

# Rental Market Overview Report



## Austin

The Austin rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available.

### Market at a Glance

Considerations	Findings	Comments
Housing Availability	Low to Moderate	Very limited options for single-family homes. Extremely low January to April.
Tenant Paid Real Estate Fees	No	
Typical Lease Length	12 Months	
Typical Security Deposit	1 Month	
Early Termination Clauses	Limited	Extremely limited.
Negotiation of Lease Terms	Low	Due to lack of supply.

### Types of Housing – Austin, TX

#### Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Styles include flats and townhouses. Apartment complexes can be as small as five units and as large as 500 units. The apartment building may have private entrances into each unit or have a common entrance shared by all residents.

### Advantages

### Disadvantages

No maintenance responsibilities.

Lack of privacy.

Major appliances and/or hook-up provided.

Limited covered/enclosed parking.

Recreational amenities may be available.

Limited storage.

Some utilities may be included.

Pet restrictions.

## Multiplexes

These are usually 2, 3, or 4 connected units, which can be of townhouse, condominium or flat design.

### Advantages

### Disadvantages

Yard (garden) space.

Yard maintenance may be your responsibility.

Garage/covered parking.

Tenant responsible for several utilities.

Some privacy.

Tenant may have to provide major appliances.

## Single-Family Homes

**Single-Family Homes** are free standing residential properties. Styles include ranch (single story), split-level, tri or multi-level, and mid-entry.

### Advantages

### Disadvantages

Privacy.

Yard maintenance is your responsibility.

Garages.

Tenant responsible for all utilities.

Yard (gardens).

Snow removal, as applicable.

## Neighborhoods

Neighborhoods		1BD	2BD	3BD	4BD	5BD
Barton Hills	<b>Apartment</b>	\$1819-1989	\$2509-2819	\$3800 +	N/A	N/A
	<b>House</b>	N/A	N/A	\$5500-8500	\$4900-5750	\$7000+
Brentwood	<b>Apartment</b>	\$1449-1719	\$2100-3900	\$4500+	N/A	N/A
	<b>House</b>	N/A	N/A	\$2750-3650	\$3799-4300	N/A
Cedar Park	<b>Apartment</b>	\$1607-1821	\$1936-2071	\$2476 +	N/A	N/A
	<b>House</b>	N/A	N/A	\$2195-2695	\$2095-2400	\$3200-3700
Downtown Austin	<b>Apartment</b>	\$3079-5454	\$5615-7372	\$9698-22845	N/A	N/A
	<b>House</b>	N/A	N/A	\$5600-6700	\$5800-8400	N/A
Lake Travis Area	<b>Apartment</b>	\$1394-1495	\$1594-1749	\$2599-2795	N/A	N/A
	<b>House</b>	N/A	N/A	\$3600-3950	\$4400-6200	\$6500-10500
Leander	<b>Apartment</b>	\$1475-1755	\$2198-2258	\$2625-2690	N/A	N/A
	<b>House</b>	N/A	N/A	\$1850-2000	\$2195-4995	\$3200-3599
Northwest Hills	<b>Apartment</b>	\$1510-2360	\$2000-2540	\$2739-2799	N/A	N/A
	<b>House</b>	N/A	N/A	\$2195-2450	\$4200-6900	\$5000 -7000
Pflugerville	<b>Apartment</b>	\$1450-1670	\$2025-2295	\$2395-3025	N/A	N/A
	<b>House</b>	N/A	N/A	\$1800-2300	\$2495-2795	\$2500-3000
South Congress	<b>Apartment</b>	\$1595-1840	\$2000-2240	N/A	N/A	N/A
	<b>House</b>	N/A	N/A	\$2795-6000	\$7500-12000	\$9500-14950
West Lake Hills	<b>Apartment</b>	\$1798-2402	\$2707-3047	\$3753	N/A	N/A
	<b>House</b>	N/A	N/A	\$3200-4800	\$8350-18500	\$17900-35000