



MULTIFAMILY REPORT

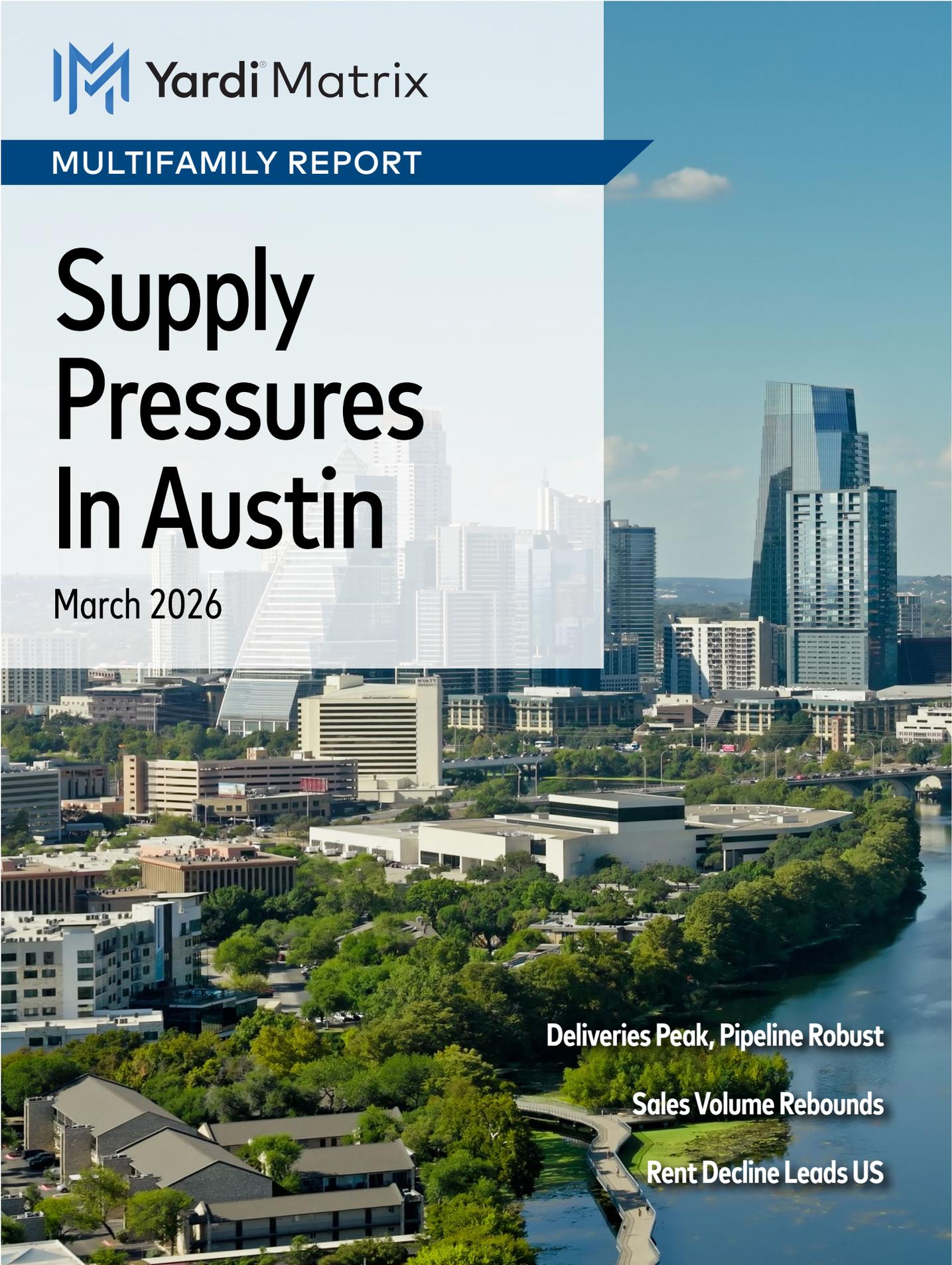
Supply Pressures In Austin

March 2026

Deliveries Peak, Pipeline Robust

Sales Volume Rebounds

Rent Decline Leads US



AUSTIN MULTIFAMILY



Occupancy Slides, as RBN Dips Below 90%

Austin's multifamily fundamentals remained soft entering 2026 as supply continued to pressure rents and occupancy. Average advertised asking rents were down 5.0% year-over-year, to \$1,492 as of January, while the national average was up 0.2%, to \$1,741. The metro's occupancy rate in stabilized properties slid 30 basis points year-over-year, to 92.3% in December, with RBN occupancy falling below 90%.

Employment growth softened to 1.0% year-over-year through September, still slightly above the 0.8% U.S. rate. Unemployment stood at 3.2% in December, outperforming Texas (4.3%) and the U.S. (4.4%). Austin added 9,700 net jobs in the 12 months ending September. Gains were supported by five sectors, led by government (4,100) and education and health services (3,100). Five sectors shed 5,000 jobs combined, headed by professional and business services (-2,100) and manufacturing (-1,100). Notable drivers include the Austin Convention Center redevelopment, which is under construction, and Samsung's Taylor semiconductor campus.

Deliveries hit a new peak in 2025, at 30,002 units or 8.7% of stock, well above the 3.1% U.S. rate. The pipeline remained robust with 22,602 units underway, while new construction fell 18.9% year-over-year in 2025. Investment volume improved to \$1.3 billion in 2025, below the decade average. The average price per unit rose 2.1% to \$176,871 last year.

Market Analysis | March 2026

Contacts

Jeff Adler

Vice President & General Manager of Yardi Matrix
Jeff.Adler@Yardi.com
 (303) 615-3676

Ron Brock, Jr.

Industry Principal, Matrix
JR.Brock@Yardi.com
 (480) 663-1149 x14006

Doug Ressler

Media Contact
Doug.Ressler@Yardi.com
 (480) 695-3365

Author

Anca Gagiuc

Senior Associate Editor

Recent Austin Transactions

Emerson at Wells Branch



City: Pflugerville, Texas
 Buyer: Hamilton Point Investments
 Purchase Price: \$100 MM
 Price per Unit: \$284,091

The Dalton



City: Pflugerville, Texas
 Buyer: BH Properties
 Purchase Price: \$64 MM
 Price per Unit: \$184,000

Bridge at SoCo Crossing



City: Austin, Texas
 Buyer: Housing Authority of the City of Austin
 Purchase Price: \$57 MM
 Price per Unit: \$193,473

Panorama Villas



City: Austin, Texas
 Buyer: Weidner Apartment Homes
 Purchase Price: \$47 MM
 Price per Unit: \$169,903