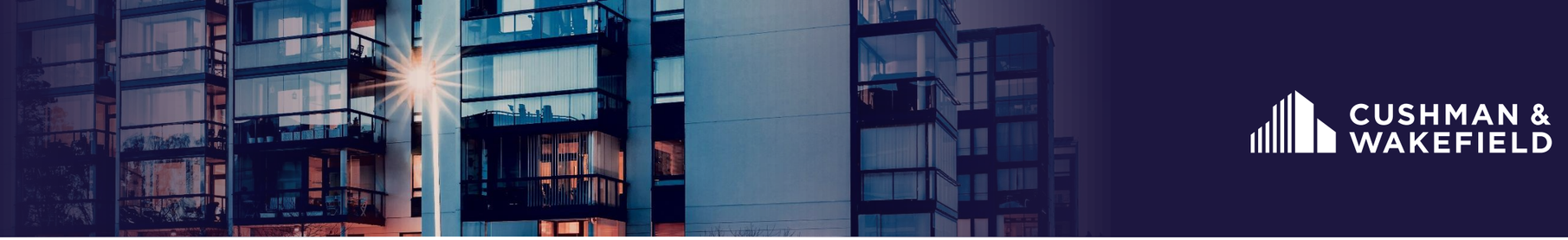
MARKETBEAT

AUSTIN

MULTIFAMILY Q2 2026



CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
9.8% Stabilized Vacancy Rate	▲	—
10,483 YTD Net Absorption, units	▼	—
$1.61 Effective Rent, PSF	▼	—
$107,000 Median Household Income	▲	▲

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
1.4M Austin Employment	▲	▲
3.5% Austin Unemployment Rate	▲	▲
2.0% Austin Household Growth Rate	▼	▲
0.4% U.S. Household Growth Rate YOY	▼	▲

Source: BLS, BOC, Moody's Analytics, CoStar, Cushman & Wakefield Research

SUPPLY AND DEMAND

Austin's multifamily market gained additional momentum in Q2 2026 as construction activity continued to moderate and renter demand strengthened across the metro. Following several years of elevated development activity, supply-side pressure eased further during the quarter. Units under construction declined to approximately 15,400, down 25.8% year-over-year and nearly 10.0% quarter-over-quarter (QOQ), highlighting the ongoing recalibration of the development pipeline. Deliveries totaled 2,600 units during Q2, modestly above the prior quarter but well below the pace experienced during the market's recent construction cycle.

Demand fundamentals remained healthy in Q2 2026. Occupancy gains reached 6,240 units, increasing substantially from approximately 4,240 units gained in Q1 and significantly exceeded new deliveries. The strong leasing performance reflected Austin's continued appeal as a destination for household growth and employment expansion. Demand was particularly evident in growth-oriented submarkets including Northeast Austin (+1,455 units), Southeast Austin (+886 units), Georgetown/Leander (+784 units), and East Austin (+661 units), where affordability, accessibility, and proximity to major employment centers helped sustain renter activity.

Stabilized vacancy declined to 9.8%, falling 70 basis points QOQ and back in line with year-ago levels. The decline in vacancy indicated that demand outpaced recent supply additions. Occupancy remained particularly strong across several Austin submarkets, with West Austin (4.7%), Lake Travis (5.6%), and Southwest Austin (6.5%) reporting some of the market's lowest vacancy rates. These submarkets benefited from attractive locations, established amenities, and enduring renter appeal, supporting solid occupancy and leasing performance.

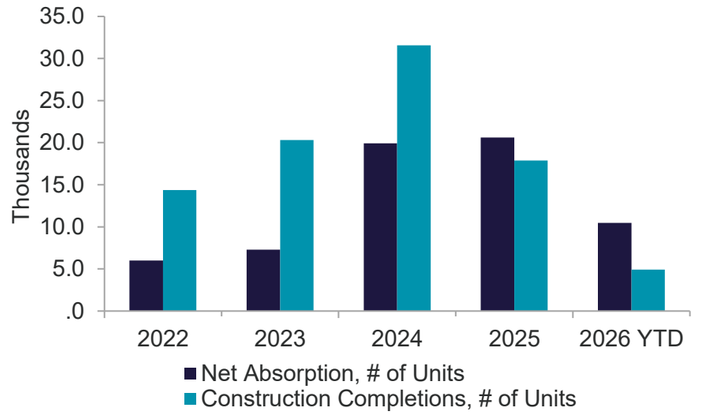
PRICING

Effective rents showed encouraging improvement during Q2 as market fundamentals continued to stabilize. Effective rents ended the quarter at $1,423 per unit and $1.61 per square foot, marking the first quarterly increase since Q2 2022 as occupancy strengthened and leasing conditions improved. While effective rents remained 4.1% below year-ago levels due to elevated supply delivered during the prior cycle, quarterly growth suggested pricing performance began to gain traction as construction activity slowed and demand remained robust.

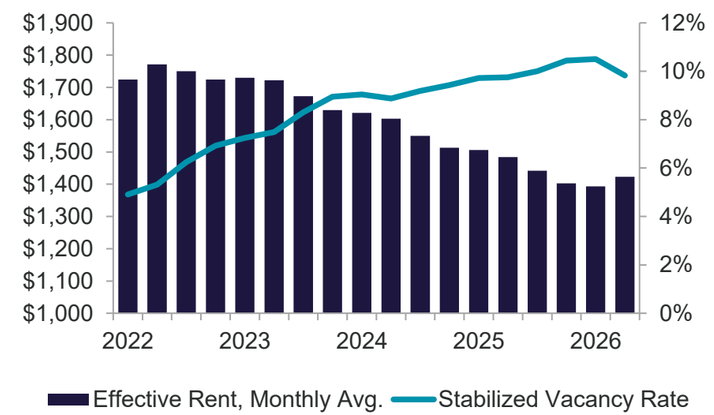
INVESTMENT SALES

Multifamily investment activity remained active through the first half of 2026, reflecting continued investor confidence in Austin's long-term growth prospects. Year-to-date, the market recorded 24 transactions totaling 6,409 units and $372.0M in sales volume, surpassing the 13 transactions and 3,895 units recorded during the same period in 2025. Deal volume increased meaningfully as investors capitalized on improving fundamentals, moderating supply growth, and attractive acquisition opportunities. The increase in transaction volume and unit trades underscored improving market liquidity and growing investor conviction that Austin's multifamily sector is well-positioned to benefit from strengthening fundamentals and moderating supply growth.

DEMAND / DELIVERIES



STABILIZED VACANCY & EFFECTIVE RENT



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AUSTIN
MULTIFAMILY Q2 2026

MARKET STATISTICS

SUBMARKET	INVENTORY (UNITS)	YTD DELIVERIES (UNITS)	YTD % INVENTORY GROWTH	UNDER CNSTR (UNITS)	YTD NET ABSORPTION (UNITS)	STABILIZED VACANCY RATE	YOY VACANCY RATE CHANGE (BPS)	AVG EFFECTIVE RENT / UNIT	AVG EFFECTIVE RENT PSF	YOY % EFFECTIVE RENT GROWTH
Bastrop County	2,010	250	14.2%	0	233	8.3%	230	$1,380	$1.50	-4.7%
Buda-Kyle	11,302	136	1.2%	648	258	11.0%	110	$1,255	$1.34	-9.0%
Downtown Austin	8,961	0	0.0%	775	526	7.6%	-30	$3,578	$3.69	0.1%
Cedar Park	16,145	336	2.1%	0	585	7.4%	-100	$1,278	$1.39	-6.0%
East Austin	17,908	0	0.0%	2,763	661	8.6%	0	$1,706	$2.09	-2.2%
Far North Austin	4,154	336	8.8%	175	486	12.4%	260	$1,366	$1.40	-6.4%
Georgetown-Leander	17,398	0	0.0%	574	784	9.8%	-70	$1,337	$1.34	-4.5%
Lake Travis	3,974	0	0.0%	0	195	5.6%	-100	$1,773	$1.63	1.6%
Midtown Austin	14,117	300	2.2%	1,434	453	9.9%	-100	$1,527	$1.89	-3.3%
North Austin	31,348	345	1.1%	720	479	12.1%	120	$1,298	$1.63	-4.7%
Northeast Austin	19,410	883	4.8%	2,466	1,455	11.8%	0	$1,247	$1.38	-5.9%
Northwest Austin	34,994	0	0.0%	1,026	399	9.4%	0	$1,233	$1.39	-4.8%
Pflugerville	24,163	444	1.9%	0	445	12.3%	110	$1,259	$1.38	-4.2%
Riverside	18,744	298	1.6%	0	477	9.1%	-320	$1,271	$1.56	-5.4%
Round Rock	21,636	217	1.0%	0	506	8.7%	0	$1,346	$1.42	-2.3%
San Marcos	10,761	593	5.8%	574	419	14.6%	10	$1,154	$1.32	-6.8%
South Austin	21,166	180	0.9%	883	553	8.5%	60	$1,317	$1.54	-3.3%
South Central Austin	12,106	0	0.0%	572	293	8.0%	-20	$1,716	$2.12	-2.7%
Southeast Austin	16,301	597	3.8%	1,565	886	11.5%	100	$1,266	$1.41	-6.5%
Southwest Austin	13,701	0	0.0%	1,072	387	6.5%	0	$1,629	$1.69	-4.5%
Central Austin	1,876	0	0.0%	0	-3	7.3%	-10	$1,851	$2.41	-0.1%
West Austin	1,193	0	0.0%	168	7	4.7%	0	$2,031	$2.45	-3.4%
TOTAL MARKET	**323,368**	**4,915**	**1.5%**	**15,415**	**10,483**	**9.8%**	**10**	**$1,423**	**$1.61**	**-4.1%**

KEY RECENT SALE TRANSACTIONS

PROPERTY	SUBMARKET	SELLER | BUYER	UNITS	YEAR BUILT
Bridge at Eastside	East Austin	AMLI Residential | Belveron Partners	580	2007
Bridge at River Place	Northwest Austin	Blackstone | Belveron Partners	498	2000
Livano Pflugerville	Pflugerville	LIV Development | Richland Investments	463	2023
Tisdale at Lakeline Station	Cedar Park	American Residential | Independence Realty Trust	378	2025

CONSTRUCTION PIPELINE HIGHLIGHTS

PROPERTY	SUBMARKET	OWNER/DEVELOPER	UNITS	EST DELIVERY
Colony Park Apartments	Northeast Austin	Catellus Development Corporation	831	Q4 2027
AMLI Park Central	East Austin	AMLI Residential	650	Q1 2027
Granada Ridge	Southwest Austin	The Carroll Companies	550	Q1 2027
The Hangar	Midtown Austin	SECO Ventures	499	Q1 2027

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