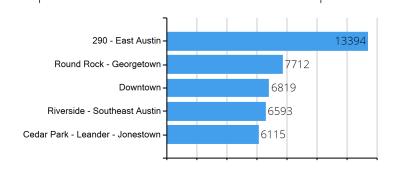
	% of	#	#		Avg	Average	Rent	Rent Concessions	
Property Type	Market	Props	Units	Occ.	SF	Mkt	Eff	Props Offering	Avg Package
Conventional	76%	1,124	219,301	88.8%	862	\$1,303	\$1,267	37.7%	6.6%
Affordable	13%	245	37,698	86.7%	918	\$1,131	\$1,107	22.7%	7.2%
Senior Living	5%	118	13,973	78.6%	816	\$1,862	\$1,842	17.4%	7.0%
Student Housing	6%	145	17,720	83.7%	1,026	\$2,074	\$2,041	17.9%	7.3%
Totals		1,632	288,692						

#### Top 5 Submarkets

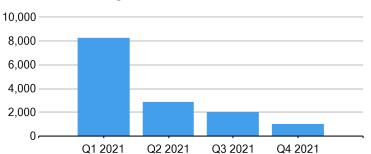
New Units

Occupancy Annual Change	Dec-20	Change	Effective Rent Gains	Dec-20	Change
Marble Falls / Burnet County	97.4%	29.4%	Marble Falls / Burnet County	\$1,263	17.2%
Downtown	93.1%	4.5%	Hutto - Taylor	\$914	6.0%
Metric Blvd - Duval Rd	92.5%	4.1%	San Marcos/Buda/Lockhart	\$1,129	2.1%
Round Rock - Georgetown	90.6%	1.6%	Round Rock - Georgetown	\$1,213	1.7%
Elgin - Bastrop	95.8%	1.0%	Rundberg - N. Lamar - 35 North	\$1,029	1.2%

## Top 5 Submarkets with Most New Units in Pipeline



### Leasing Starts Next 4 Quarters



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