

Austin Metro Weekly/MTD Rental Report

unlock **MLS**

Oct 16, 2024

Table of Contents

1. Austin MSA / Leases
2. Austin MSA / Inventory
3. City of Austin / Leases
4. City of Austin / Inventory
5. Travis County / Leases
6. Travis County / Inventory
7. Williamson County / Leases
8. Williamson County / Inventory
9. Hays County / Leases
10. Hays County / Inventory
11. Bastrop County / Leases
12. Bastrop County / Inventory
13. Caldwell County / Leases
14. Caldwell County / Inventory

Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
This report provides a snapshot of the market as taken on: Oct 16, 2024

Austin-Round Rock MSA: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
916
↓ -23.5% from last year MTD

Total Volume
\$2.10M
↓ -26.6% from last year MTD

Market Pricing

Median Lease
\$2,100
↓ -4.3% from last year MTD

Average \$/sqft
\$1.47
↑ 1.1% from last year MTD

Renter Demand

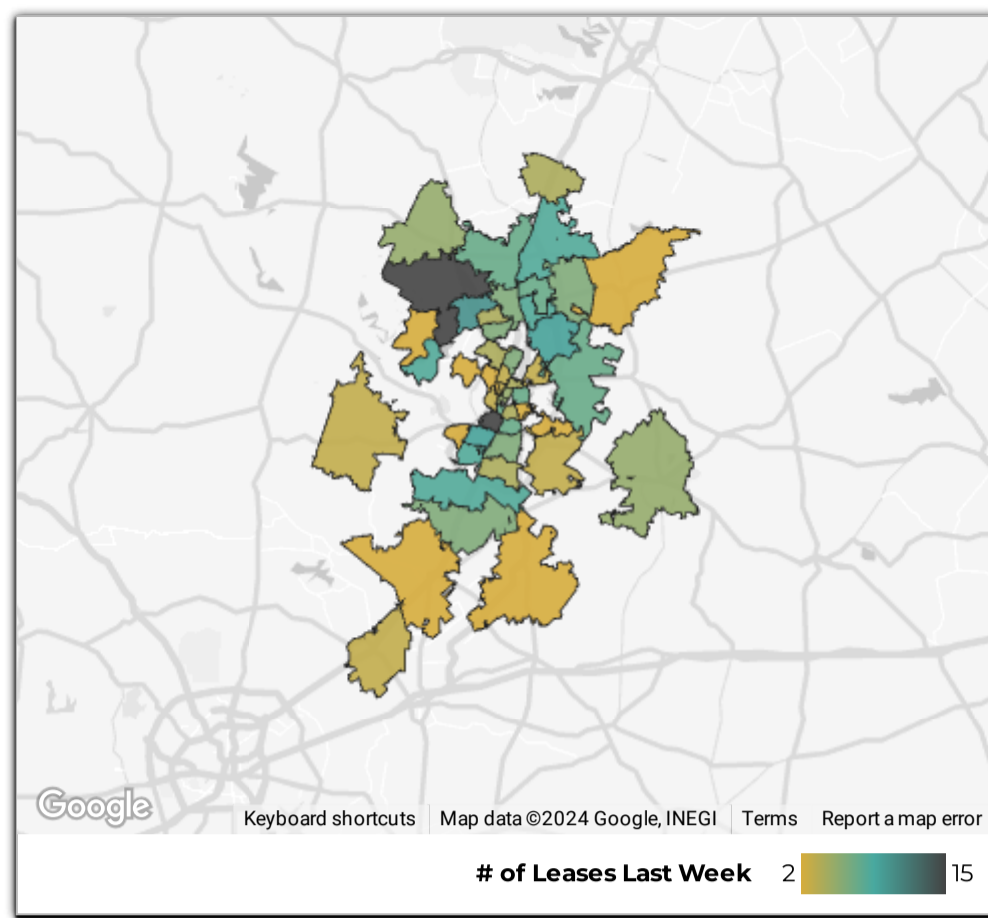
Median DOM
40
↑ 5 from last year MTD

% Original List to Close
94.1%
↓ -0.38% from last year MTD

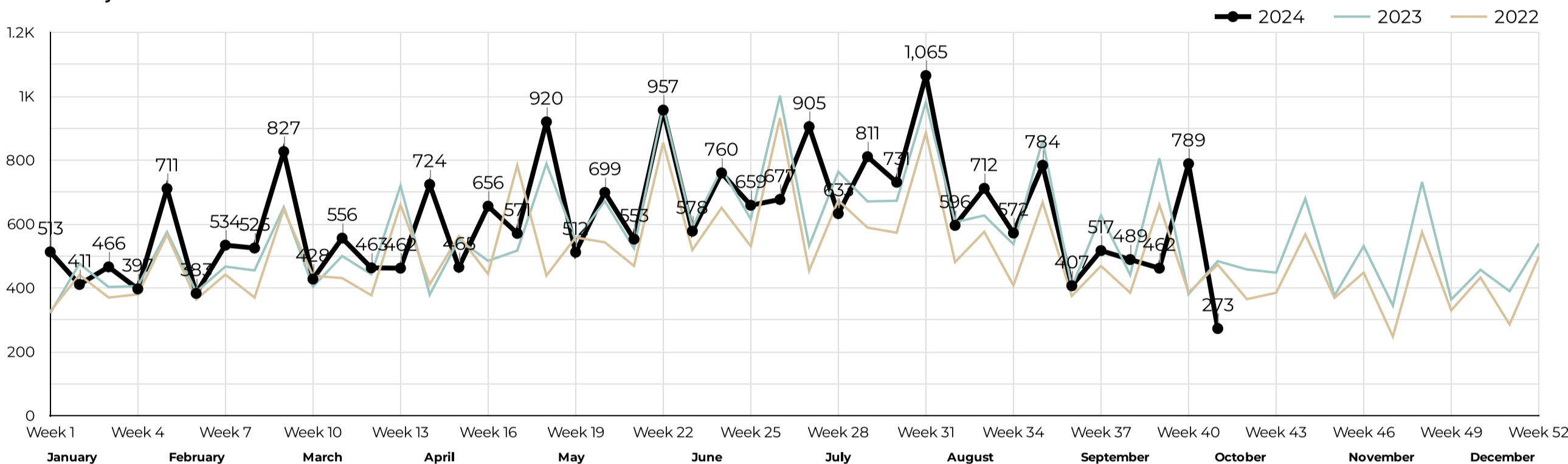
Inventory

of New Listings
1,615
↑ 9.1% from last year MTD

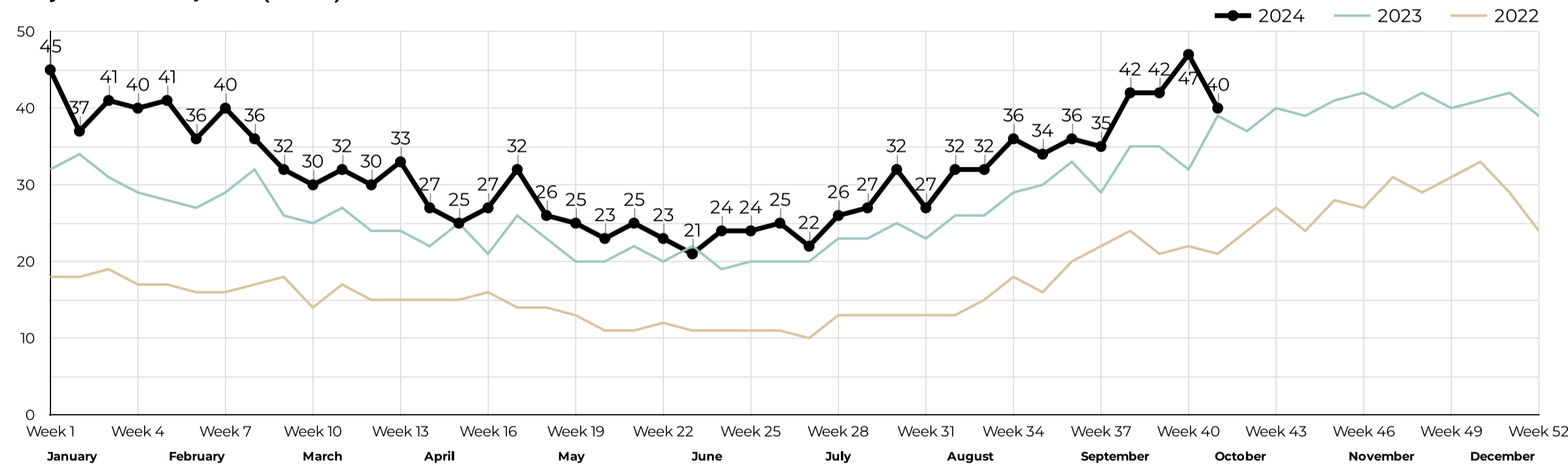
of New Pendings
1,065
↑ 2.9% from last year MTD



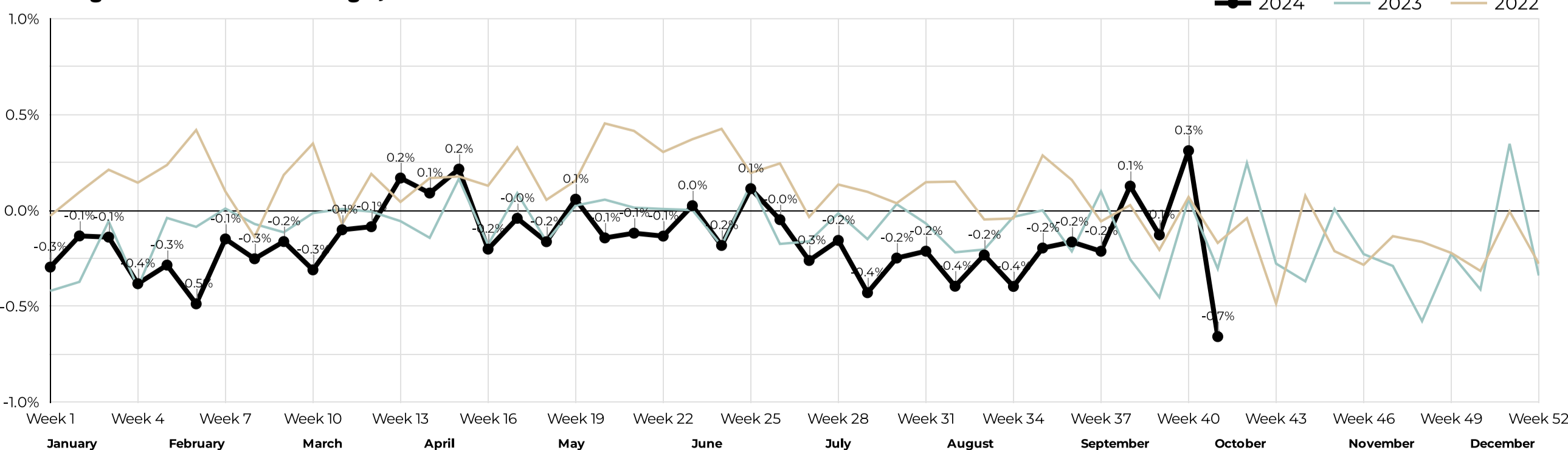
Leases By Week



Days on Market By Week (median)



Average % Over or Under Asking By Week



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Austin-Round Rock MSA: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
916
 ↓ -23.5% from last year MTD

Total Volume
\$2.10M
 ↓ -26.6% from last year MTD

Market Pricing

Median Lease
\$2,100
 ↓ -4.3% from last year MTD

Average \$/sqft
\$1.47
 ↑ 1.1% from last year MTD

Renter Demand

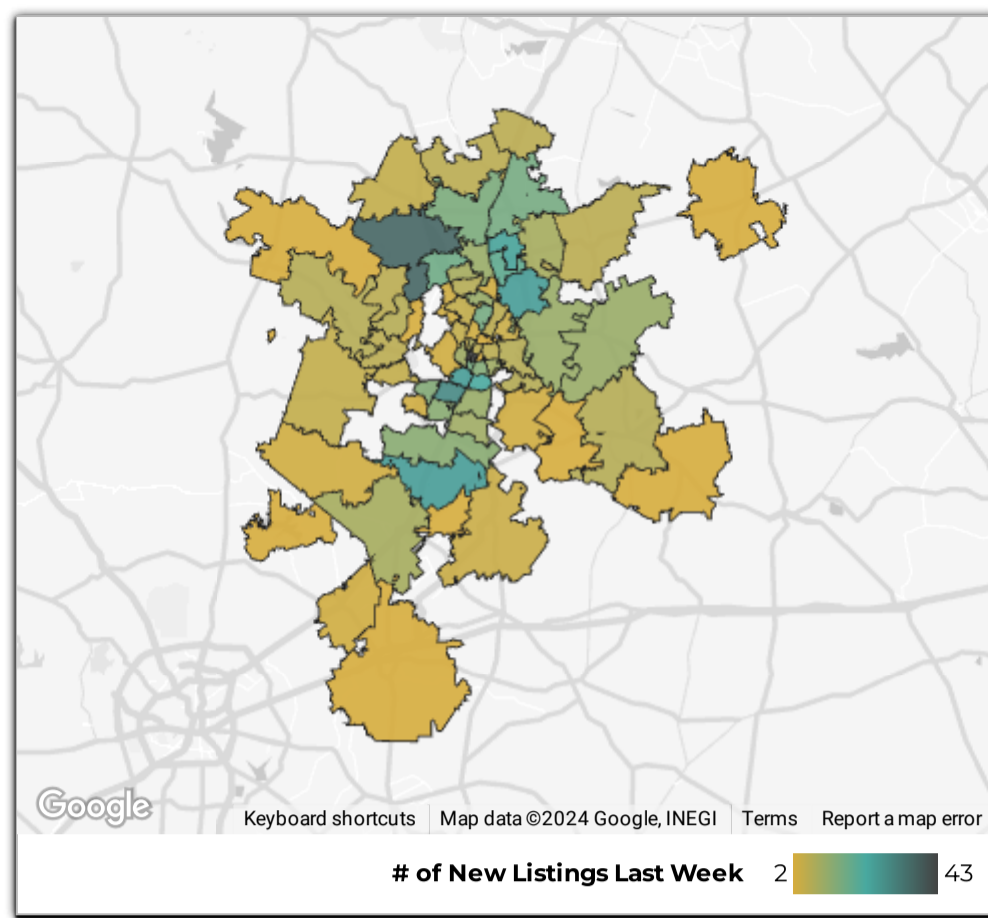
Median DOM
40
 ↓ 5 from last year MTD

% Original List to Close
94.1%
 ↓ -0.38% from last year MTD

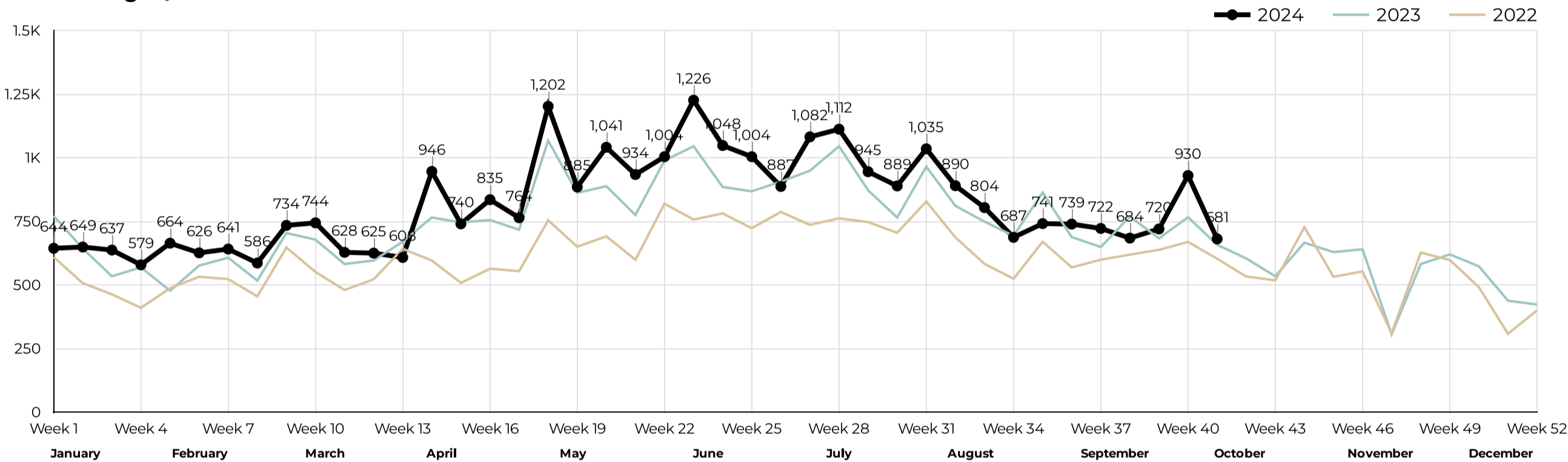
Inventory

of New Listings
1,615
 ↑ 9.1% from last year MTD

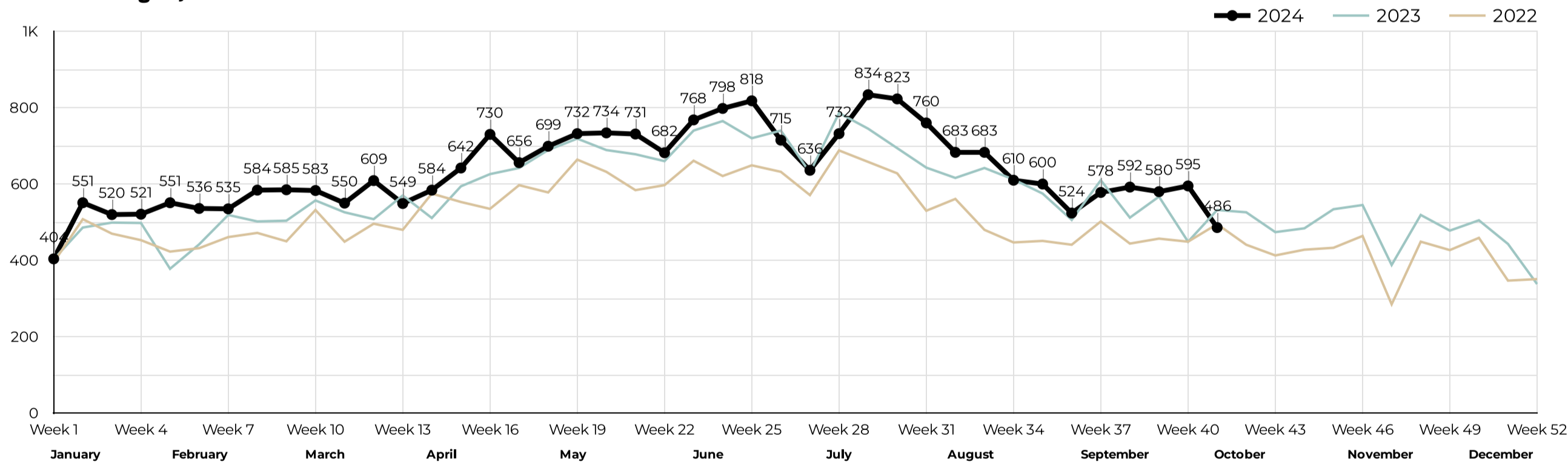
of New Pendings
1,065
 ↑ 2.9% from last year MTD



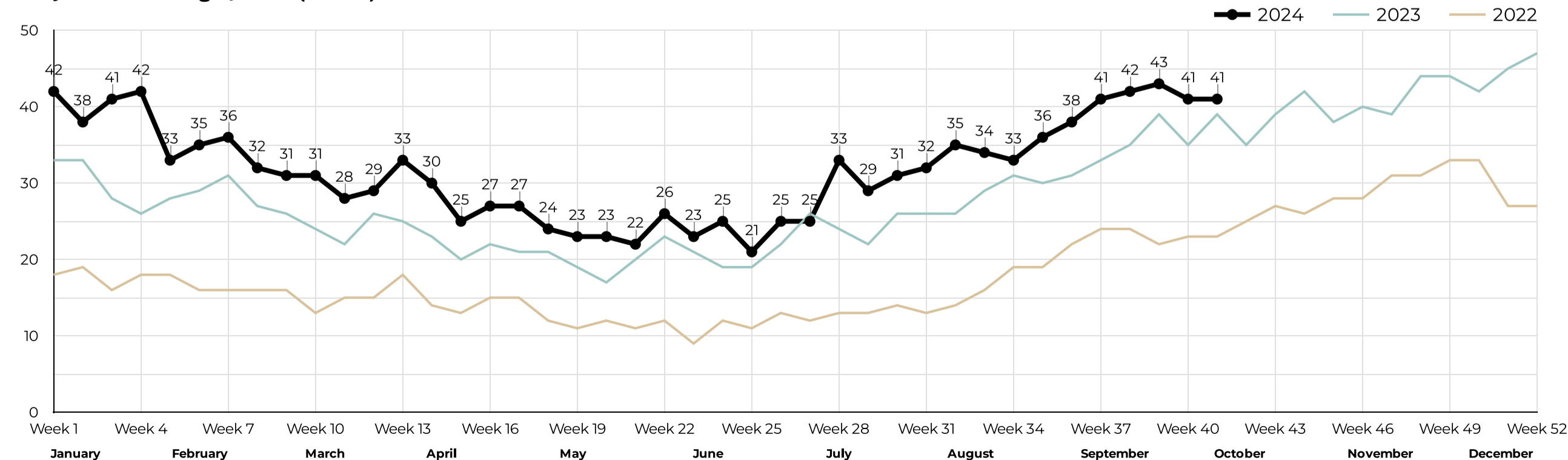
New Listings By Week



New Pendings By Week



Days Until Pending By Week (median)



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

City of Austin: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
450
 ↓ -25.4% from last year MTD

Total Volume
\$1.12M
 ↓ -28.5% from last year MTD

Market Pricing

Median Lease
\$2,250
 ↓ -2.0% from last year MTD

Average \$/sqft
\$1.78
 ↑ 2.0% from last year MTD

Renter Demand

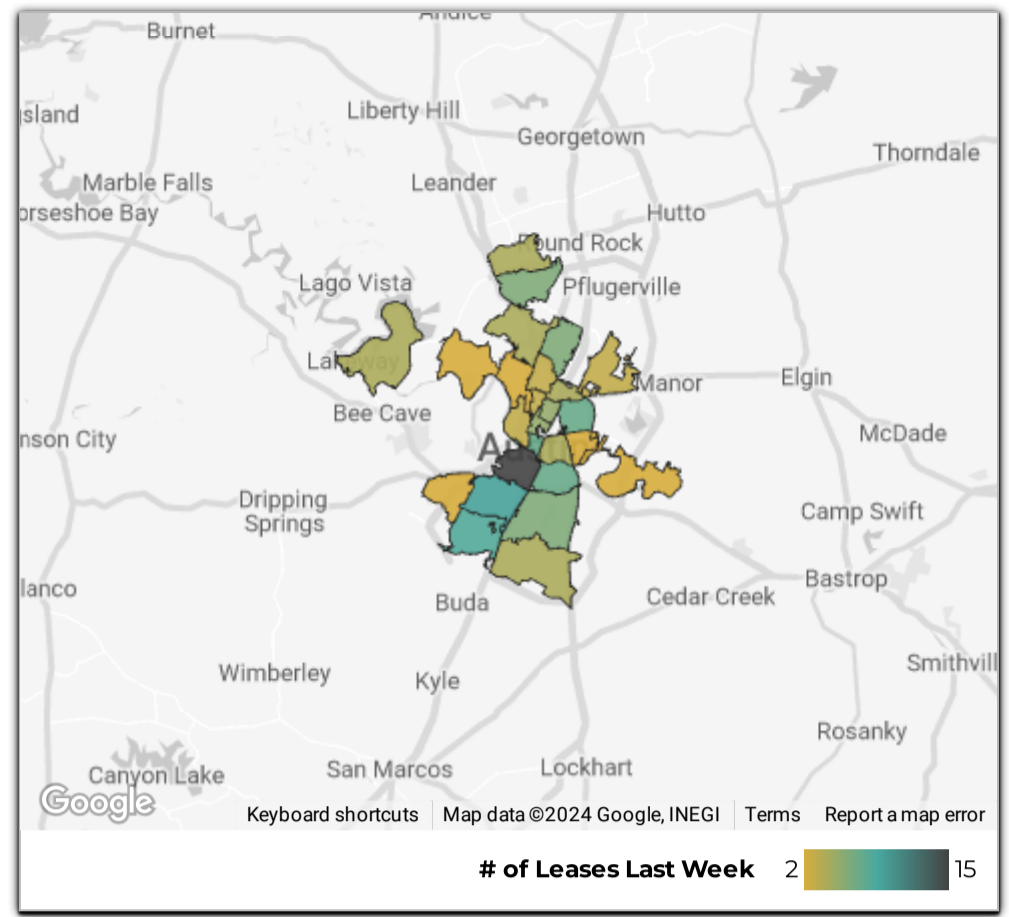
Median DOM
39
 ↓ 2 from last year MTD

% Original List to Close
93.6%
 ↓ -0.25% from last year MTD

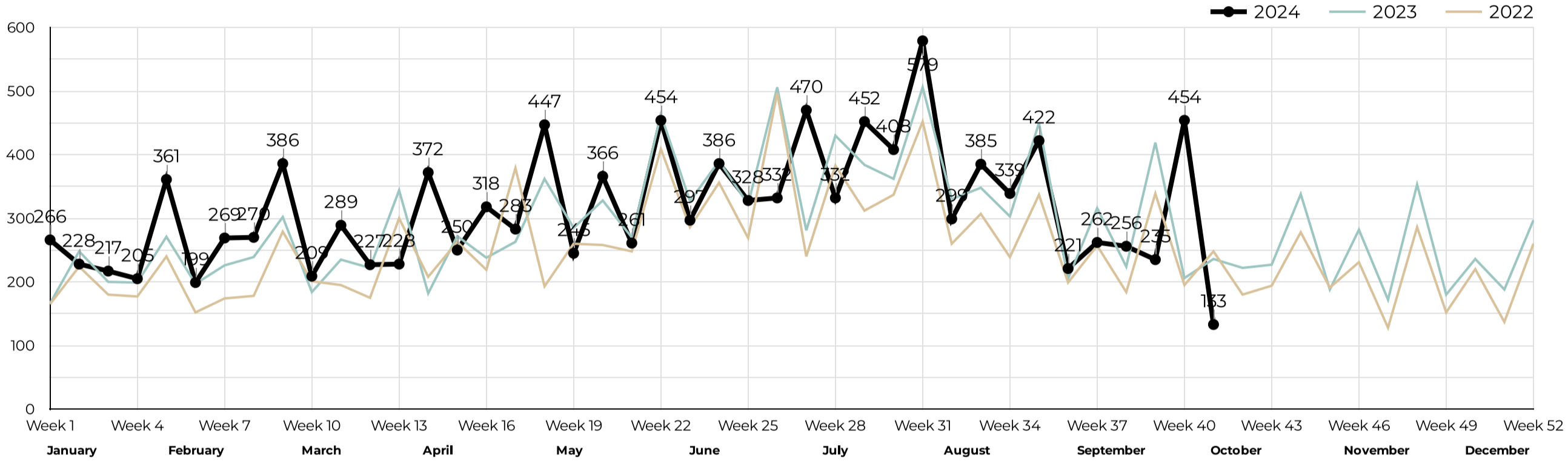
Inventory

of New Listings
860
 ↑ 6.0% from last year MTD

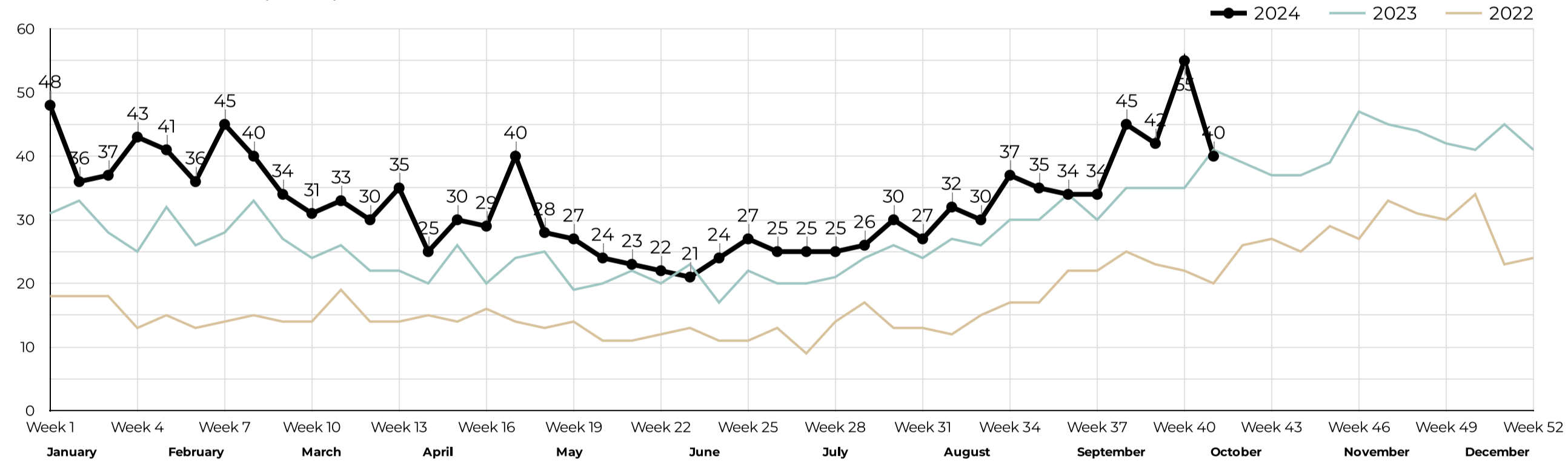
of New Pendings
540
 ↑ 4.7% from last year MTD



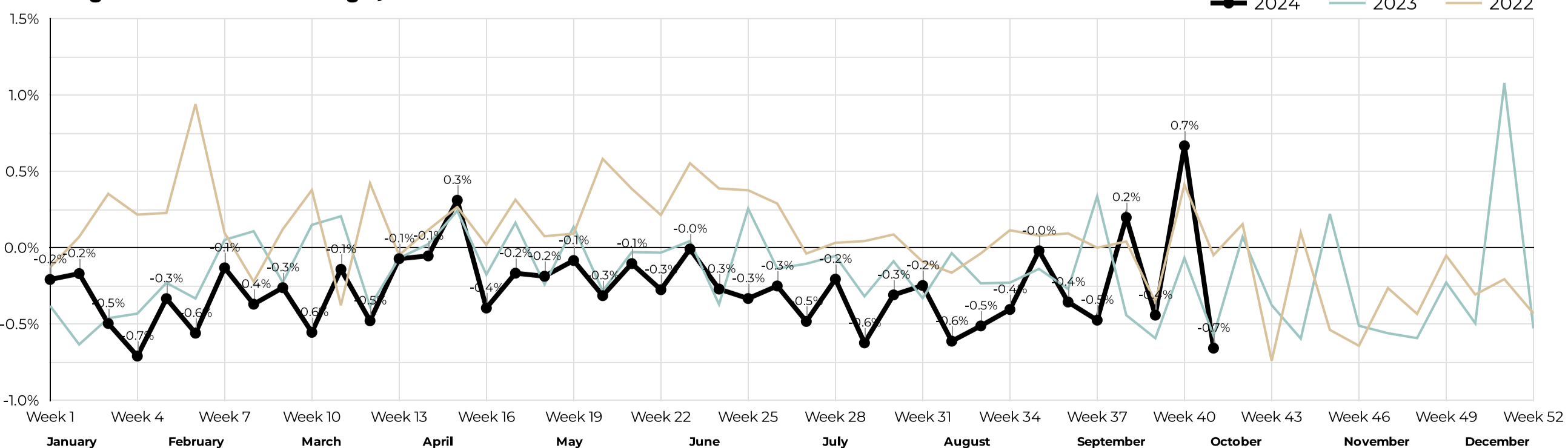
Leases By Week



Days on Market By Week (median)



Average % Over or Under Asking By Week



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

City of Austin: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
450
 -25.4% from last year MTD

Total Volume
\$1.12M
 -28.5% from last year MTD

Market Pricing

Median Lease
\$2,250
 -2.0% from last year MTD

Average \$/sqft
\$1.78
 +2.0% from last year MTD

Renter Demand

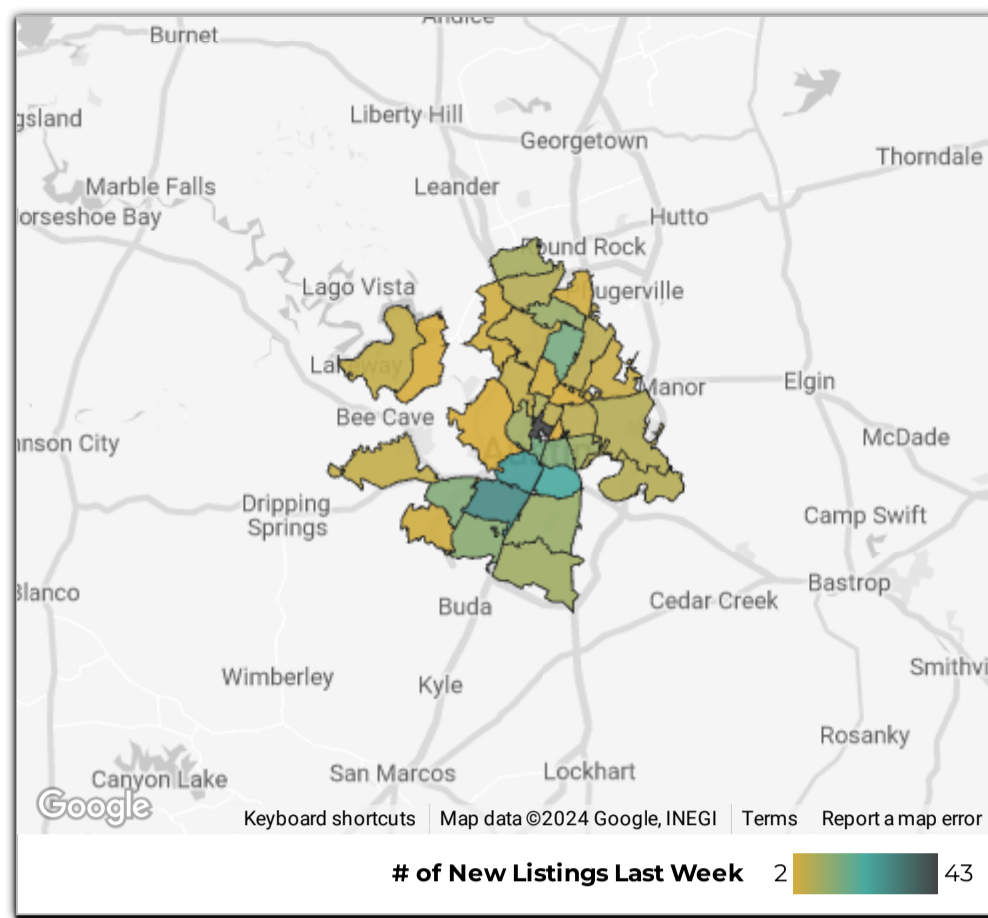
Median DOM
39
 +2 from last year MTD

% Original List to Close
93.6%
 -0.25% from last year MTD

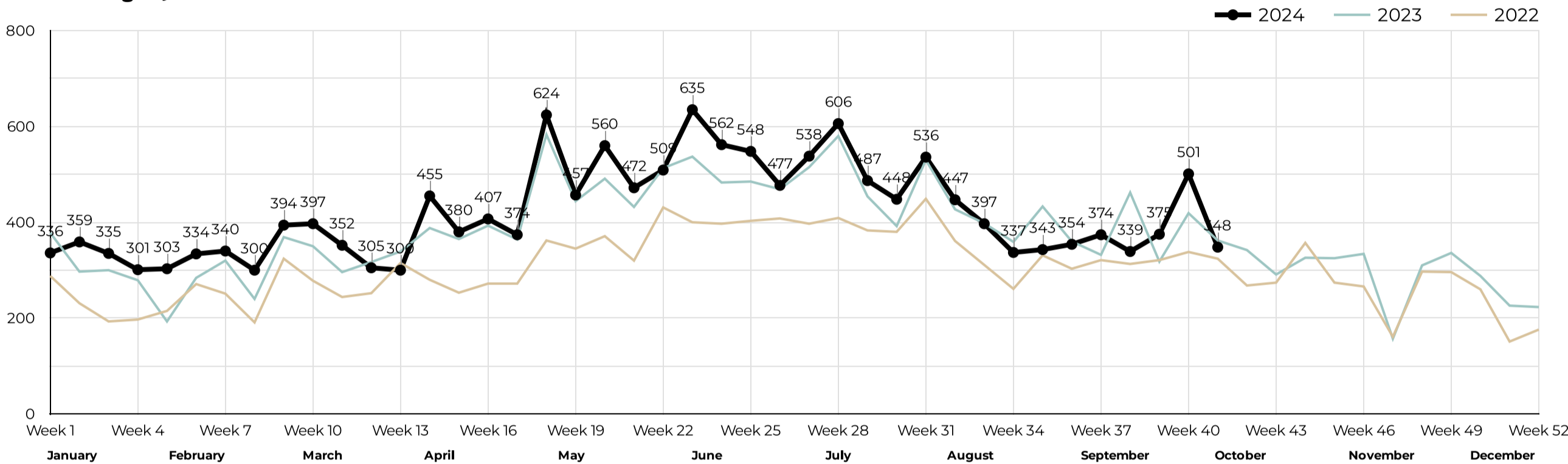
Inventory

of New Listings
860
 +6.0% from last year MTD

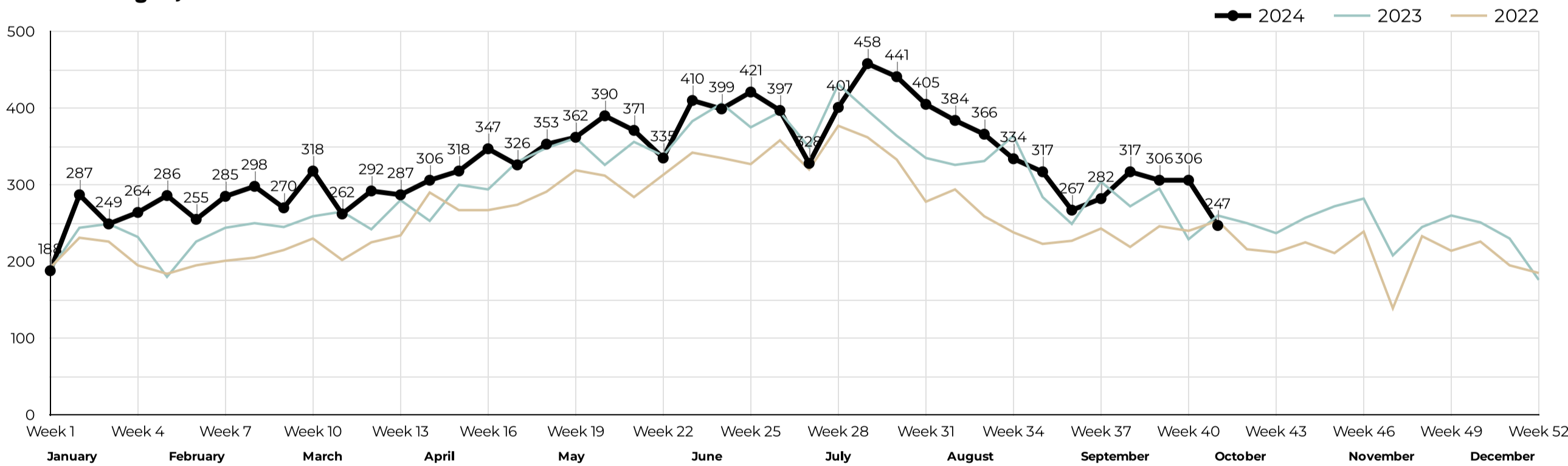
of New Pendings
540
 +4.7% from last year MTD



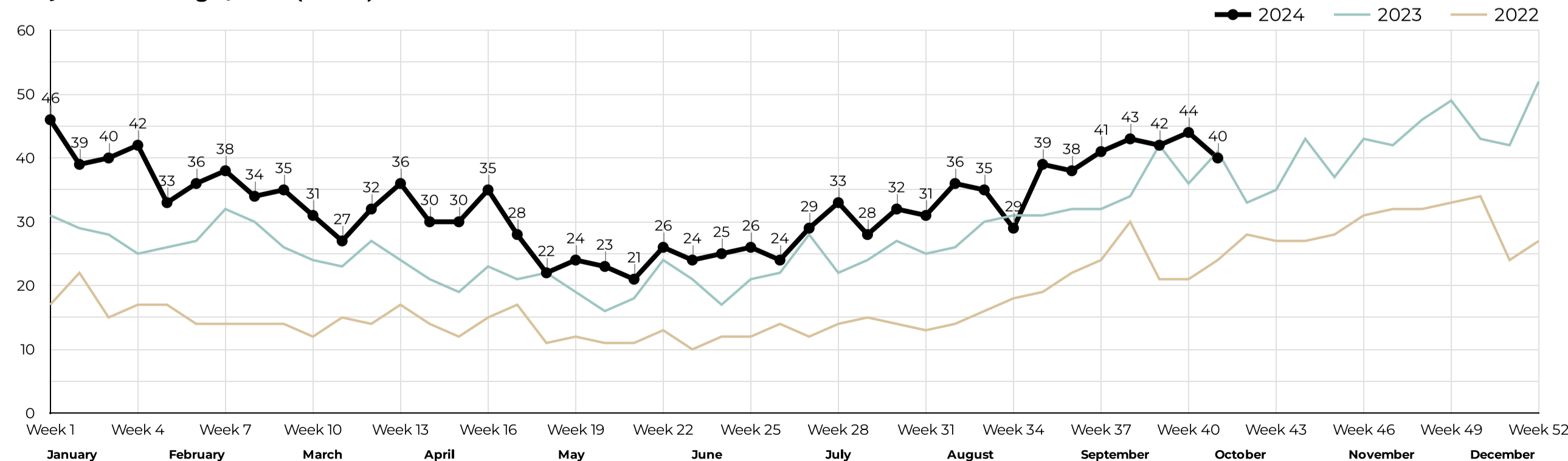
New Listings By Week



New Pendings By Week



Days Until Pending By Week (median)



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Travis County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
513
↓ -25.4% from last year MTD

Total Volume
\$1.27M
↓ -28.2% from last year MTD

Market Pricing

Median Lease
\$2,250
0.0% from last year MTD

Average \$/sqft
\$1.73
↑ 2.7% from last year MTD

Renter Demand

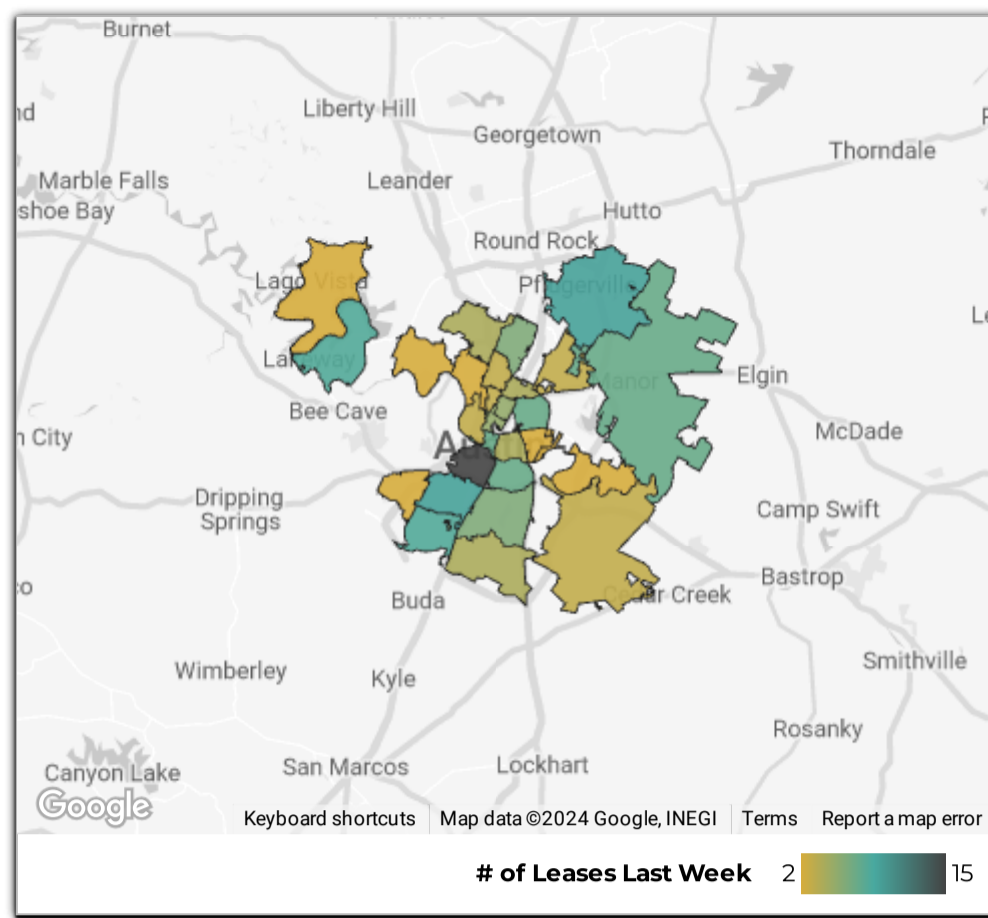
Median DOM
39
↑ 4 from last year MTD

% Original List to Close
93.7%
↓ -0.44% from last year MTD

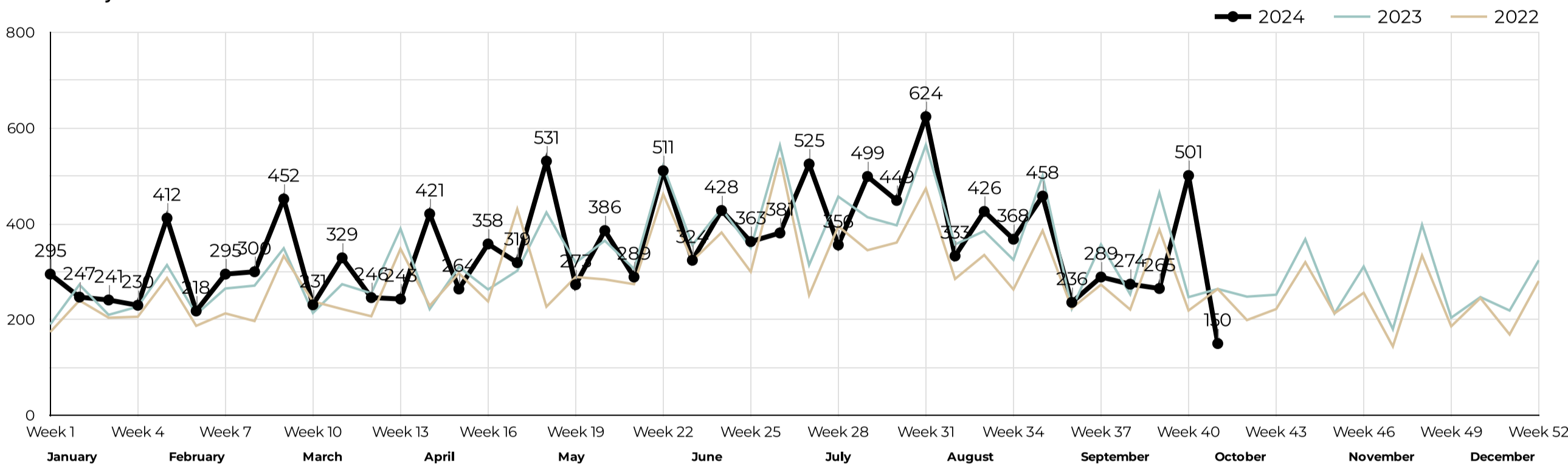
Inventory

of New Listings
965
↑ 9.4% from last year MTD

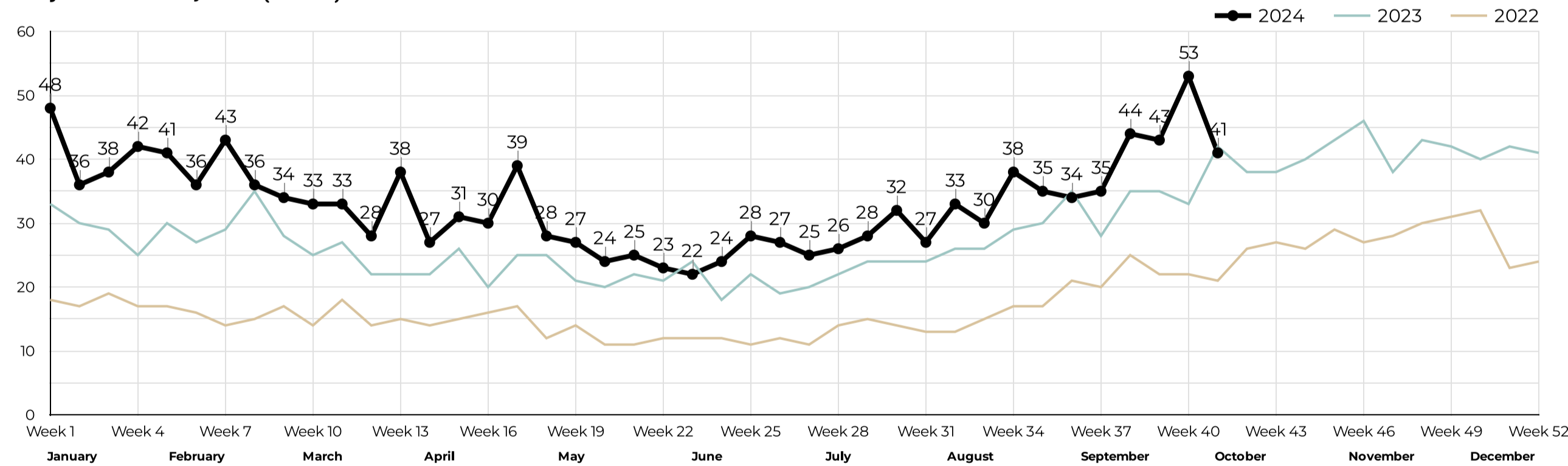
of New Pendings
613
↑ 3.9% from last year MTD



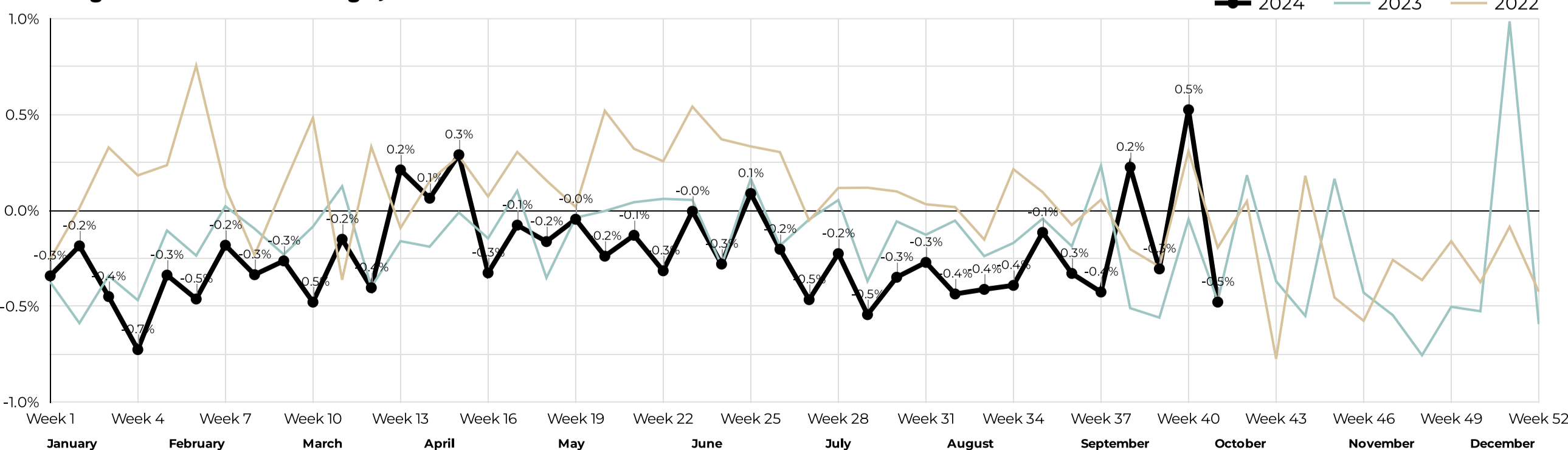
Leases By Week



Days on Market By Week (median)



Average % Over or Under Asking By Week



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Travis County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
513
 -25.4% from last year MTD

Total Volume
\$1.27M
 -28.2% from last year MTD

Market Pricing

Median Lease
\$2,250
 0.0% from last year MTD

Average \$/sqft
\$1.73
 2.7% from last year MTD

Renter Demand

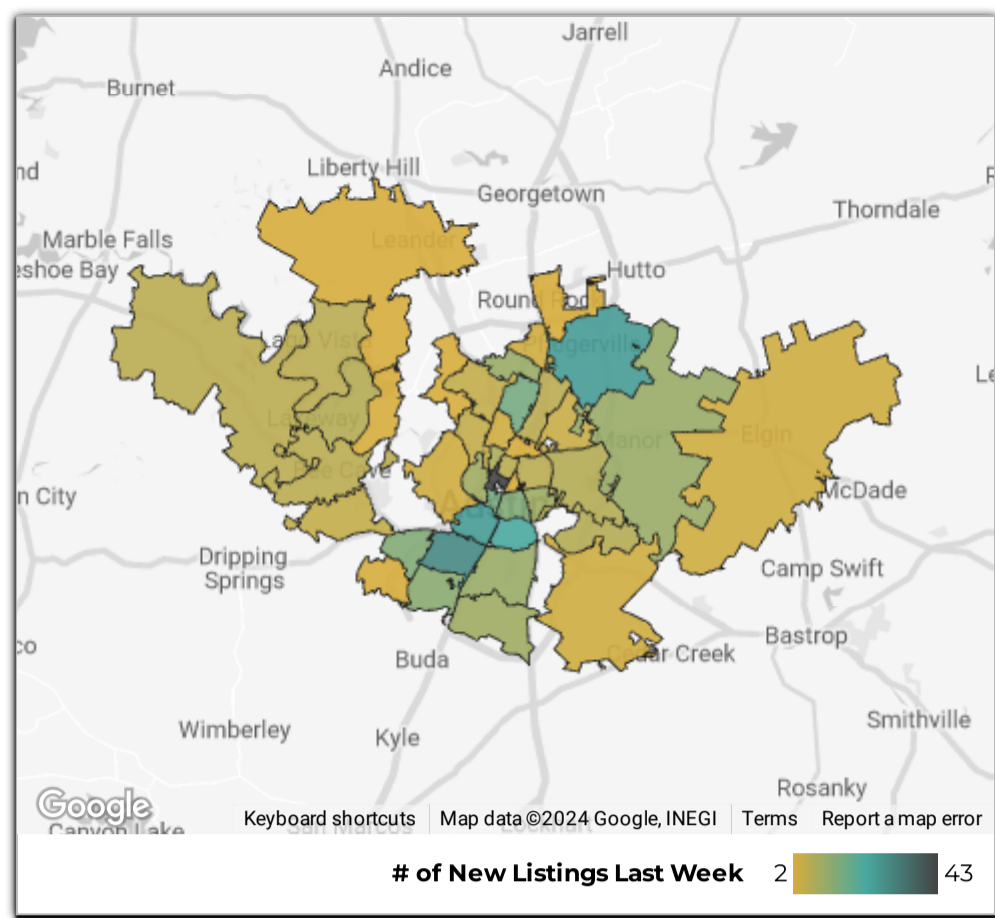
Median DOM
39
 4 from last year MTD

% Original List to Close
93.7%
 -0.44% from last year MTD

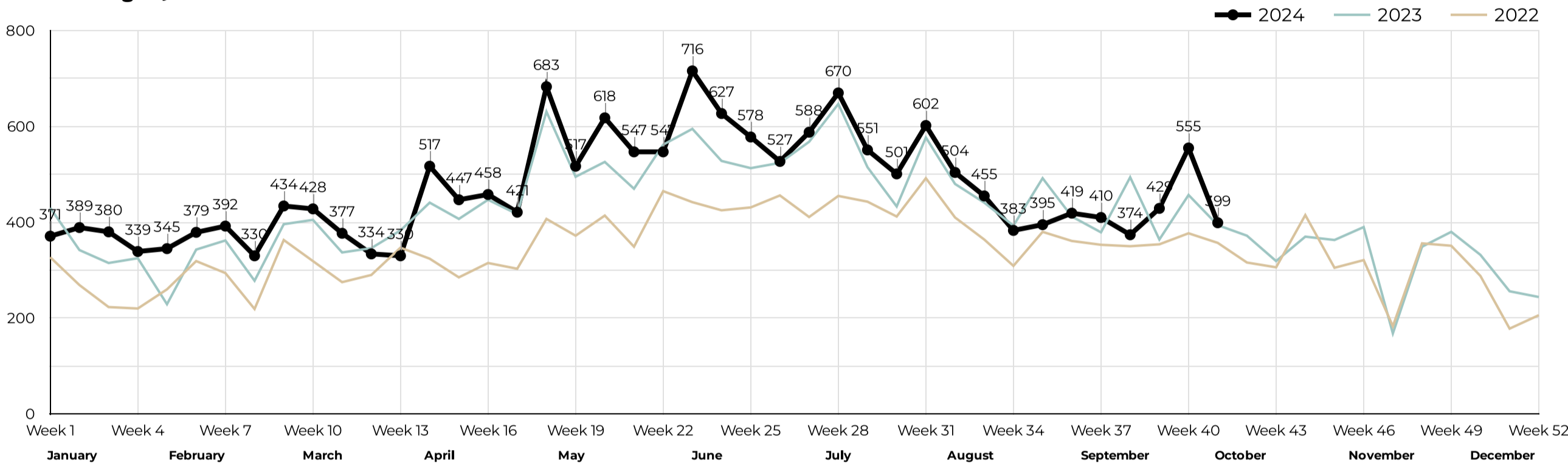
Inventory

of New Listings
965
 9.4% from last year MTD

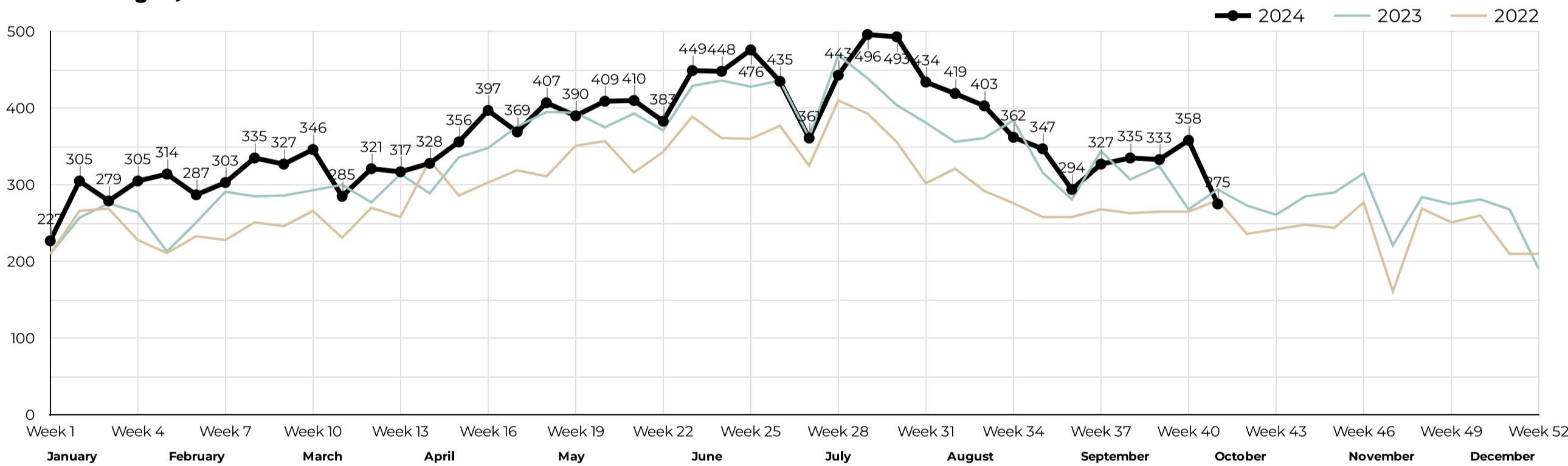
of New Pendings
613
 3.9% from last year MTD



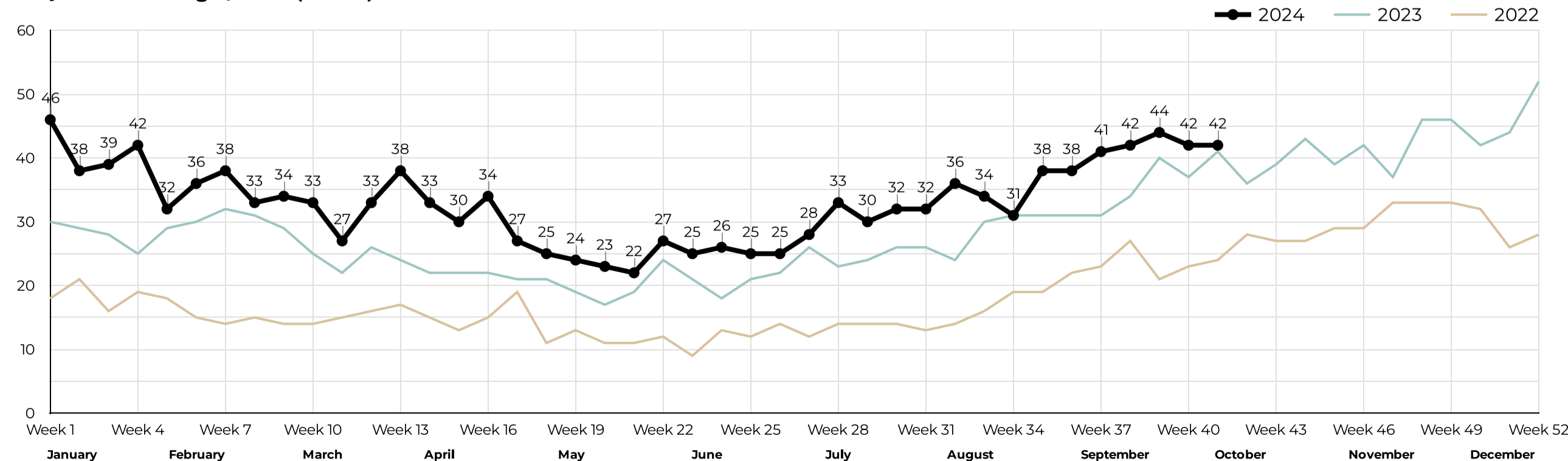
New Listings By Week



New Pendings By Week

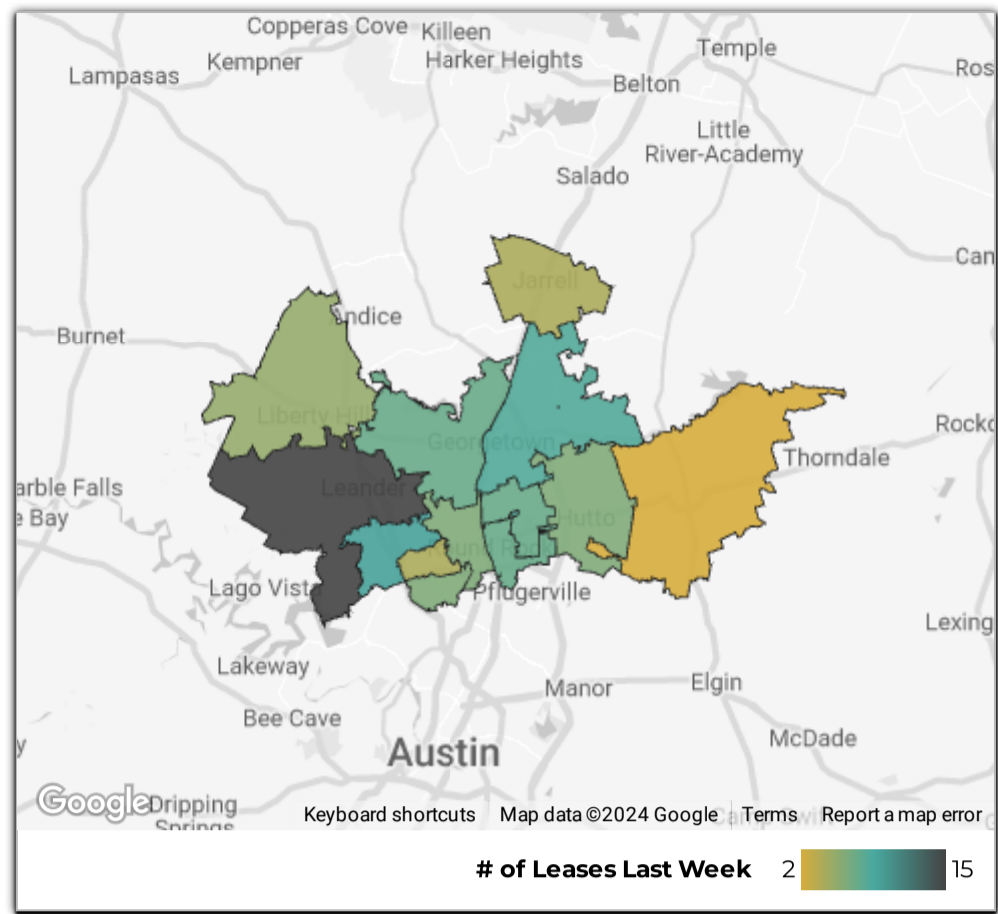


Days Until Pending By Week (median)



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024



Williamson County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
283
 -24.3% from last year MTD

Total Volume
\$596.06K
 -26.9% from last year MTD

Market Pricing

Median Lease
\$2,050
 -4.7% from last year MTD

Average \$/sqft
\$1.14
 +0.4% from last year MTD

Renter Demand

Median DOM
43
 +9 from last year MTD

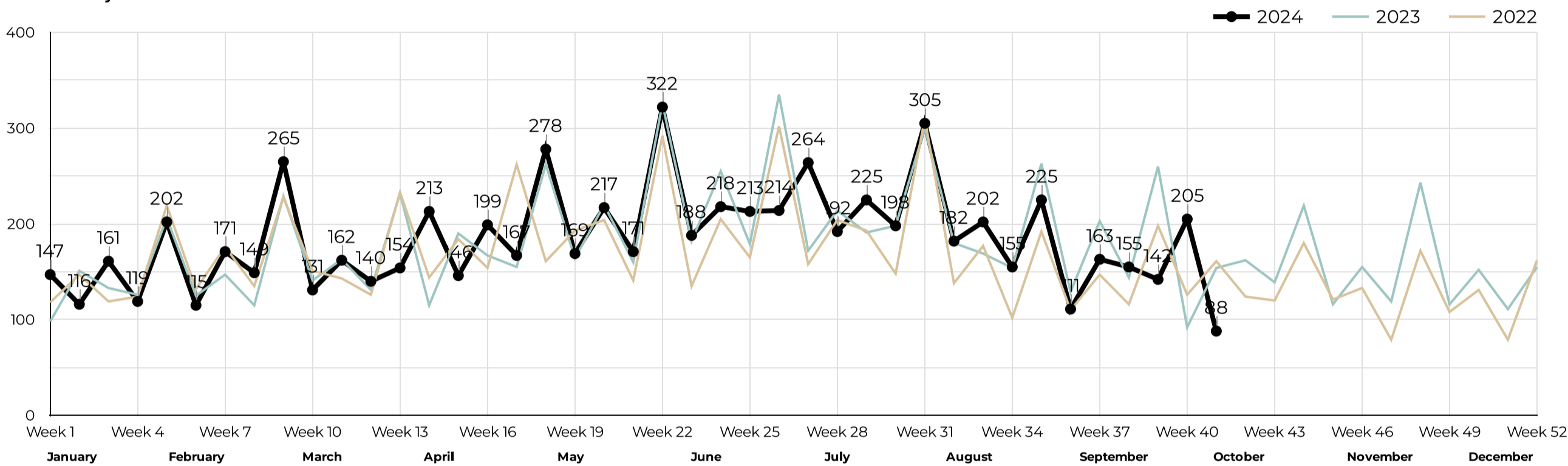
% Original List to Close
94.3%
 -0.54% from last year MTD

Inventory

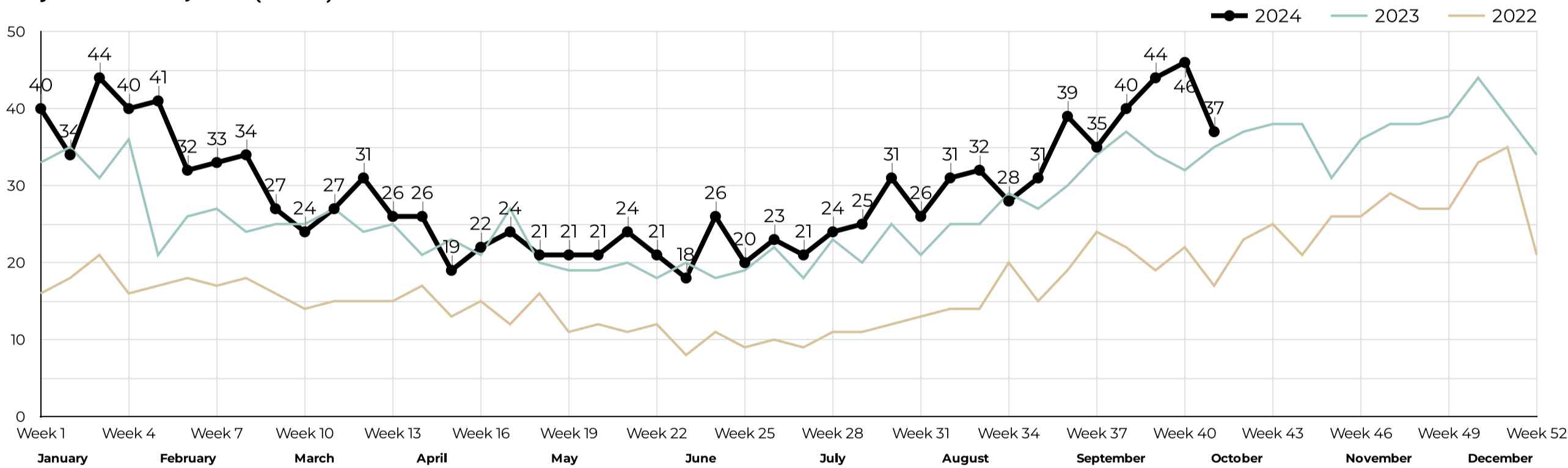
of New Listings
443
 +9.1% from last year MTD

of New Pendings
313
 -6.0% from last year MTD

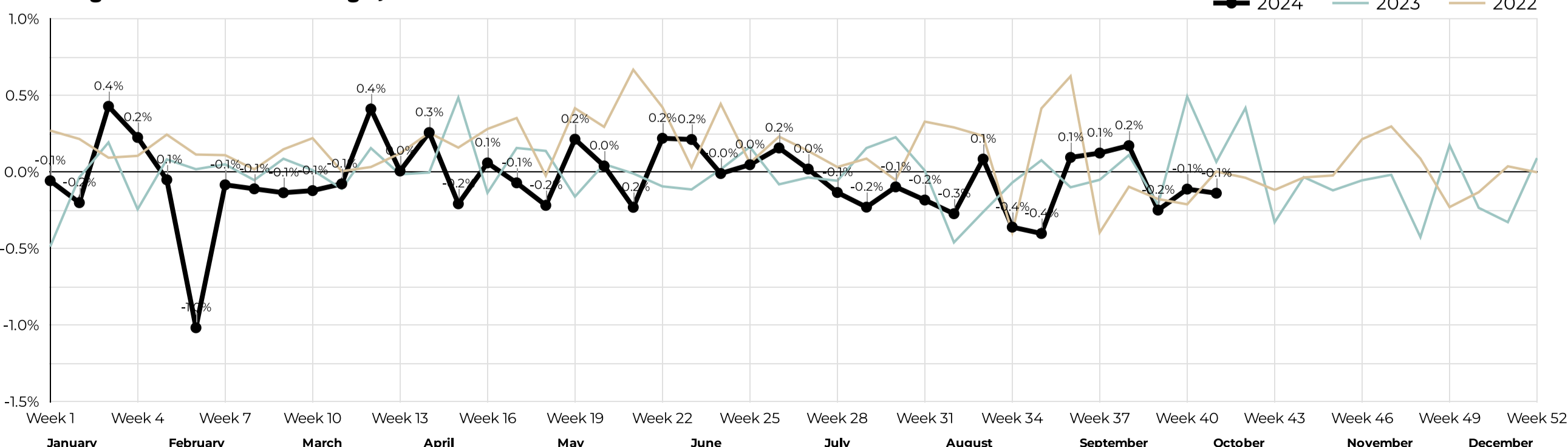
Leases By Week



Days on Market By Week (median)



Average % Over or Under Asking By Week



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Williamson County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
283
 ↓ -24.3% from last year MTD

Market Pricing

Median Lease
\$2,050
 ↓ -4.7% from last year MTD

Renter Demand

Median DOM
43
 ↓ 9 from last year MTD

Inventory

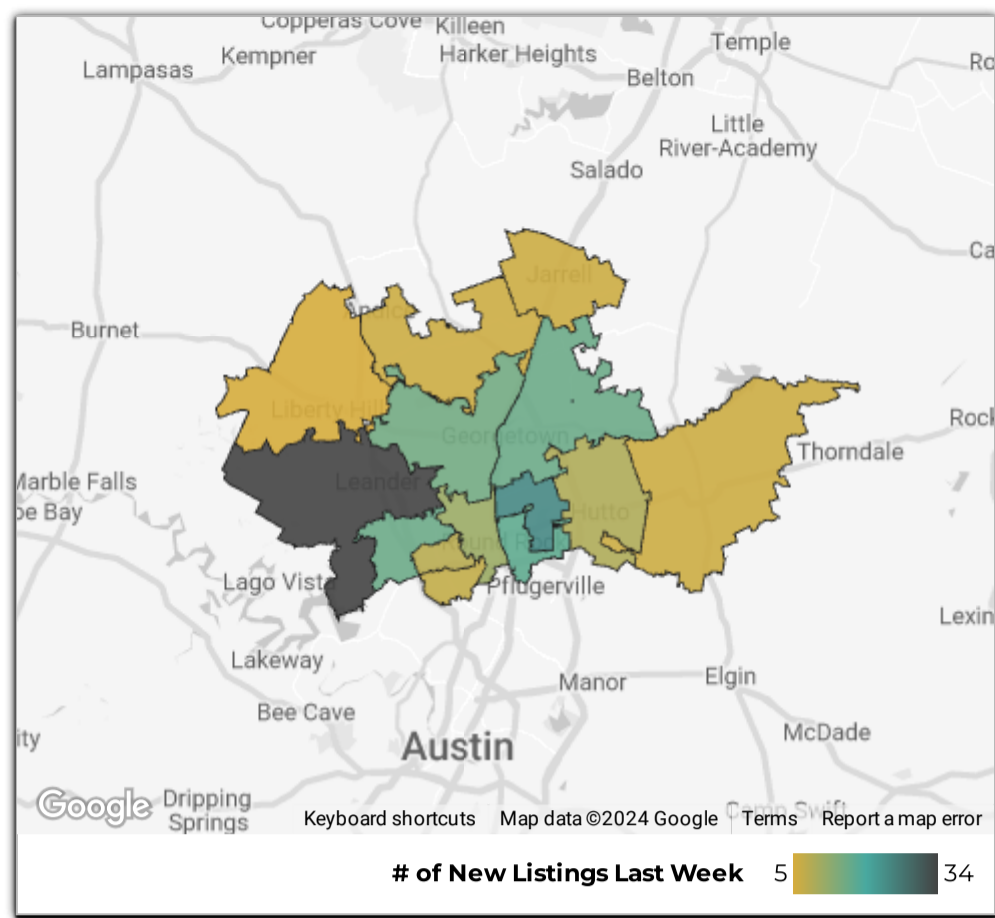
of New Listings
443
 ↑ 9.1% from last year MTD

Total Volume
\$596.06K
 ↓ -26.9% from last year MTD

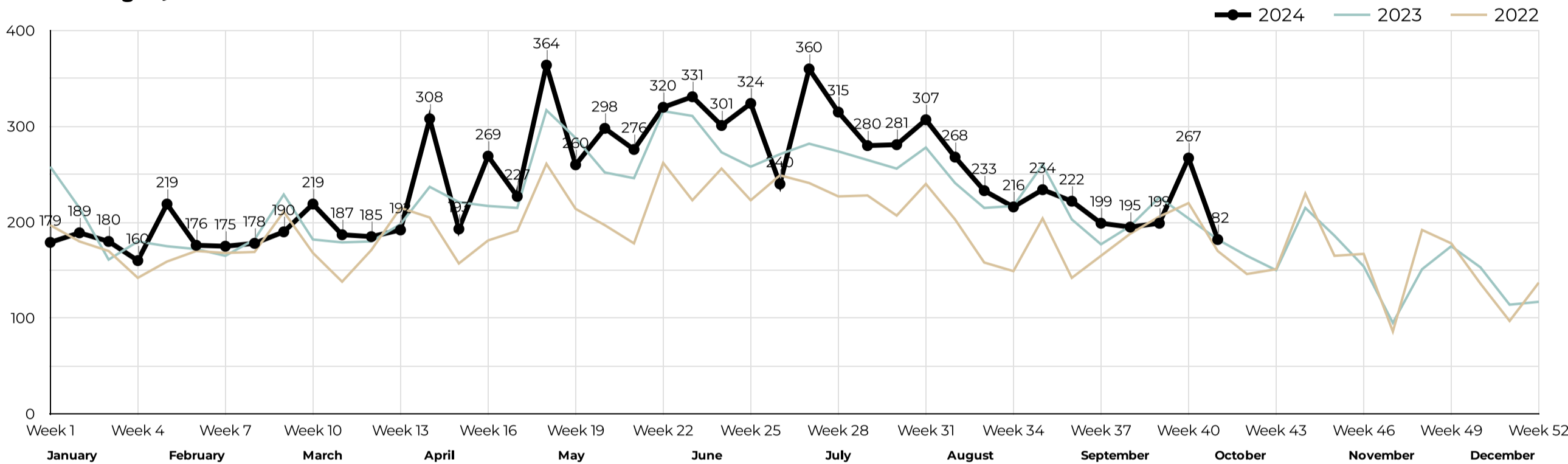
Average \$/sqft
\$1.14
 ↑ 0.4% from last year MTD

% Original List to Close
94.3%
 ↓ -0.54% from last year MTD

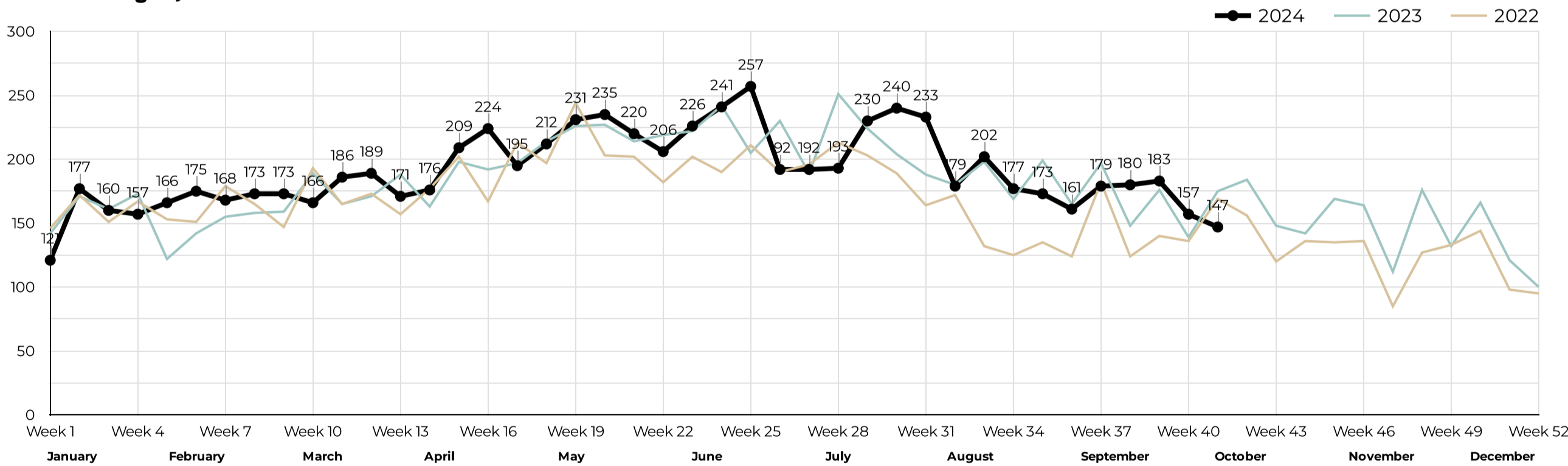
of New Pendings
313
 ↓ -6.0% from last year MTD



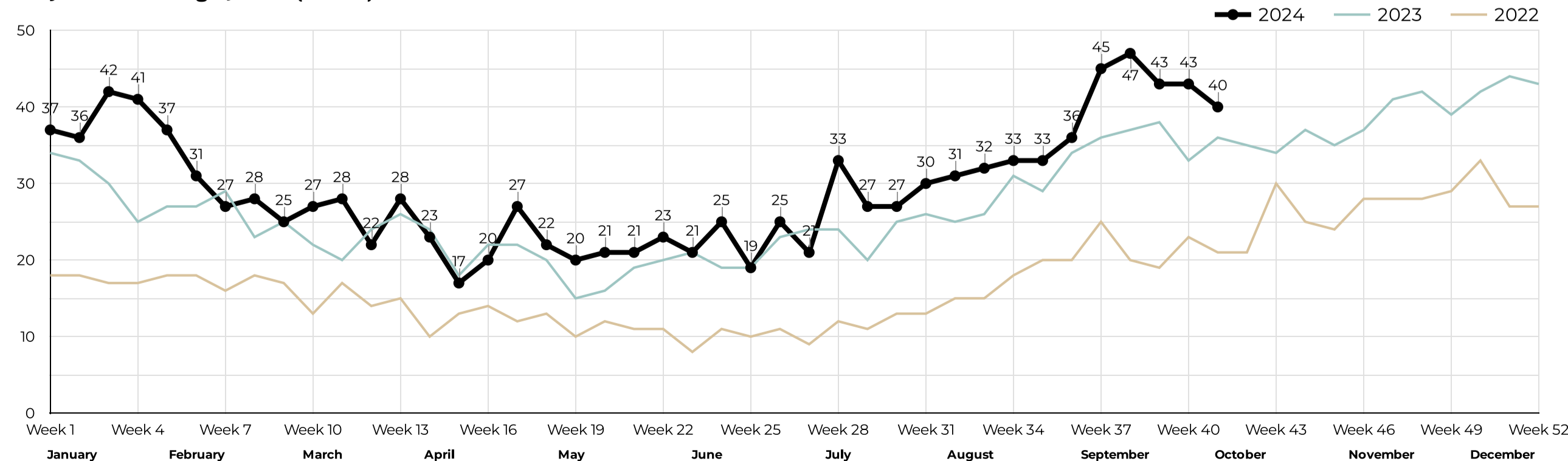
New Listings By Week



New Pendings By Week



Days Until Pending By Week (median)



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Hays County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
76
 -3.8% from last year MTD

Total Volume
\$152.59K
 -11.0% from last year MTD

Market Pricing

Median Lease
\$1,899
 -9.4% from last year MTD

Average \$/sqft
\$1.19
 1.7% from last year MTD

Renter Demand

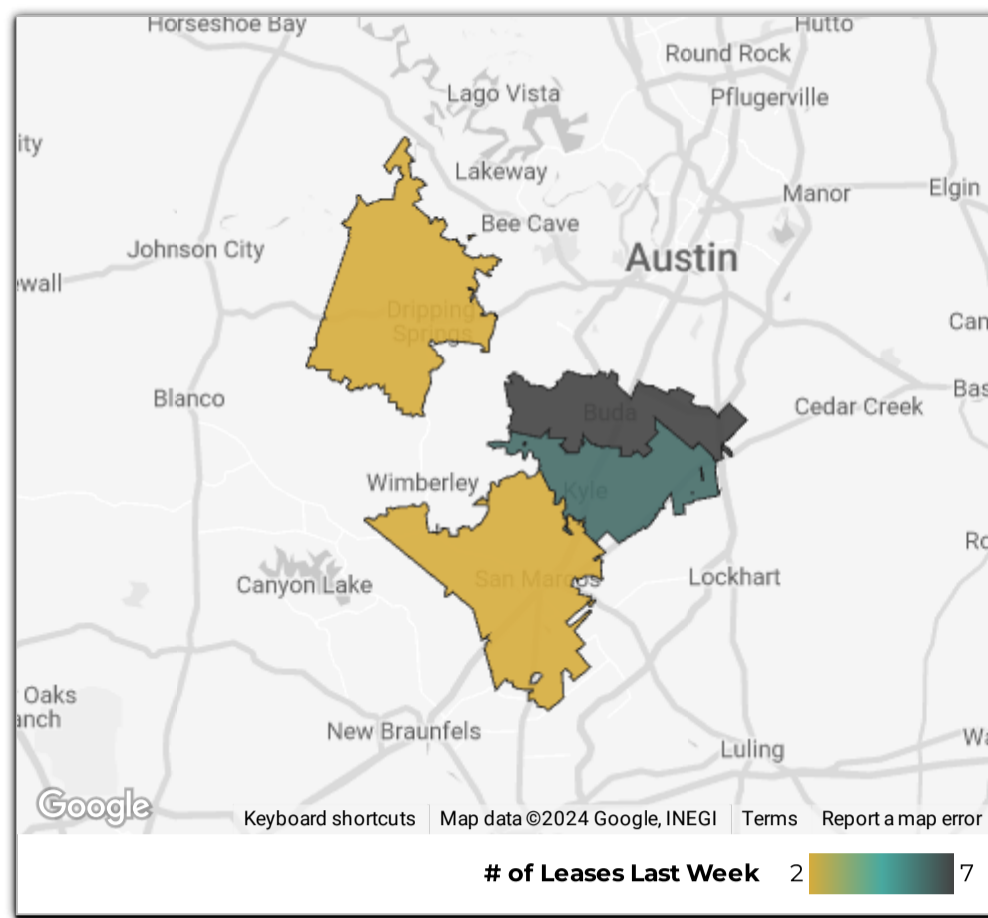
Median DOM
32
 -11 from last year MTD

% Original List to Close
94.4%
 1.01% from last year MTD

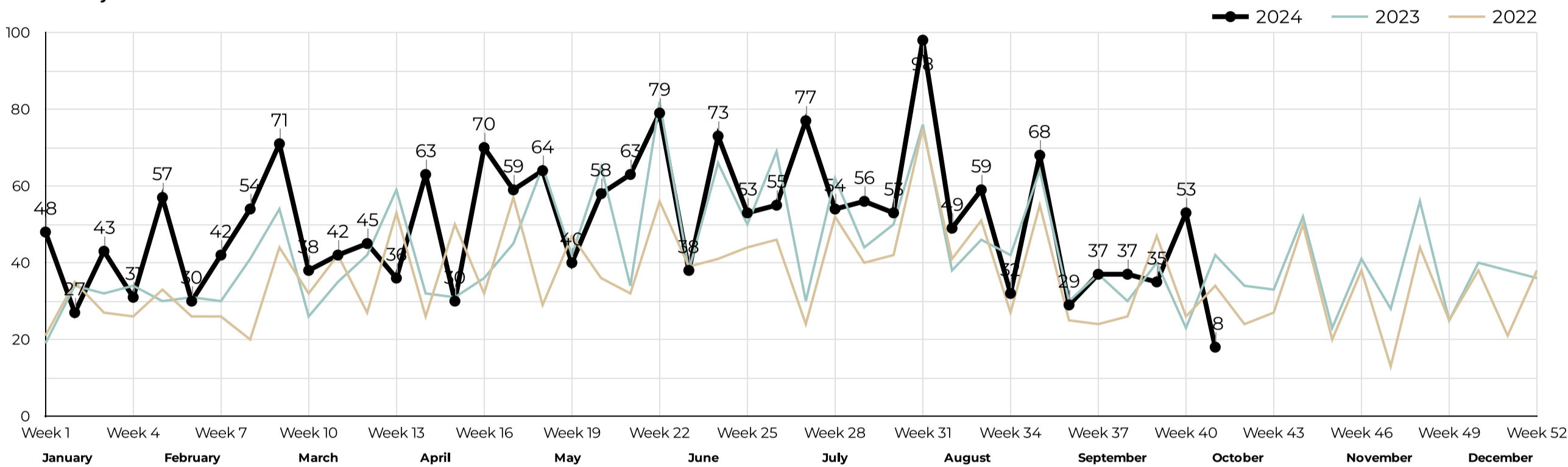
Inventory

of New Listings
123
 4.2% from last year MTD

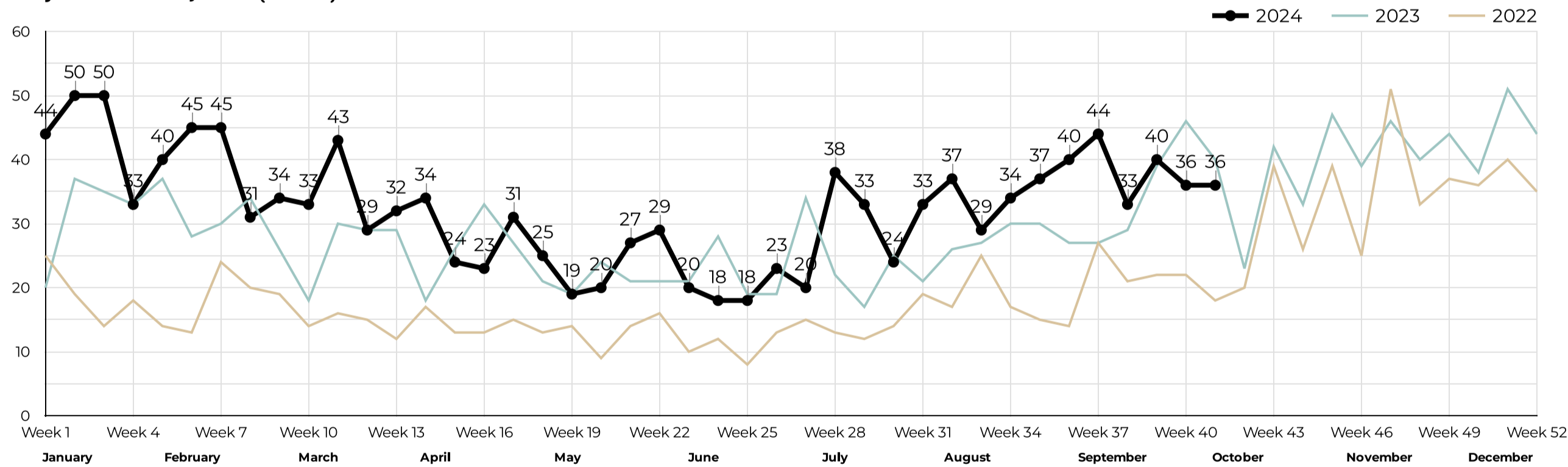
of New Pendings
84
 15.1% from last year MTD



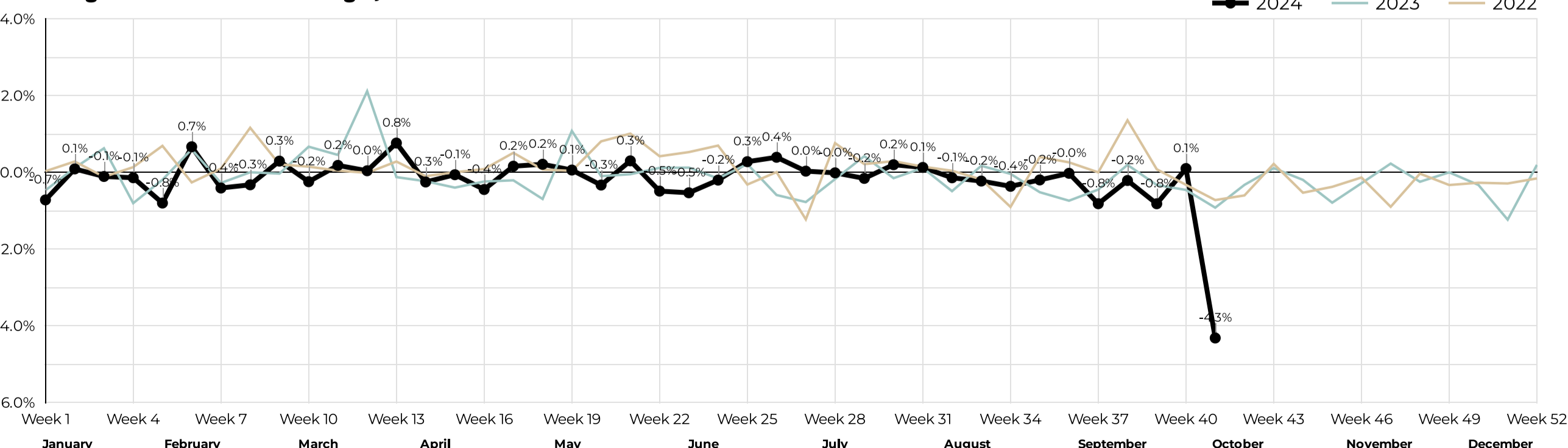
Leases By Week



Days on Market By Week (median)

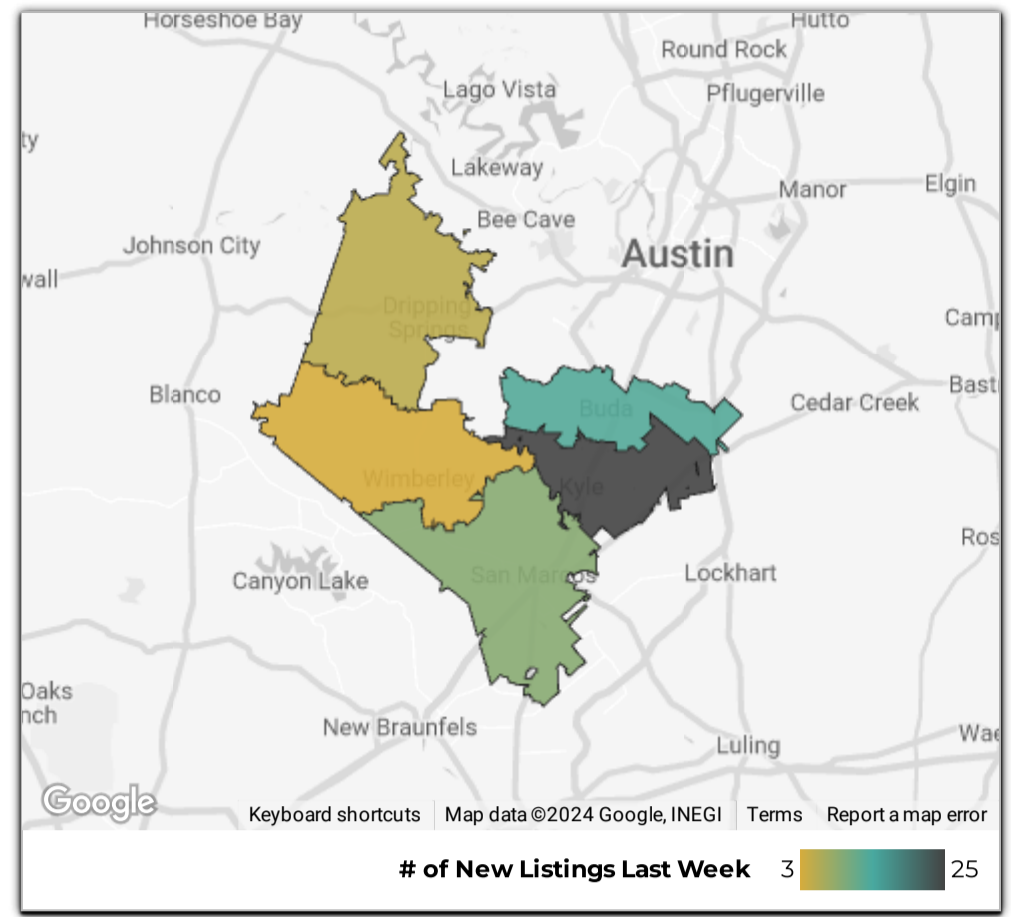


Average % Over or Under Asking By Week



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024



Hays County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
76
 -3.8% from last year MTD

Total Volume
\$152.59K
 -11.0% from last year MTD

Market Pricing

Median Lease
\$1,899
 -9.4% from last year MTD

Average \$/sqft
\$1.19
 1.7% from last year MTD

Renter Demand

Median DOM
32
 -11 from last year MTD

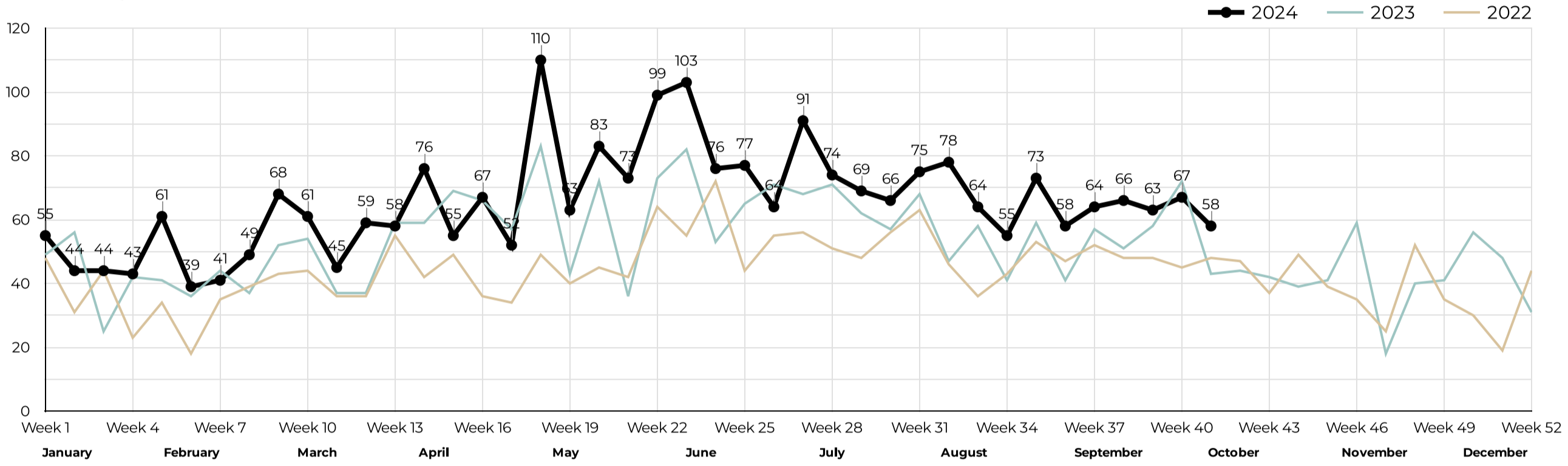
% Original List to Close
94.4%
 1.01% from last year MTD

Inventory

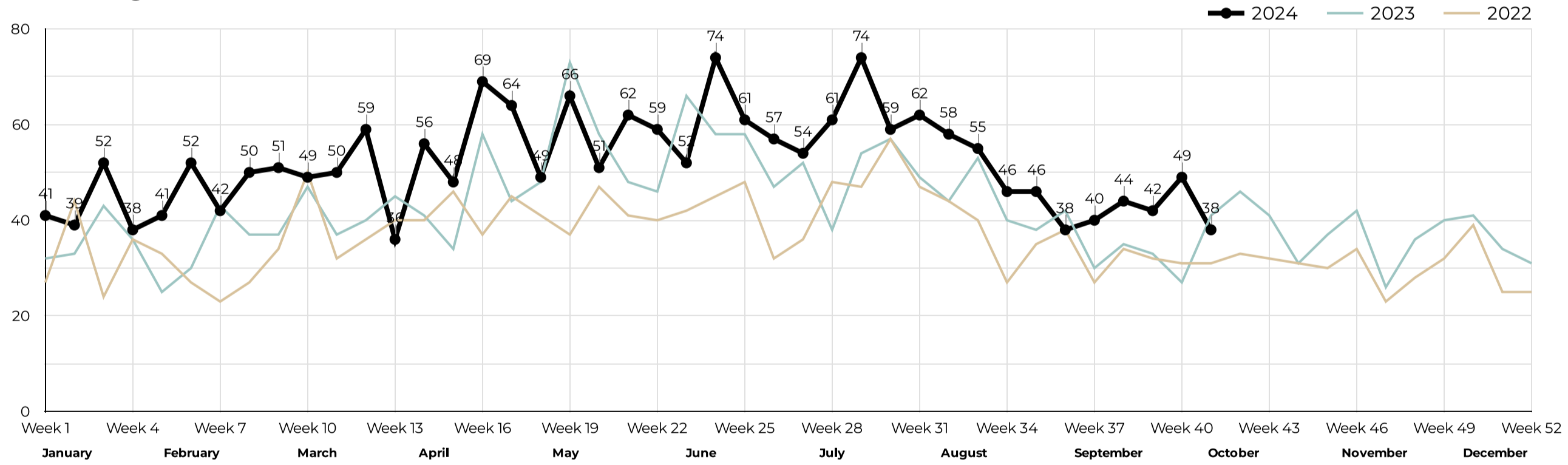
of New Listings
123
 4.2% from last year MTD

of New Pendings
84
 15.1% from last year MTD

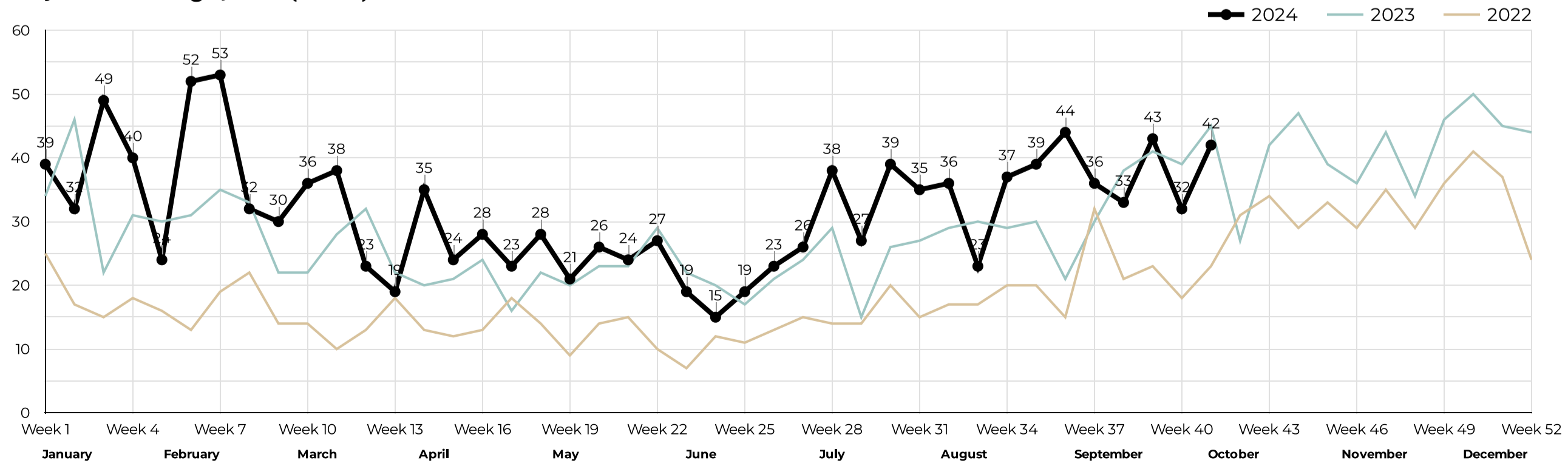
New Listings By Week



New Pendings By Week



Days Until Pending By Week (median)



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Bastrop County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
15
 -31.8% from last year MTD

Market Pricing

Median Lease
\$2,000
 +12.0% from last year MTD

Renter Demand

Median DOM
50
 +20 from last year MTD

Inventory

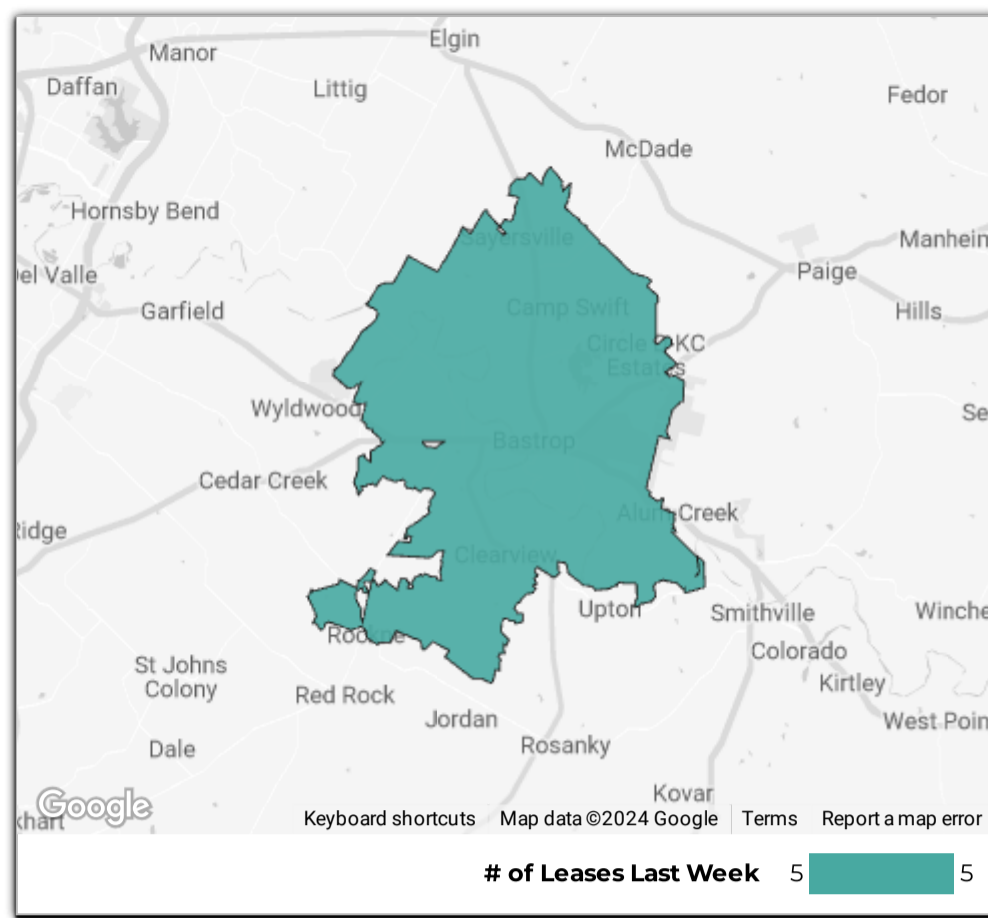
of New Listings
30
 -6.3% from last year MTD

Total Volume
\$30.00K
 -28.1% from last year MTD

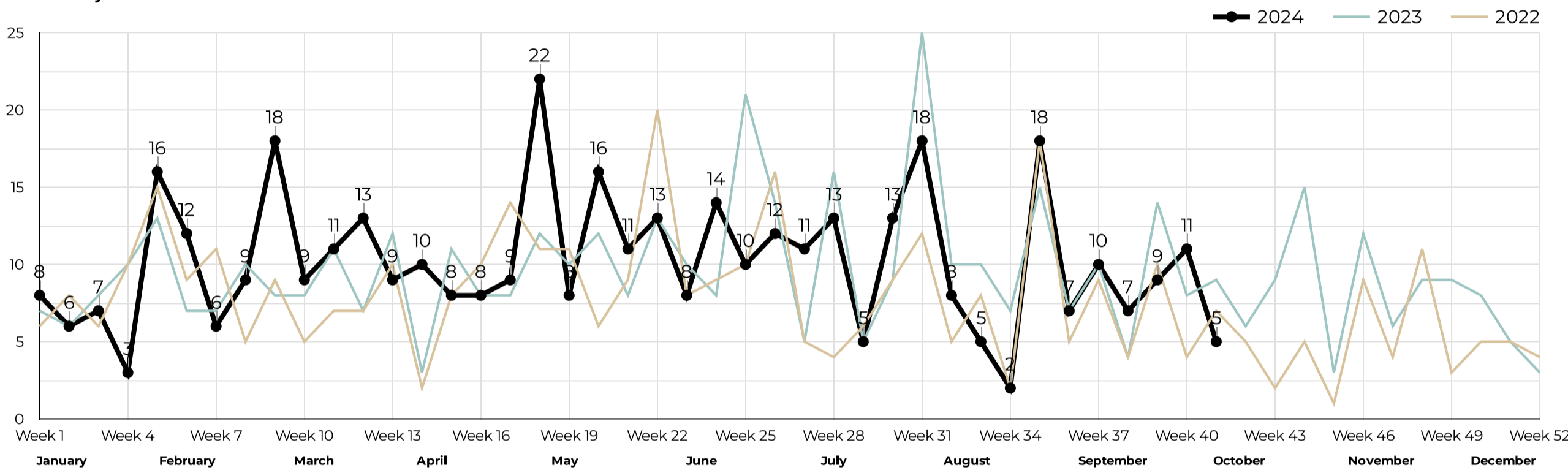
Average \$/sqft
\$1.20
 -7.1% from last year MTD

% Original List to Close
95.8%
 -0.55% from last year MTD

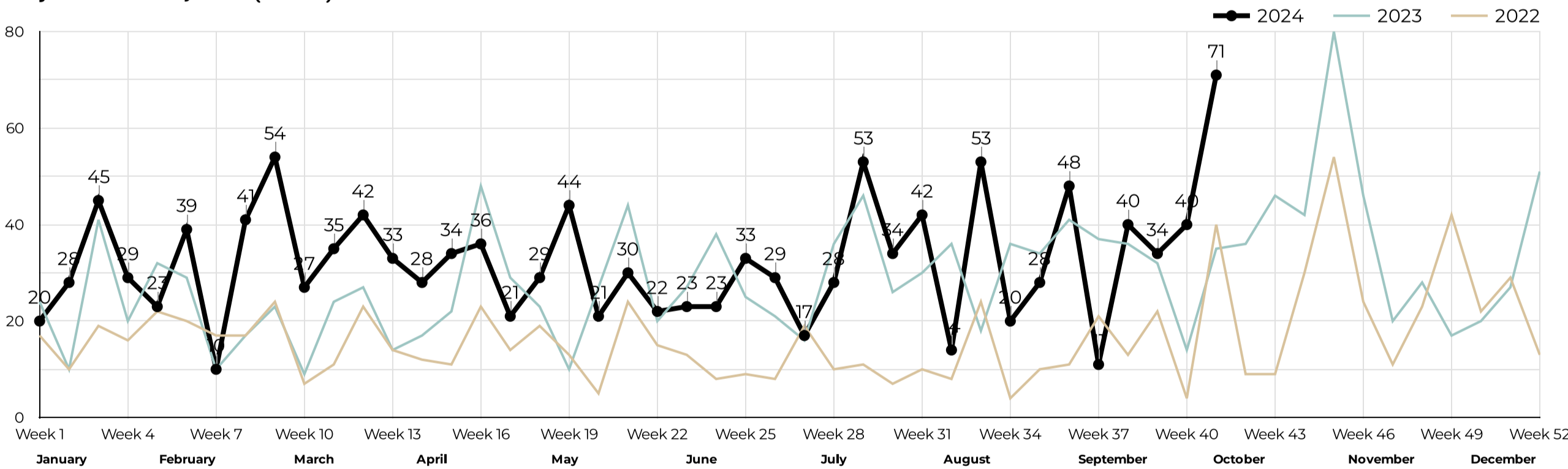
of New Pendings
17
 +21.4% from last year MTD



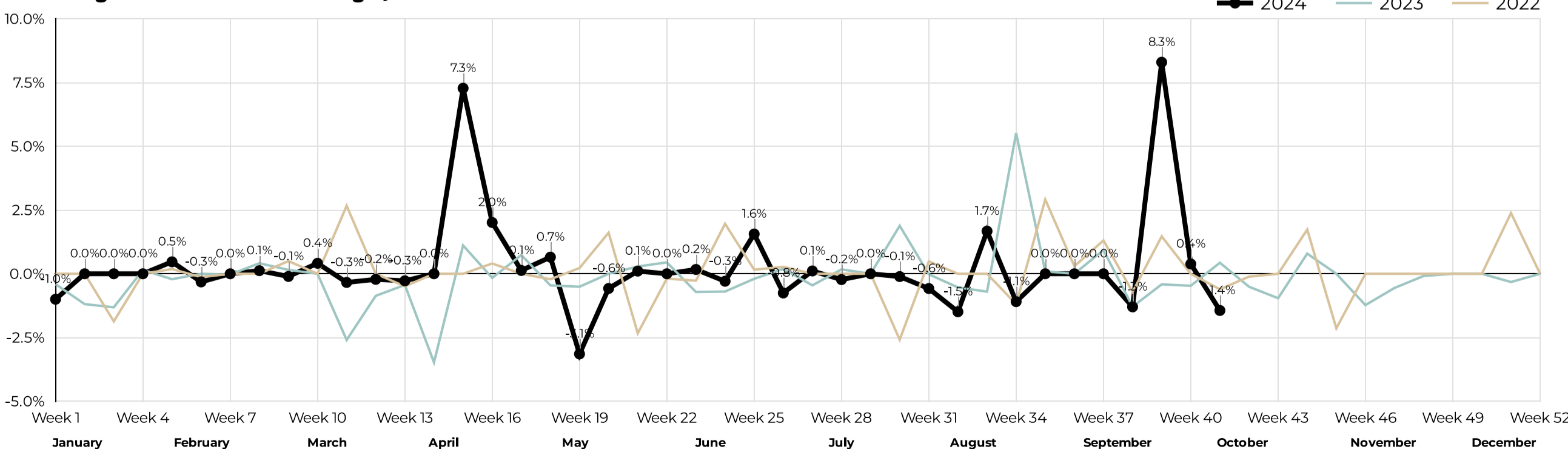
Leases By Week



Days on Market By Week (median)



Average % Over or Under Asking By Week



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Bastrop County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
15
 ↓ -31.8% from last year MTD

Market Pricing

Median Lease
\$2,000
 ↑ 12.0% from last year MTD

Renter Demand

Median DOM
50
 ↓ 20 from last year MTD

Inventory

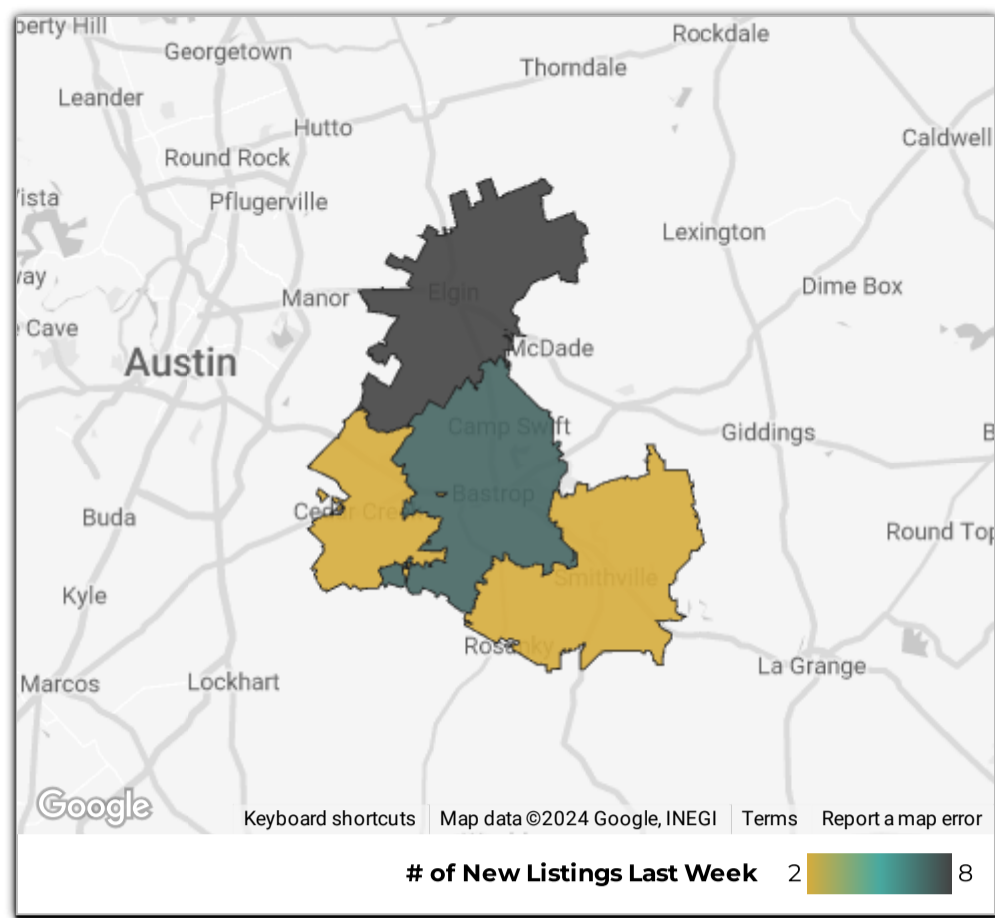
of New Listings
30
 ↓ -6.3% from last year MTD

Total Volume
\$30.00K
 ↓ -28.1% from last year MTD

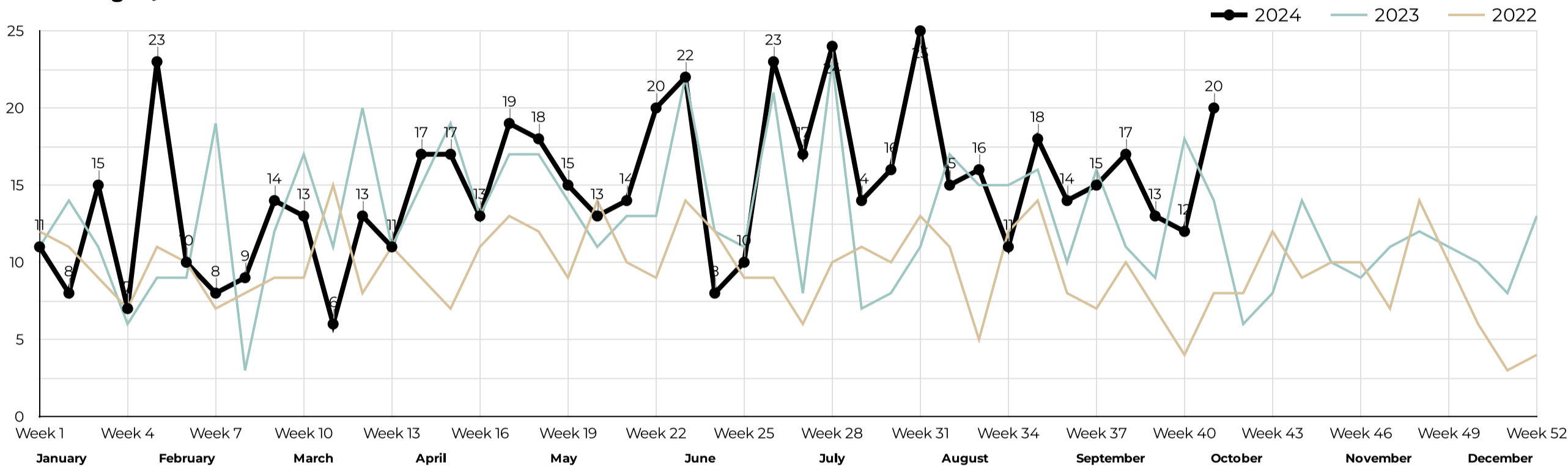
Average \$/sqft
\$1.20
 ↓ -7.1% from last year MTD

% Original List to Close
95.8%
 ↓ -0.55% from last year MTD

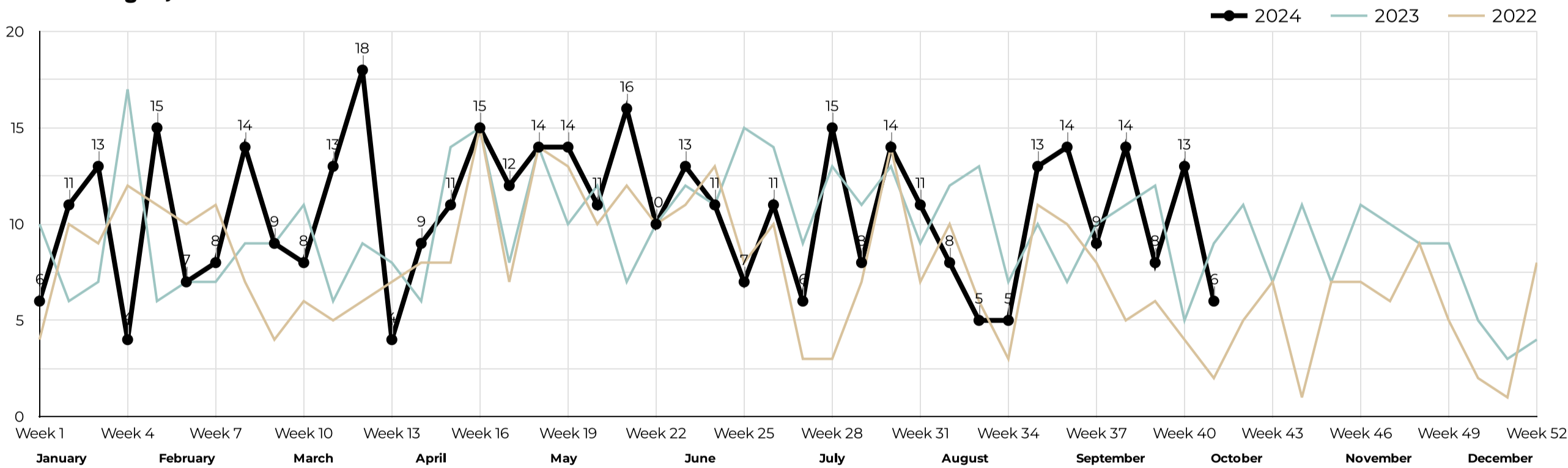
of New Pendings
17
 ↑ 21.4% from last year MTD



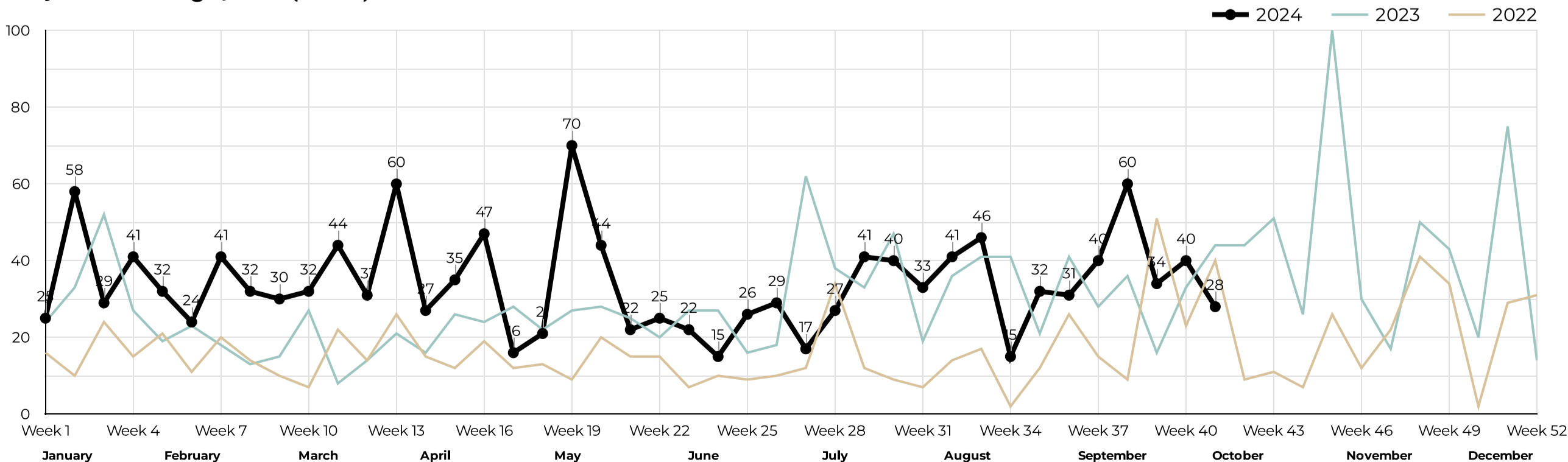
New Listings By Week



New Pendings By Week



Days Until Pending By Week (median)



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Caldwell County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
8
 0.0% from last year MTD

Total Volume
\$13.87K
 -6.1% from last year MTD

Market Pricing

Median Lease
\$1,750
 -12.5% from last year MTD

Average \$/sqft
\$1.16
 -8.2% from last year MTD

Renter Demand

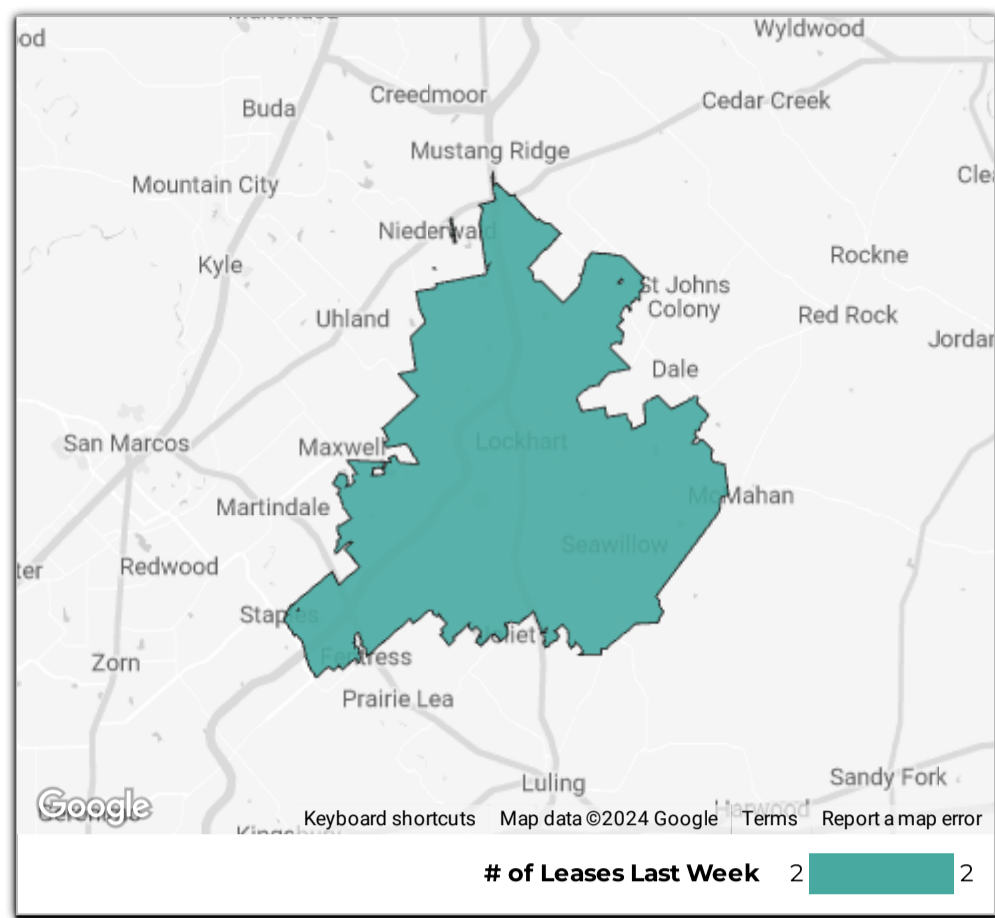
Median DOM
12
 -17 from last year MTD

% Original List to Close
95.7%
 -0.48% from last year MTD

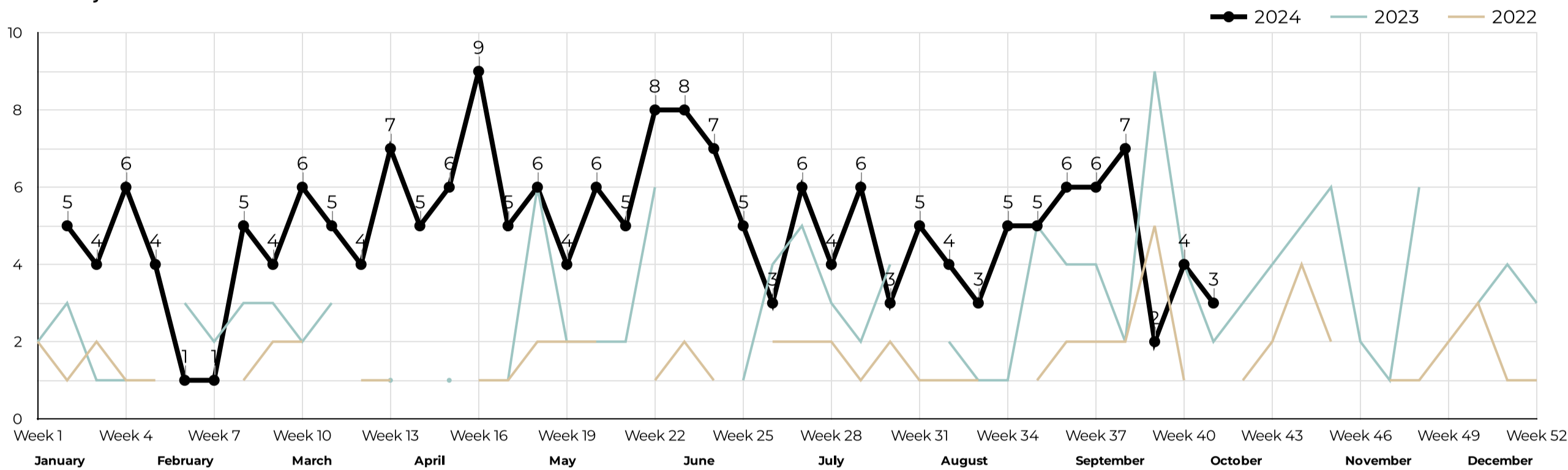
Inventory

of New Listings
9
 -40.0% from last year MTD

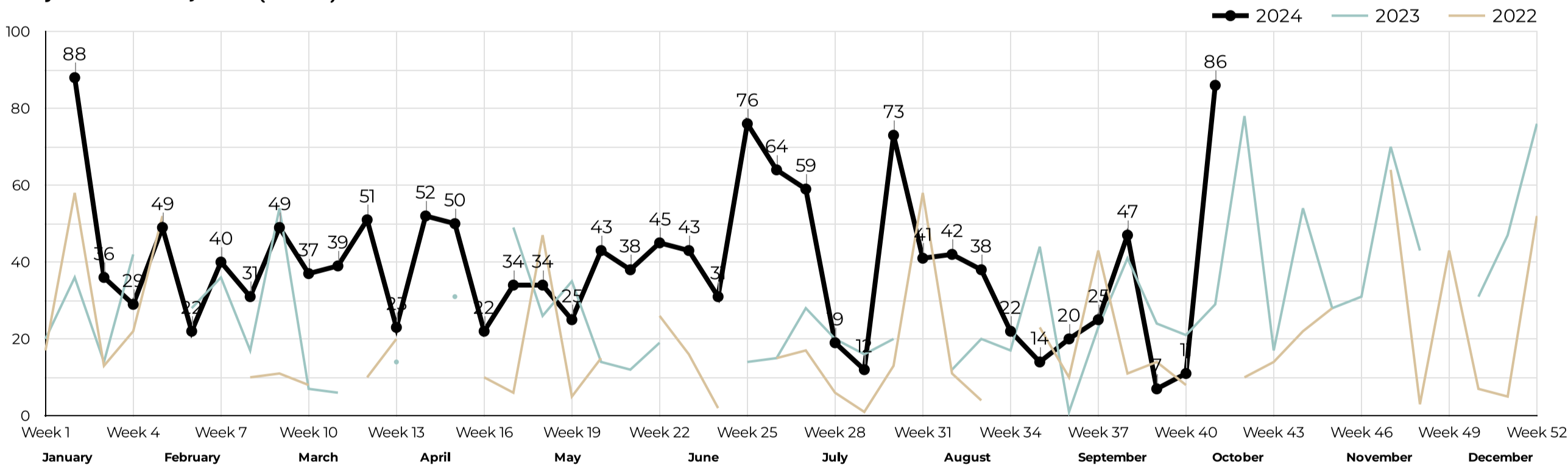
of New Pendings
5
 25.0% from last year MTD



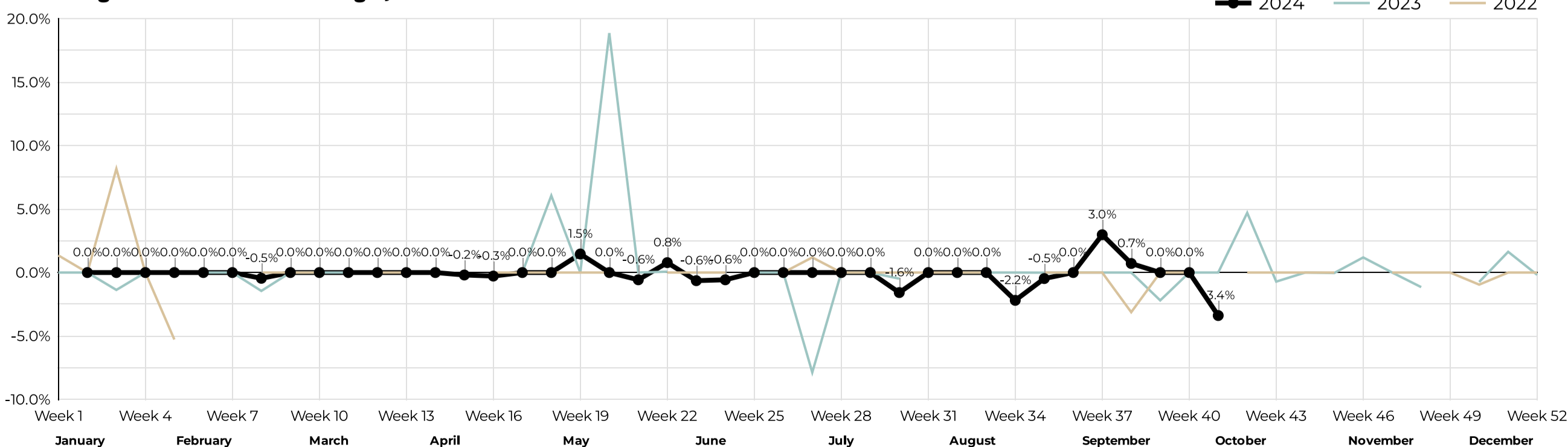
Leases By Week



Days on Market By Week (median)



Average % Over or Under Asking By Week



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Caldwell County: Month-to-Date

Oct 16, 2024

Market Activity

of Leases
8
 0.0% from last year MTD

Total Volume
\$13.87K
 -6.1% from last year MTD

Market Pricing

Median Lease
\$1,750
 -12.5% from last year MTD

Average \$/sqft
\$1.16
 -8.2% from last year MTD

Renter Demand

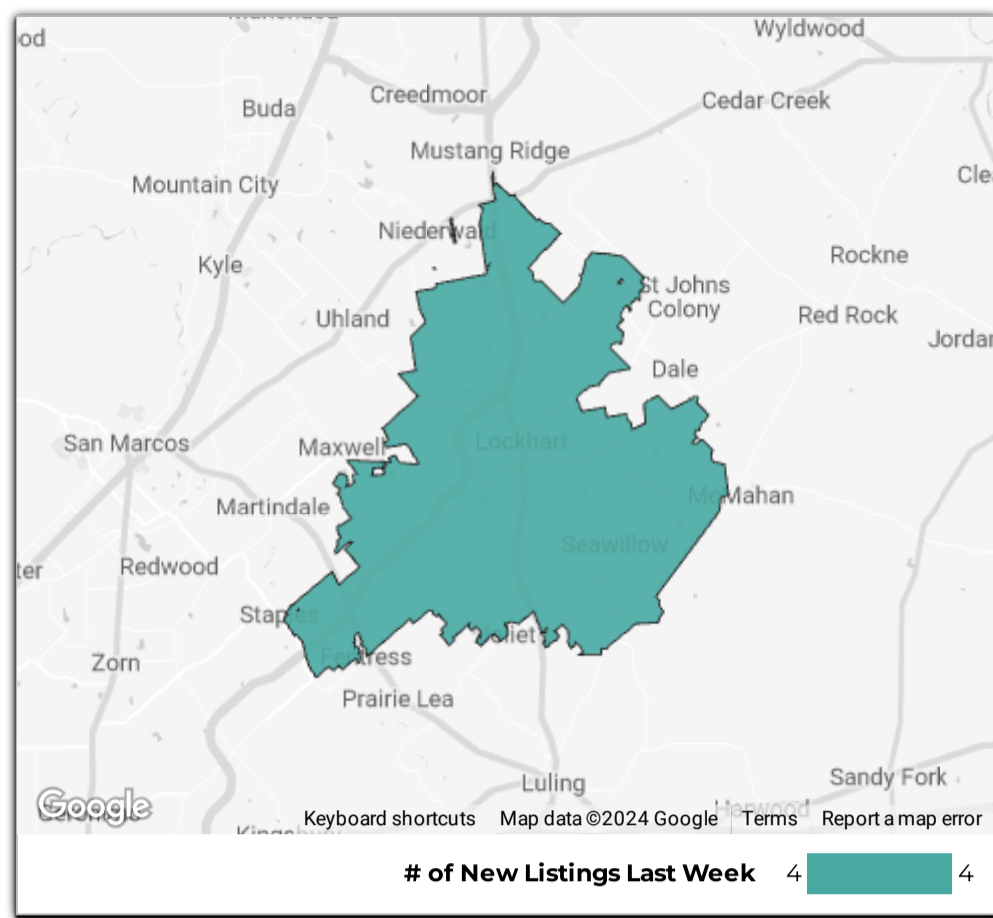
Median DOM
12
 -17 from last year MTD

% Original List to Close
95.7%
 -0.48% from last year MTD

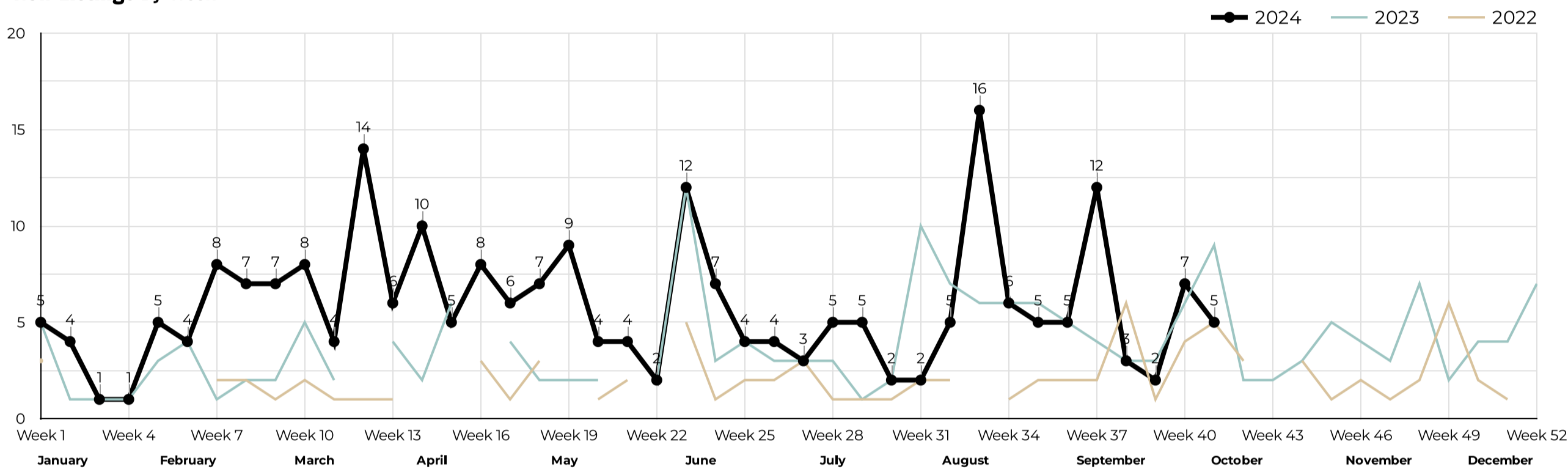
Inventory

of New Listings
9
 -40.0% from last year MTD

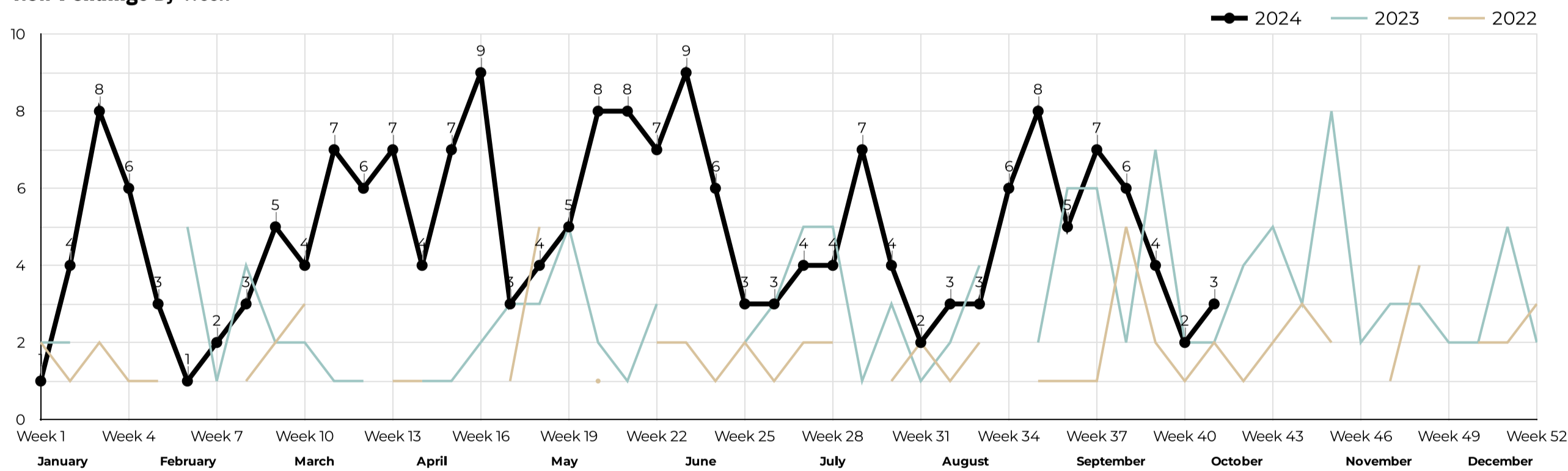
of New Pendings
5
 25.0% from last year MTD



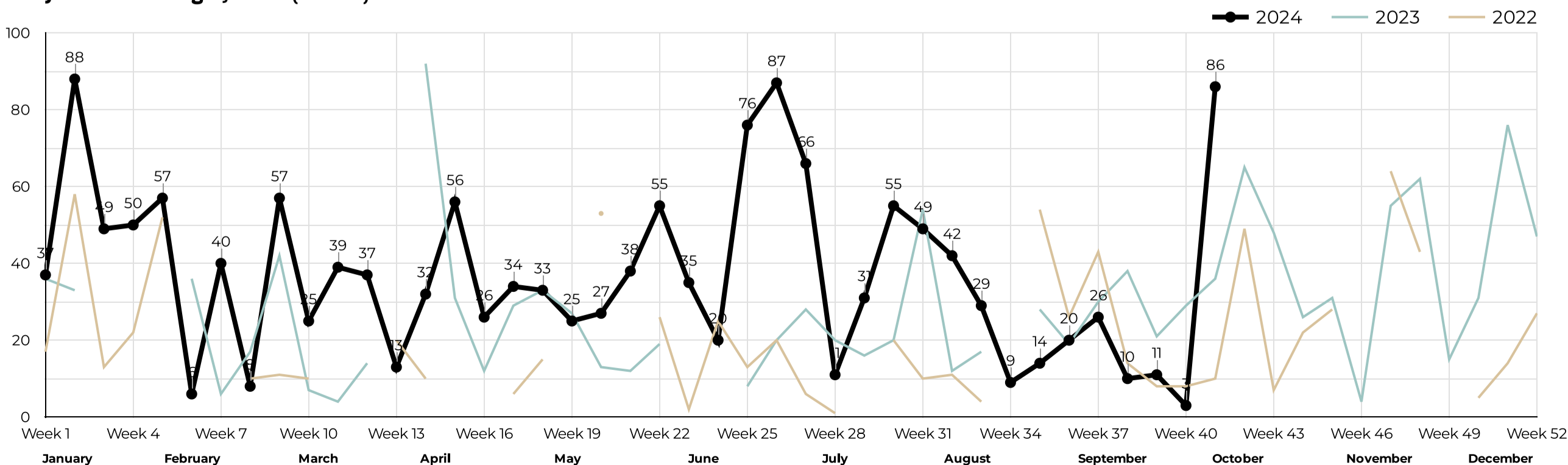
New Listings By Week



New Pendings By Week



Days Until Pending By Week (median)



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Austin-Round Rock MSA

September

2024

Market Activity

of Leases
2,393
-3.5% from last year

Total Volume
\$5.47M
-9.2% from last year

Market Pricing

Median Lease
\$2,100
-4.5% from last year

Average \$/sqft
\$1.52
0.0% from last year

Renter Demand

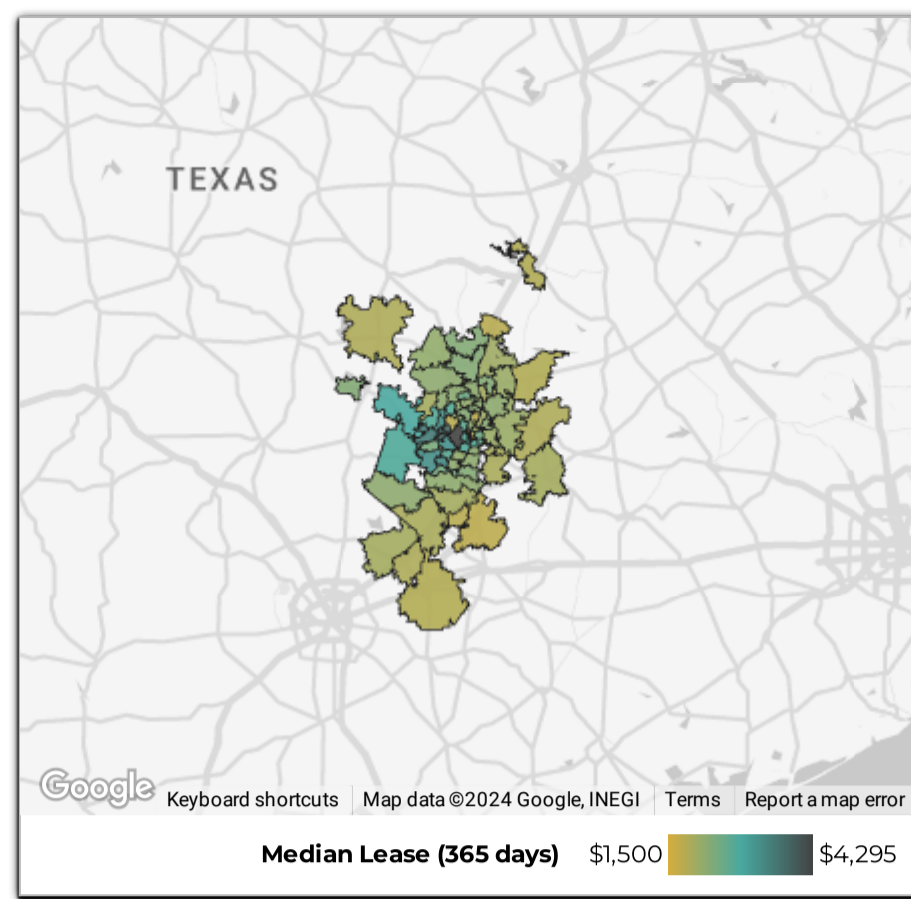
Median DOM
40
8 from last year

% Original List to Close
94.3%
-0.51% from last year

Inventory

of New Listings
3,045
-0.9% from last year

of New Pending
2,451
6.1% from last year



Leases

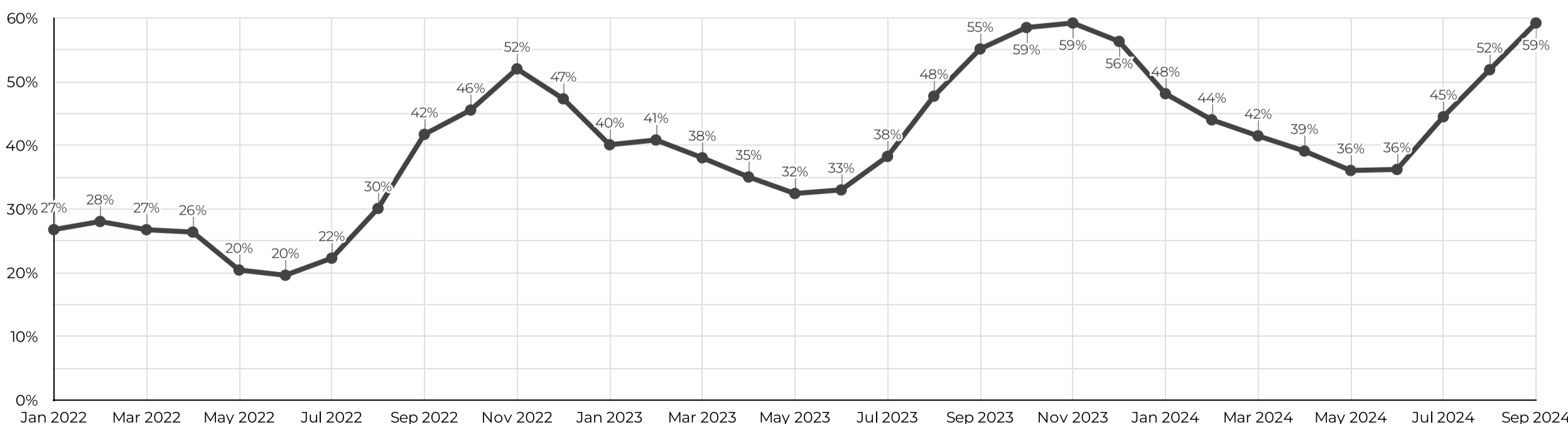
	Close Price / Median			
	2021	2022	2023	2024
January	\$1,800	\$2,100	\$2,200	\$2,195
February	\$1,825	\$2,150	\$2,200	\$2,175
March	\$1,875	\$2,195	\$2,230	\$2,200
April	\$1,905	\$2,200	\$2,275	\$2,200
May	\$1,995	\$2,250	\$2,295	\$2,250
June	\$2,000	\$2,295	\$2,299	\$2,250
July	\$2,025	\$2,300	\$2,295	\$2,250
August	\$2,035	\$2,300	\$2,250	\$2,195
September	\$2,100	\$2,295	\$2,200	\$2,100
October	\$2,099	\$2,250	\$2,150	-
November	\$2,100	\$2,200	\$2,150	-
December	\$2,095	\$2,200	\$2,150	-

	# of Leases / Count			
	2023	2022	2021	2024
January	1,931	1,798	1,775	1,979
February	1,893	1,770	1,621	2,277
March	2,208	2,008	2,084	2,420
April	2,315	2,313	2,131	2,598
May	2,765	2,468	2,206	2,906
June	3,217	2,780	2,438	3,227
July	3,250	2,872	2,762	3,375
August	2,971	2,522	2,650	3,134
September	2,479	2,057	2,077	2,393
October	2,265	2,005	1,713	-
November	2,086	1,729	1,657	-
December	1,964	1,753	1,551	-

	Days on Market / Average			
	2021	2022	2023	2024
January	35	27	41	55
February	29	26	41	52
March	29	25	37	46
April	22	24	35	42
May	19	22	32	38
June	20	21	31	35
July	19	20	33	39
August	23	21	36	43
September	19	27	40	52
October	22	31	46	-
November	22	35	49	-
December	26	39	53	-

	Close to Original List Price / Average			
	2021	2022	2023	2024
January	98.2%	98.4%	96.2%	95.3%
February	98.7%	98.6%	96.6%	96.2%
March	99.2%	98.7%	97.2%	96.7%
April	100.0%	98.6%	97.5%	97.1%
May	100.5%	99.2%	97.8%	97.3%
June	100.3%	99.2%	97.8%	97.3%
July	99.9%	98.8%	97.1%	96.4%
August	98.9%	97.9%	95.9%	95.1%
September	98.3%	96.5%	94.8%	94.3%
October	97.7%	95.7%	94.3%	-
November	97.9%	95.2%	94.0%	-
December	98.1%	95.7%	94.3%	-

% of Sales with a Price Drop



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
This report provides a snapshot of the market as taken on: Oct 16, 2024

Austin-Round Rock MSA

September

2024

Market Activity

of Leases
2,393
-3.5% from last year

Total Volume
\$5.47M
-9.2% from last year

Market Pricing

Median Lease
\$2,100
-4.5% from last year

Average \$/sqft
\$1.52
0.0% from last year

Renter Demand

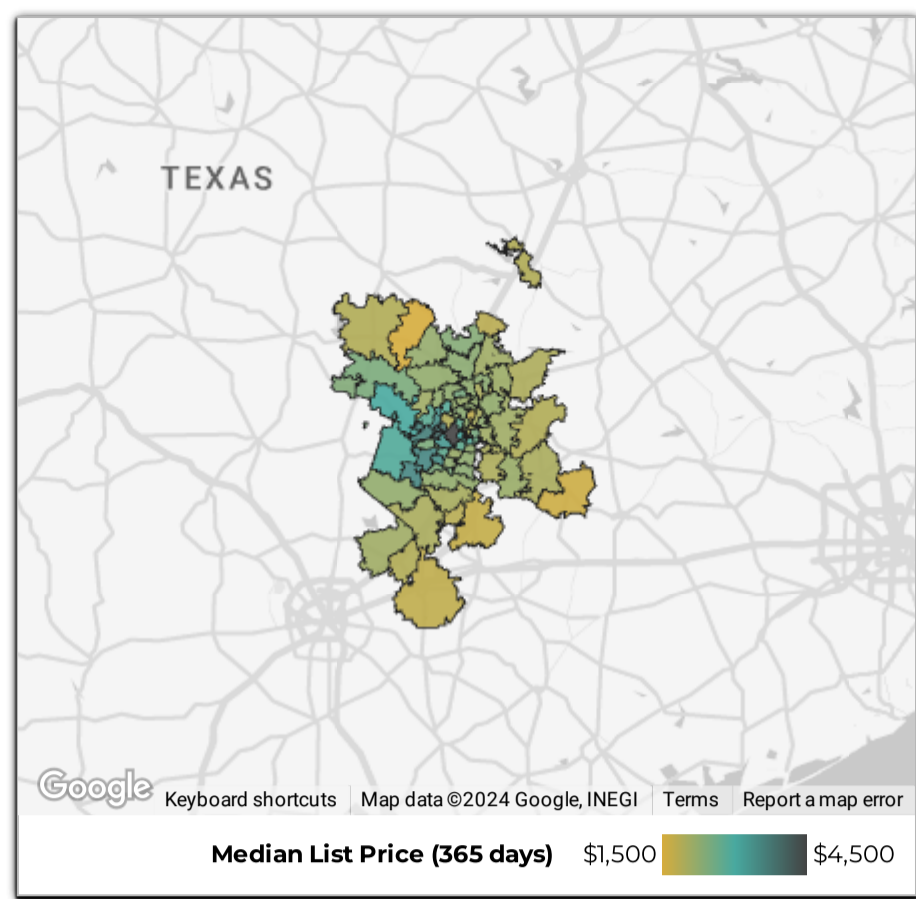
Median DOM
40
8 from last year

% Original List to Close
94.3%
-0.51% from last year

Inventory

of New Listings
3,045
-0.9% from last year

of New Pendings
2,451
6.1% from last year



Inventory

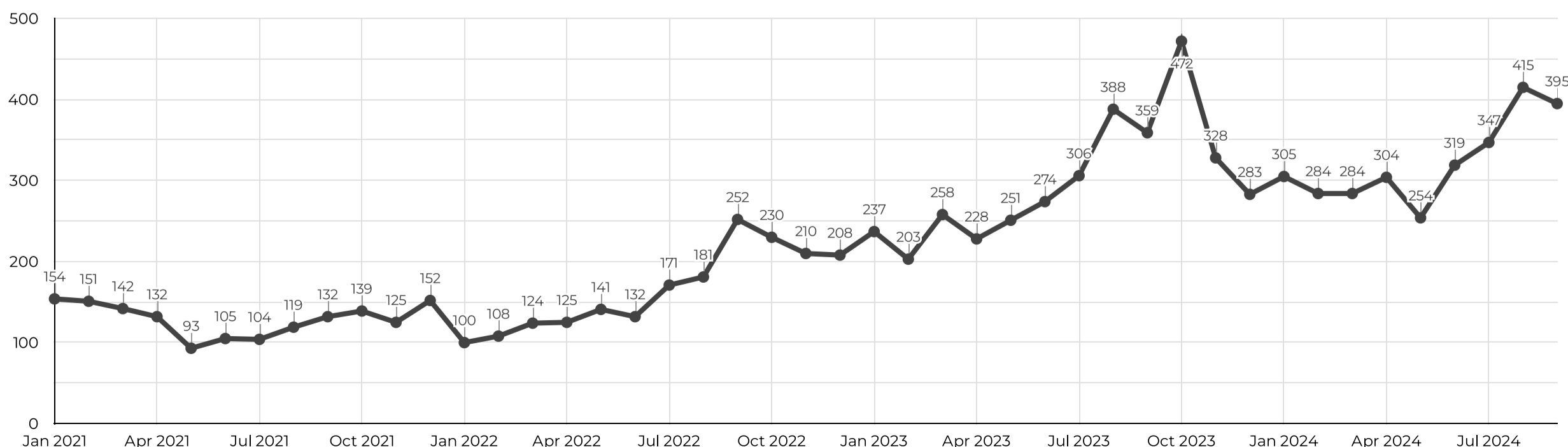
	New Listings / Count			
.	2021	2022	2023	2024
January	2,091	2,123	2,707	2,769
February	1,534	1,999	2,189	2,671
March	2,202	2,464	2,922	2,925
April	2,336	2,462	3,122	3,583
May	2,439	2,912	3,903	4,525
June	2,780	3,376	4,170	4,408
July	2,914	3,290	3,967	4,433
August	2,446	2,879	3,617	3,686
September	2,129	2,728	3,073	3,045
October	2,149	2,531	2,798	-
November	1,829	2,312	2,417	-
December	1,781	2,071	2,247	-

	New Pendings / Count			
.	2023	2022	2024	2021
January	2,065	1,956	2,286	1,864
February	1,865	1,796	2,330	1,536
March	2,389	2,151	2,462	2,279
April	2,482	2,386	2,856	2,276
May	3,056	2,672	3,180	2,344
June	3,216	2,817	3,253	2,556
July	3,106	2,720	3,399	2,756
August	2,796	2,247	2,896	2,253
September	2,310	1,979	2,451	1,878
October	2,202	1,939	-	1,701
November	2,159	1,776	-	1,653
December	1,872	1,759	-	1,509

	Actives / Count			
.	2021	2022	2023	2024
January	1,737	1,929	7,861	8,144
February	1,665	1,804	7,770	8,637
March	1,577	2,138	8,539	9,830
April	2,135	3,125	8,792	11,038
May	2,208	4,819	9,542	-
June	2,952	7,578	10,261	-
July	3,761	9,296	10,387	-
August	3,934	9,661	10,540	-
September	4,239	10,380	10,776	-
October	3,904	10,226	10,546	-
November	3,285	9,415	9,928	-
December	2,449	8,091	8,531	-

	Pendings / Count			
.	2021	2022	2023	2024
January	3,272	3,277	2,565	2,761
February	2,510	2,907	2,438	2,744
March	4,152	3,577	3,026	3,108
April	3,913	3,551	3,233	3,211
May	4,231	3,596	3,230	-
June	4,340	2,853	3,087	-
July	3,845	2,735	2,894	-
August	3,917	2,844	2,674	-
September	3,481	2,331	2,651	-
October	3,706	2,139	2,237	-
November	3,380	2,002	2,059	-
December	2,630	1,927	2,066	-

of Listings Withdrawn



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

City of Austin

September

2024

Market Activity

of Leases
1,308
↑ 2.2% from last year

Total Volume
\$3.15M
↓ -6.7% from last year

Market Pricing

Median Lease
\$2,195
↓ -4.6% from last year

Average \$/sqft
\$1.80
↓ -0.7% from last year

Renter Demand

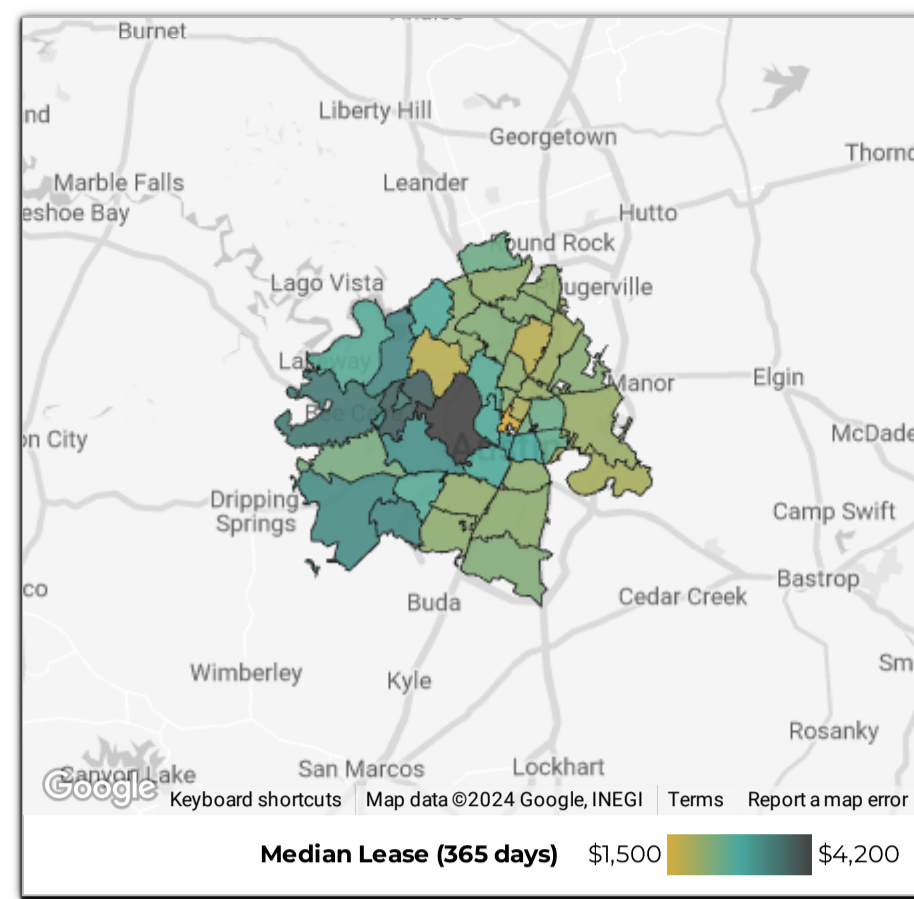
Median DOM
42
↓ 9 from last year

% Original List to Close
93.8%
↓ -0.38% from last year

Inventory

of New Listings
1,532
↓ -5.1% from last year

of New Pending
1,270
↑ 8.8% from last year



Leases

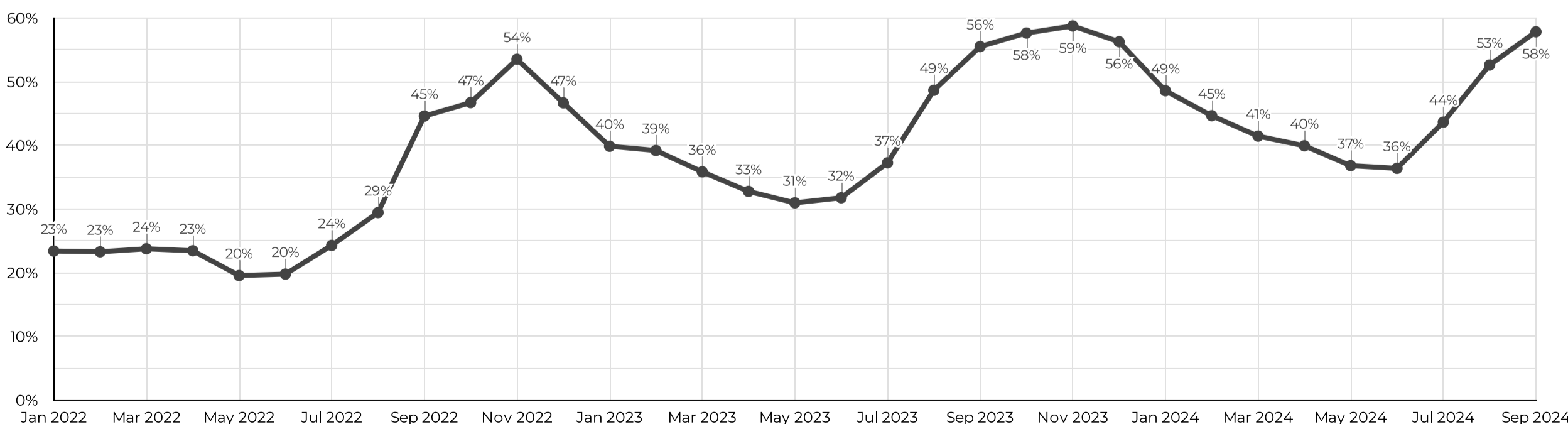
	Close Price / Median			
	2021	2022	2023	2024
January	\$1,800	\$2,250	\$2,395	\$2,295
February	\$1,850	\$2,300	\$2,400	\$2,350
March	\$1,900	\$2,300	\$2,395	\$2,300
April	\$1,995	\$2,355	\$2,400	\$2,300
May	\$2,000	\$2,375	\$2,400	\$2,395
June	\$2,000	\$2,395	\$2,400	\$2,400
July	\$2,000	\$2,400	\$2,400	\$2,350
August	\$2,000	\$2,400	\$2,300	\$2,250
September	\$2,100	\$2,399	\$2,300	\$2,195
October	\$2,100	\$2,395	\$2,250	-
November	\$2,195	\$2,325	\$2,250	-
December	\$2,100	\$2,300	\$2,275	-

	# of Leases / Count			
	2023	2021	2022	2024
January	990	1,049	883	1,014
February	938	862	746	1,159
March	1,031	1,141	916	1,181
April	1,146	1,171	1,107	1,306
May	1,364	1,270	1,189	1,438
June	1,619	1,428	1,443	1,595
July	1,783	1,666	1,574	1,829
August	1,604	1,630	1,350	1,694
September	1,280	1,106	1,053	1,308
October	1,120	843	1,016	-
November	1,058	832	885	-
December	991	734	869	-

	Days on Market / Average			
	2021	2022	2023	2024
January	41	28	42	55
February	34	27	43	55
March	38	26	36	50
April	30	27	35	46
May	25	25	33	41
June	28	24	32	39
July	24	22	34	41
August	28	21	39	46
September	21	28	43	56
October	23	32	47	-
November	23	37	52	-
December	27	39	56	-

	Close to Original List Price / Average			
	2021	2022	2023	2024
January	97.6%	98.4%	95.7%	94.9%
February	98.4%	98.8%	96.3%	95.6%
March	98.7%	98.8%	97.2%	96.1%
April	99.6%	98.5%	97.7%	96.6%
May	100.2%	99.0%	97.7%	96.8%
June	100.1%	99.1%	97.7%	96.8%
July	99.8%	98.6%	96.8%	95.9%
August	98.8%	97.8%	95.2%	94.4%
September	98.3%	95.9%	94.2%	93.8%
October	97.9%	95.3%	93.5%	-
November	97.9%	94.5%	93.2%	-
December	98.3%	95.4%	93.8%	-

% of Sales with a Price Drop



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

City of Austin

September

2024

Market Activity

of Leases
1,308
↑ 2.2% from last year

Total Volume
\$3.15M
↓ -6.7% from last year

Market Pricing

Median Lease
\$2,195
↓ -4.6% from last year

Average \$/sqft
\$1.80
↓ -0.7% from last year

Renter Demand

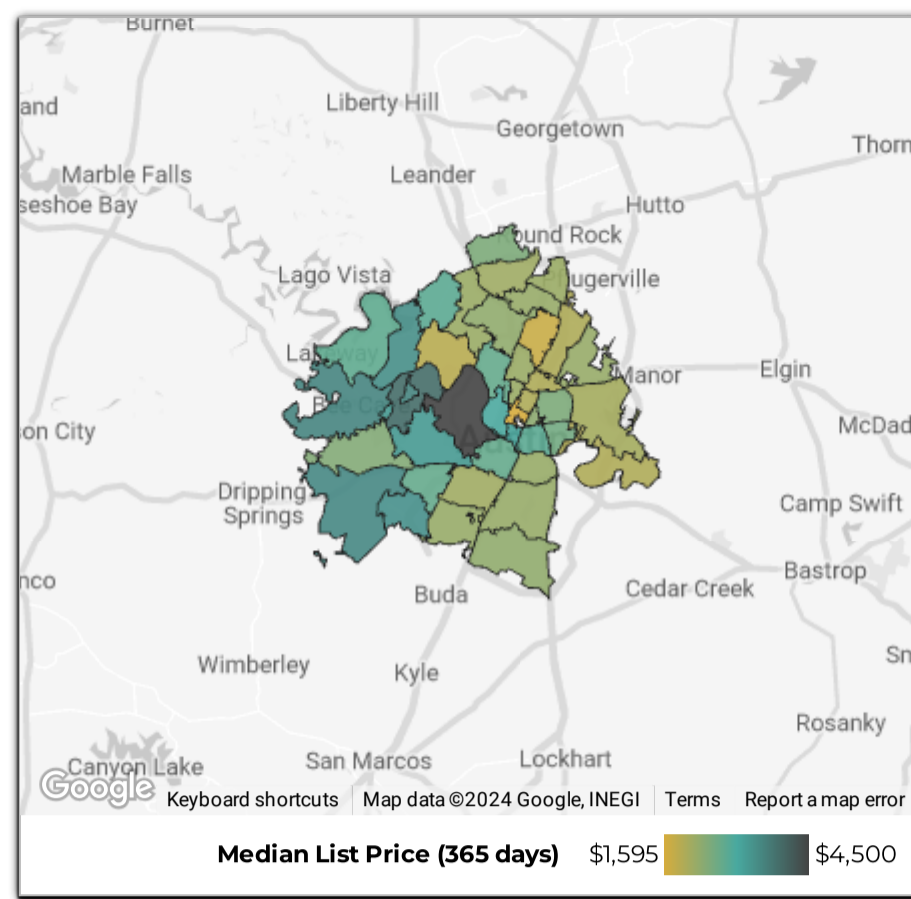
Median DOM
42
↓ 9 from last year

% Original List to Close
93.8%
↓ -0.38% from last year

Inventory

of New Listings
1,532
↓ -5.1% from last year

of New Pendings
1,270
↑ 8.8% from last year



Inventory

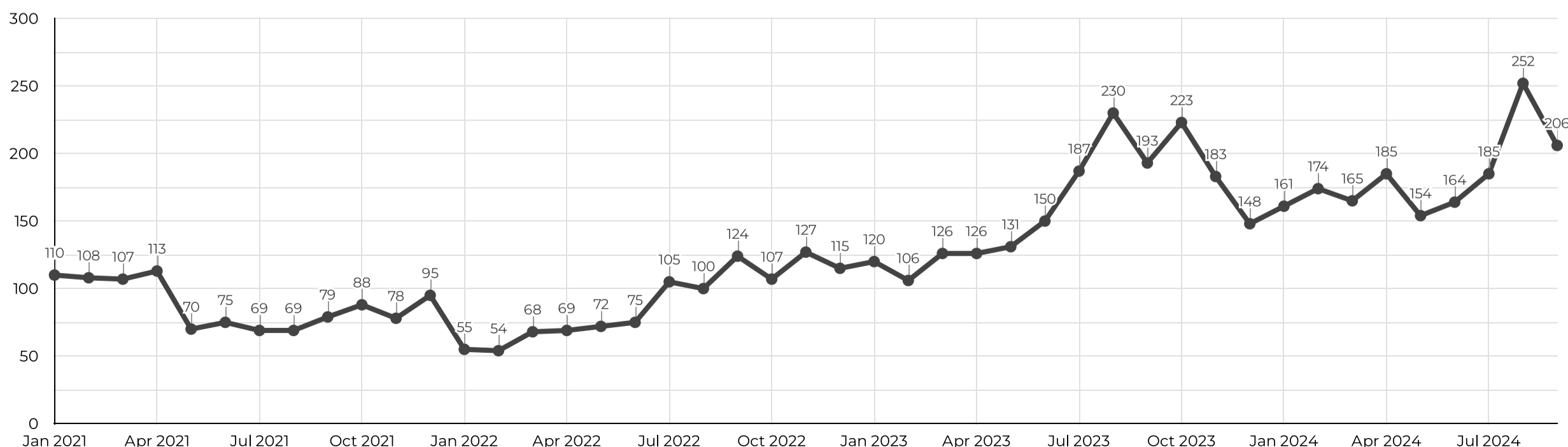
	New Listings / Count			
	2021	2022	2023	2024
January	1,248	963	1,339	1,452
February	903	931	1,054	1,384
March	1,209	1,227	1,516	1,520
April	1,356	1,191	1,582	1,770
May	1,397	1,504	2,111	2,336
June	1,602	1,792	2,211	2,354
July	1,659	1,747	2,128	2,290
August	1,317	1,501	1,902	1,813
September	1,135	1,414	1,615	1,532
October	1,111	1,303	1,531	-
November	876	1,149	1,245	-
December	836	1,024	1,174	-

	New Pendings / Count			
	2023	2021	2022	2024
January	999	1,078	911	1,136
February	914	813	781	1,181
March	1,152	1,239	986	1,224
April	1,234	1,300	1,161	1,423
May	1,552	1,345	1,314	1,611
June	1,664	1,526	1,483	1,701
July	1,673	1,702	1,496	1,825
August	1,506	1,294	1,182	1,568
September	1,167	994	999	1,270
October	1,088	822	997	-
November	1,105	815	905	-
December	974	731	906	-

	Actives / Count			
	2021	2022	2023	2024
January	868	658	2,371	2,789
February	807	697	2,426	3,064
March	731	829	2,861	3,515
April	969	1,064	3,112	4,145
May	954	1,583	3,448	-
June	1,203	2,636	3,837	-
July	1,531	3,188	3,864	-
August	1,548	3,162	3,766	-
September	1,769	3,463	3,813	-
October	1,555	3,428	3,780	-
November	1,197	3,016	3,546	-
December	839	2,446	2,889	-

	Pendings / Count			
	2021	2022	2023	2024
January	1,233	1,144	823	756
February	991	1,039	809	927
March	1,773	1,336	1,054	1,077
April	1,596	1,340	1,120	1,098
May	1,682	1,335	1,106	-
June	1,681	1,027	1,093	-
July	1,468	961	1,015	-
August	1,484	1,020	923	-
September	1,277	773	770	-
October	1,436	691	660	-
November	1,259	633	603	-
December	938	631	642	-

of Listings Withdrawn



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Travis County

September

2024

Market Activity

of Leases
1,423
-0.9% from last year

Total Volume
\$3.42M
-9.0% from last year

Market Pricing

Median Lease
\$2,195
-4.5% from last year

Average \$/sqft
\$1.75
-0.1% from last year

Renter Demand

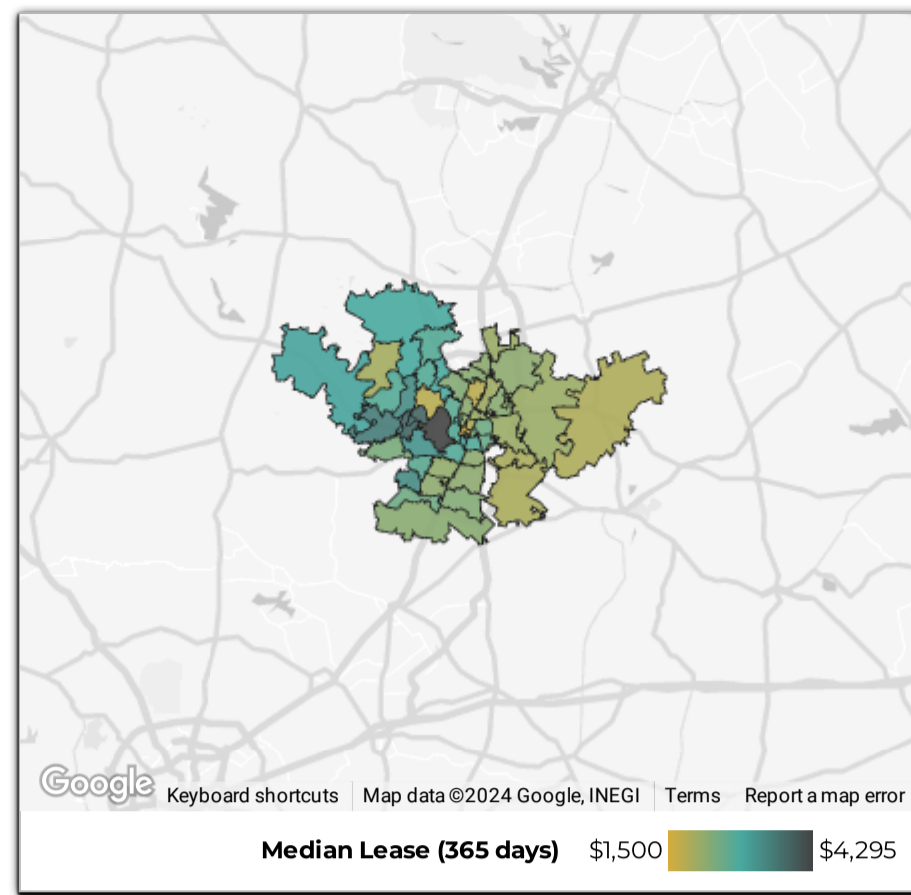
Median DOM
42
+10 from last year

% Original List to Close
94.1%
-0.24% from last year

Inventory

of New Listings
1,736
-4.1% from last year

of New Pendings
1,399
+6.8% from last year



Leases

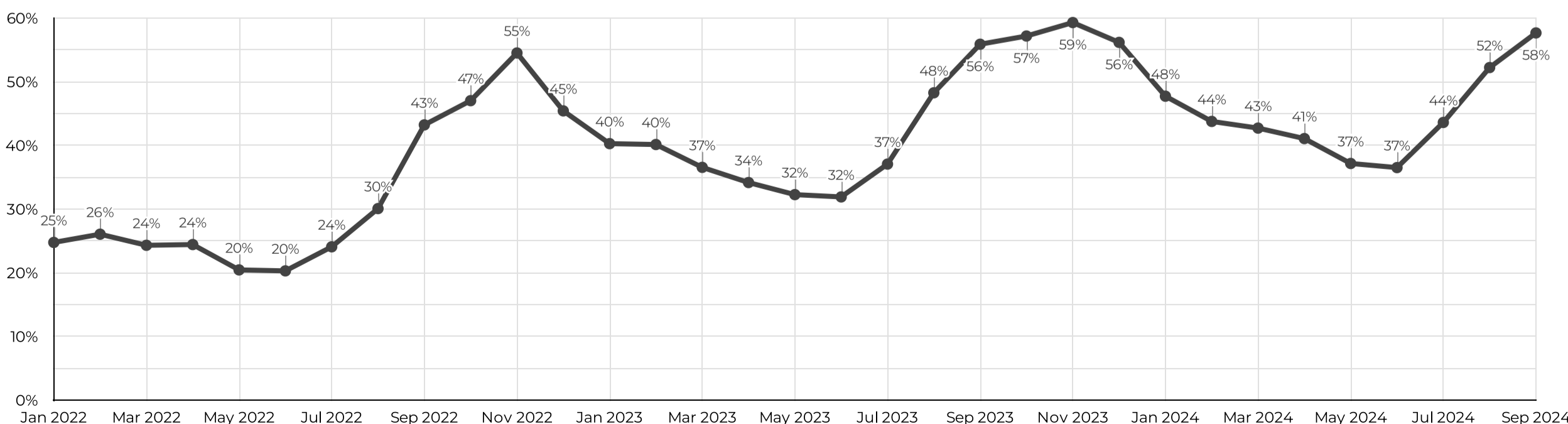
	Close Price / Median			
	2021	2022	2023	2024
January	\$1,800	\$2,200	\$2,300	\$2,250
February	\$1,850	\$2,250	\$2,300	\$2,300
March	\$1,895	\$2,250	\$2,350	\$2,300
April	\$1,970	\$2,300	\$2,350	\$2,295
May	\$2,000	\$2,300	\$2,390	\$2,350
June	\$2,000	\$2,300	\$2,400	\$2,350
July	\$2,000	\$2,400	\$2,350	\$2,350
August	\$2,000	\$2,375	\$2,300	\$2,225
September	\$2,100	\$2,300	\$2,299	\$2,195
October	\$2,100	\$2,300	\$2,200	-
November	\$2,150	\$2,300	\$2,200	-
December	\$2,100	\$2,295	\$2,250	-

	# of Leases / Count			
	2023	2021	2022	2024
January	1,099	1,151	968	1,116
February	1,058	975	897	1,306
March	1,200	1,250	1,068	1,317
April	1,310	1,293	1,251	1,467
May	1,551	1,339	1,333	1,597
June	1,797	1,510	1,594	1,784
July	1,930	1,741	1,680	2,019
August	1,758	1,702	1,458	1,837
September	1,436	1,195	1,193	1,423
October	1,269	936	1,139	-
November	1,153	937	990	-
December	1,103	810	1,012	-

	Days on Market / Average			
	2021	2022	2023	2024
January	39	29	41	56
February	33	28	44	55
March	36	26	37	51
April	28	27	36	47
May	24	25	34	42
June	27	24	33	38
July	24	22	34	41
August	28	22	39	46
September	21	27	42	55
October	23	32	47	-
November	23	37	51	-
December	27	38	55	-

	Close to Original List Price / Average			
	2021	2022	2023	2024
January	97.6%	98.3%	95.7%	94.9%
February	98.4%	98.6%	96.3%	95.8%
March	98.8%	98.8%	97.1%	96.0%
April	99.6%	98.6%	97.5%	96.6%
May	100.2%	99.0%	97.6%	96.8%
June	100.1%	99.1%	97.7%	96.9%
July	99.8%	98.6%	96.9%	95.9%
August	98.8%	97.8%	95.3%	94.5%
September	98.3%	96.1%	94.3%	94.1%
October	97.9%	95.2%	93.9%	-
November	97.9%	94.5%	93.3%	-
December	98.3%	95.6%	93.9%	-

% of Sales with a Price Drop



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Travis County

September

2024

Market Activity

of Leases
1,423
-0.9% from last year

Total Volume
\$3.42M
-9.0% from last year

Market Pricing

Median Lease
\$2,195
-4.5% from last year

Average \$/sqft
\$1.75
-0.1% from last year

Renter Demand

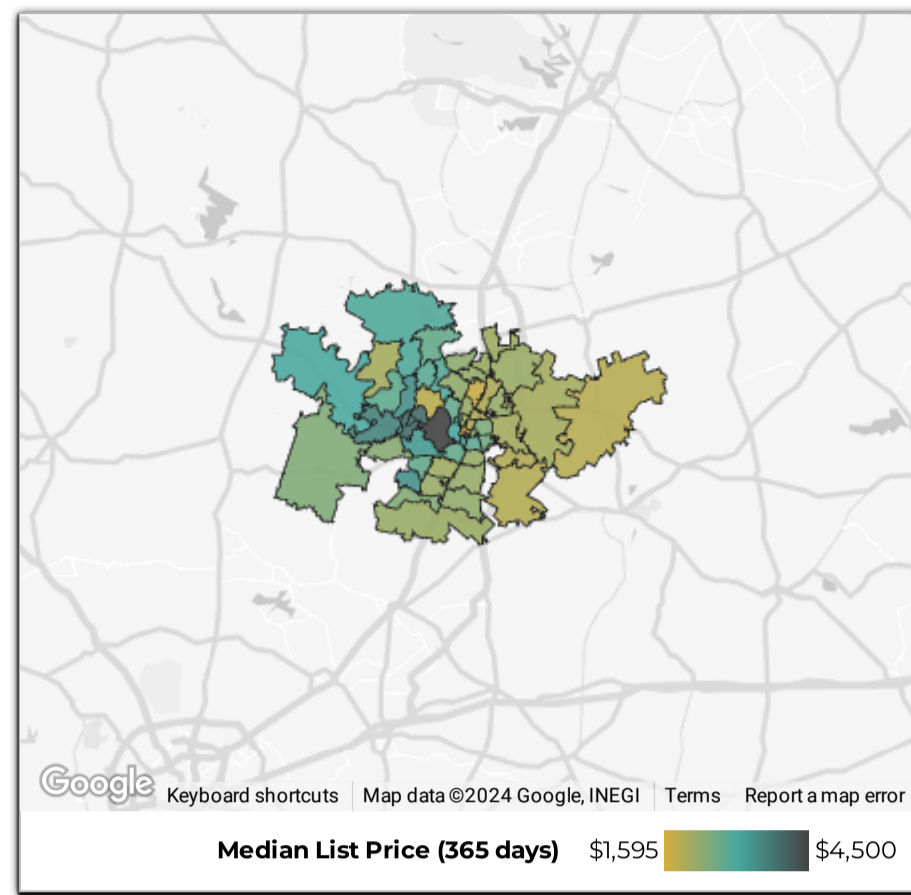
Median DOM
42
10 from last year

% Original List to Close
94.1%
-0.24% from last year

Inventory

of New Listings
1,736
-4.1% from last year

of New Pendings
1,399
6.8% from last year



Inventory

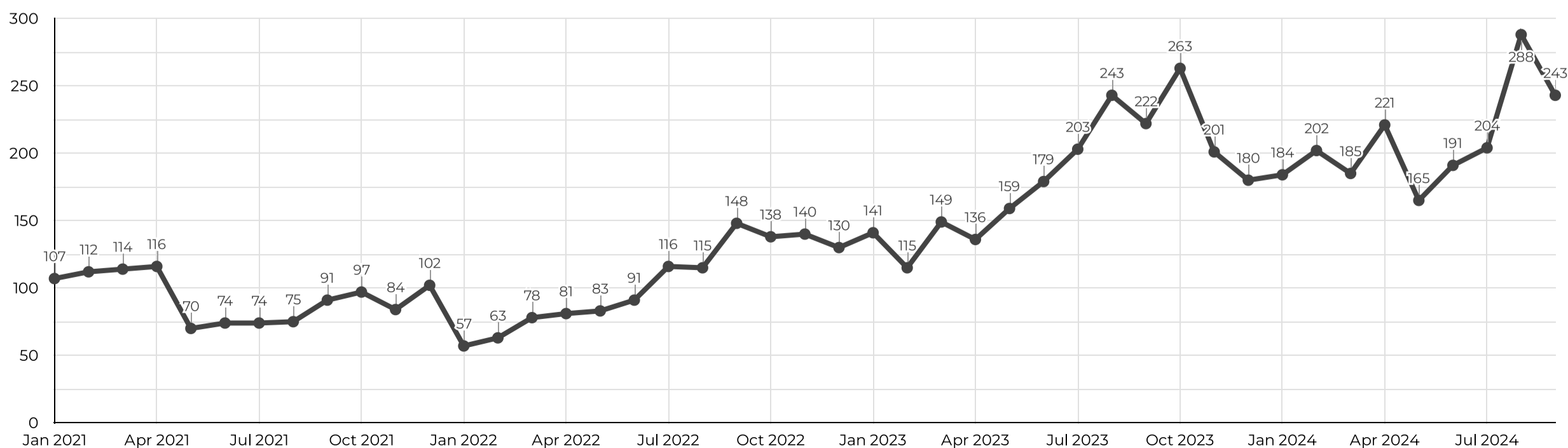
	New Listings / Count			
.	2021	2022	2023	2024
January	1,359	1,098	1,514	1,624
February	965	1,089	1,221	1,559
March	1,343	1,395	1,694	1,645
April	1,450	1,351	1,793	2,014
May	1,489	1,666	2,297	2,608
June	1,711	1,937	2,429	2,581
July	1,722	1,917	2,358	2,542
August	1,446	1,709	2,114	2,065
September	1,227	1,602	1,810	1,736
October	1,239	1,466	1,666	-
November	985	1,335	1,411	-
December	948	1,201	1,329	-

	New Pendings / Count			
.	2023	2021	2022	2024
January	1,108	1,200	1,043	1,279
February	1,052	897	926	1,315
March	1,313	1,357	1,134	1,357
April	1,415	1,401	1,304	1,596
May	1,730	1,431	1,459	1,766
June	1,850	1,617	1,625	1,895
July	1,820	1,761	1,593	1,995
August	1,647	1,378	1,328	1,719
September	1,310	1,064	1,128	1,399
October	1,229	932	1,103	-
November	1,202	904	1,031	-
December	1,080	798	1,038	-

	Actives / Count			
.	2021	2022	2023	2024
January	1,016	906	3,442	3,987
February	966	876	3,490	4,310
March	899	1,090	4,028	4,817
April	1,176	1,485	4,217	5,571
May	1,199	2,272	4,643	-
June	1,538	3,591	5,085	-
July	1,995	4,357	5,101	-
August	2,022	4,445	5,128	-
September	2,264	4,855	5,211	-
October	2,056	4,810	5,152	-
November	1,590	4,312	4,842	-
December	1,129	3,549	4,065	-

	Pendings / Count			
.	2021	2022	2023	2024
January	1,601	1,555	1,153	1,014
February	1,303	1,378	1,087	1,252
March	2,164	1,724	1,404	1,419
April	2,000	1,737	1,495	1,434
May	2,106	1,714	1,534	-
June	2,116	1,366	1,436	-
July	1,942	1,255	1,321	-
August	1,893	1,313	1,209	-
September	1,660	1,058	1,021	-
October	1,871	956	908	-
November	1,680	867	830	-
December	1,267	859	873	-

of Listings Withdrawn



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Williamson County

September

2024

Market Activity

of Leases
681
-12.2% from last year

Total Volume
\$1.45M
-15.5% from last year

Market Pricing

Median Lease
\$2,075
-3.5% from last year

Average \$/sqft
\$1.15
-2.6% from last year

Renter Demand

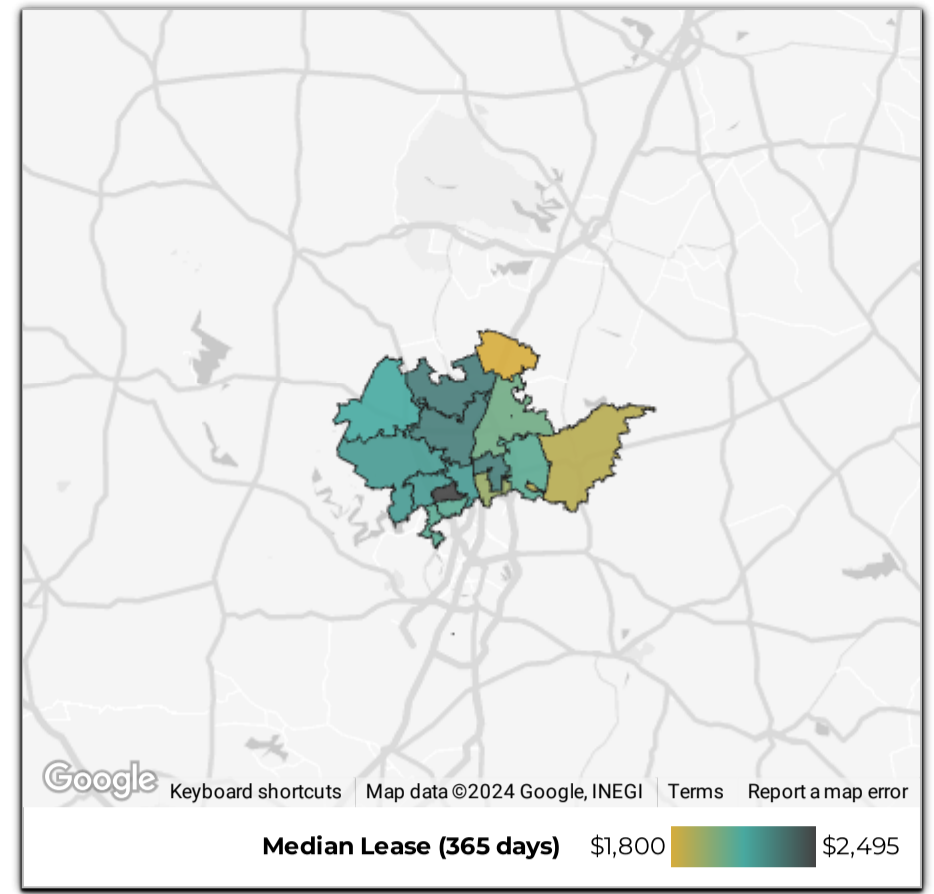
Median DOM
38
7 from last year

% Original List to Close
94.7%
-0.83% from last year

Inventory

of New Listings
871
-1.5% from last year

of New Pendings
749
1.6% from last year



Leases

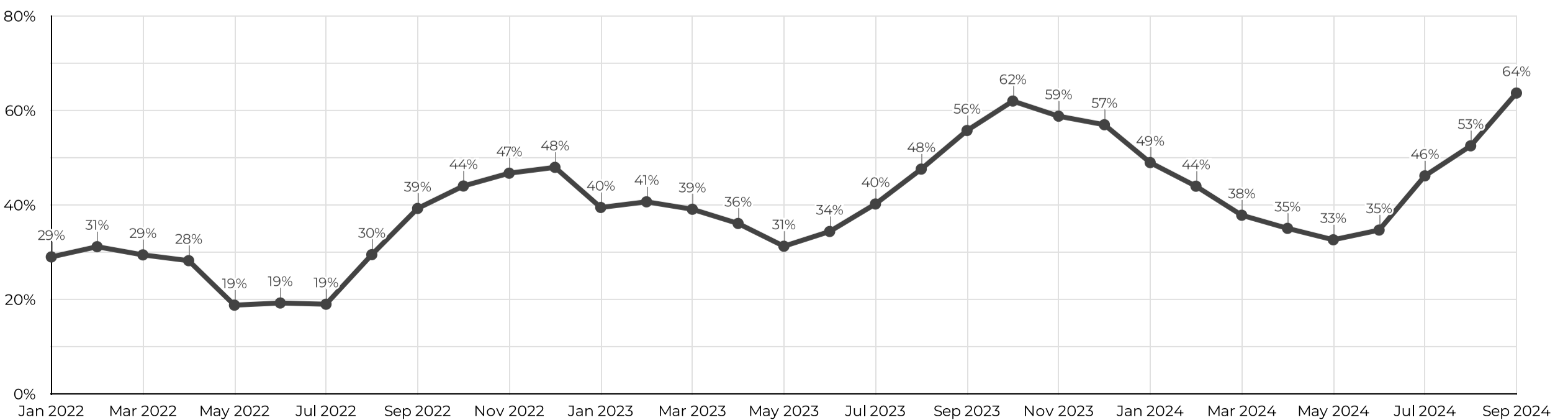
	Close Price / Median			
	2021	2022	2023	2024
January	\$1,800	\$2,100	\$2,195	\$2,150
February	\$1,850	\$2,100	\$2,200	\$2,100
March	\$1,895	\$2,195	\$2,195	\$2,195
April	\$1,924	\$2,200	\$2,200	\$2,200
May	\$1,995	\$2,215	\$2,250	\$2,200
June	\$2,000	\$2,295	\$2,250	\$2,250
July	\$2,100	\$2,295	\$2,250	\$2,200
August	\$2,100	\$2,295	\$2,200	\$2,150
September	\$2,100	\$2,275	\$2,150	\$2,075
October	\$2,100	\$2,200	\$2,142	-
November	\$2,095	\$2,150	\$2,100	-
December	\$2,095	\$2,150	\$2,100	-

	# of Leases / Count			
	2023	2022	2021	2024
January	610	613	484	606
February	597	673	489	668
March	736	682	672	758
April	742	786	649	781
May	869	850	700	900
June	1,043	866	749	1,034
July	979	904	823	948
August	865	769	767	919
September	776	626	729	681
October	727	647	623	-
November	668	541	561	-
December	605	525	565	-

	Days on Market / Average			
	2021	2022	2023	2024
January	25	25	39	51
February	22	26	36	48
March	18	23	37	38
April	12	21	33	35
May	10	19	28	31
June	8	16	27	31
July	10	15	30	34
August	13	19	32	37
September	17	26	37	46
October	21	30	43	-
November	22	32	44	-
December	24	38	51	-

	Close to Original List Price / Average			
	2021	2022	2023	2024
January	99.6%	98.5%	97.2%	95.9%
February	99.1%	98.5%	97.2%	96.9%
March	99.7%	98.5%	97.3%	97.8%
April	100.6%	98.7%	97.8%	97.9%
May	101.0%	99.5%	98.1%	98.1%
June	100.8%	99.5%	98.0%	98.1%
July	100.1%	99.3%	97.6%	97.1%
August	99.1%	98.3%	96.7%	96.1%
September	98.1%	97.1%	95.5%	94.7%
October	97.5%	96.5%	94.9%	-
November	97.8%	96.5%	95.2%	-
December	98.1%	96.3%	94.8%	-

% of Sales with a Price Drop



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Williamson County

September

2024

Market Activity

of Leases
681
-12.2% from last year

Total Volume
\$1.45M
-15.5% from last year

Market Pricing

Median Lease
\$2,075
-3.5% from last year

Average \$/sqft
\$1.15
-2.6% from last year

Renter Demand

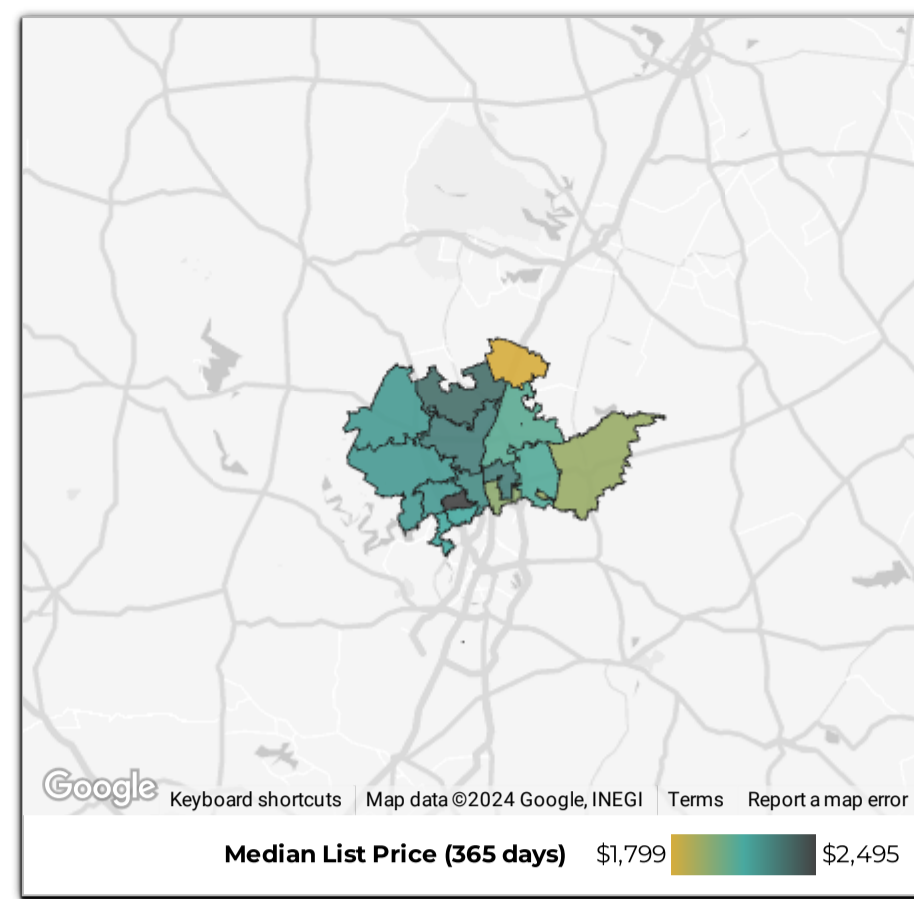
Median DOM
38
7 from last year

% Original List to Close
94.7%
-0.83% from last year

Inventory

of New Listings
871
-1.5% from last year

of New Pendings
749
1.6% from last year



Inventory

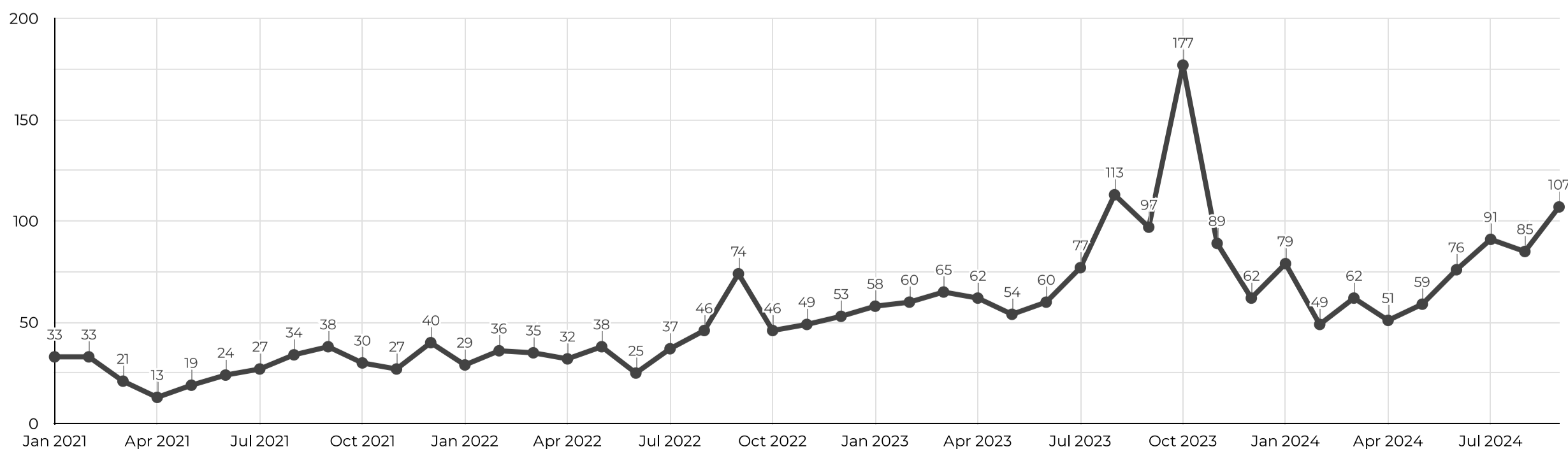
	New Listings / Count			
	2021	2022	2023	2024
January	588	749	877	785
February	438	671	698	771
March	679	768	870	873
April	706	822	931	1,087
May	763	916	1,206	1,352
June	868	1,054	1,264	1,272
July	971	1,017	1,171	1,350
August	821	836	1,077	1,122
September	724	787	884	871
October	701	759	784	-
November	643	700	681	-
December	620	609	606	-

	New Pendings / Count			
	2023	2022	2021	2024
January	704	685	503	704
February	583	645	496	711
March	790	760	739	767
April	780	797	694	880
May	962	913	731	981
June	993	867	770	963
July	945	855	794	978
August	831	657	710	827
September	737	616	658	749
October	706	618	616	-
November	681	545	582	-
December	549	510	539	-

	Actives / Count			
	2021	2022	2023	2024
January	374	533	2,592	2,420
February	393	500	2,499	2,513
March	384	560	2,581	2,665
April	630	1,003	2,576	2,967
May	656	1,546	2,758	-
June	795	2,528	2,920	-
July	1,178	3,102	3,027	-
August	1,216	3,397	3,089	-
September	1,183	3,484	3,096	-
October	1,098	3,446	3,012	-
November	938	3,174	2,809	-
December	700	2,745	2,419	-

	Pendings / Count			
	2021	2022	2023	2024
January	1,075	1,101	917	870
February	796	969	843	913
March	1,360	1,230	1,038	1,090
April	1,325	1,174	1,124	1,047
May	1,518	1,237	1,092	-
June	1,568	973	1,047	-
July	1,300	971	952	-
August	1,358	957	922	-
September	1,282	800	799	-
October	1,285	755	808	-
November	1,160	765	776	-
December	915	689	743	-

of Listings Withdrawn



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Hays County

September

2024

Market Activity

of Leases
169
↑ 9.0% from last year

Total Volume
\$365.78K
↑ 5.2% from last year

Market Pricing

Median Lease
\$2,045
↓ -2.6% from last year

Average \$/sqft
\$1.22
↑ 2.7% from last year

Renter Demand

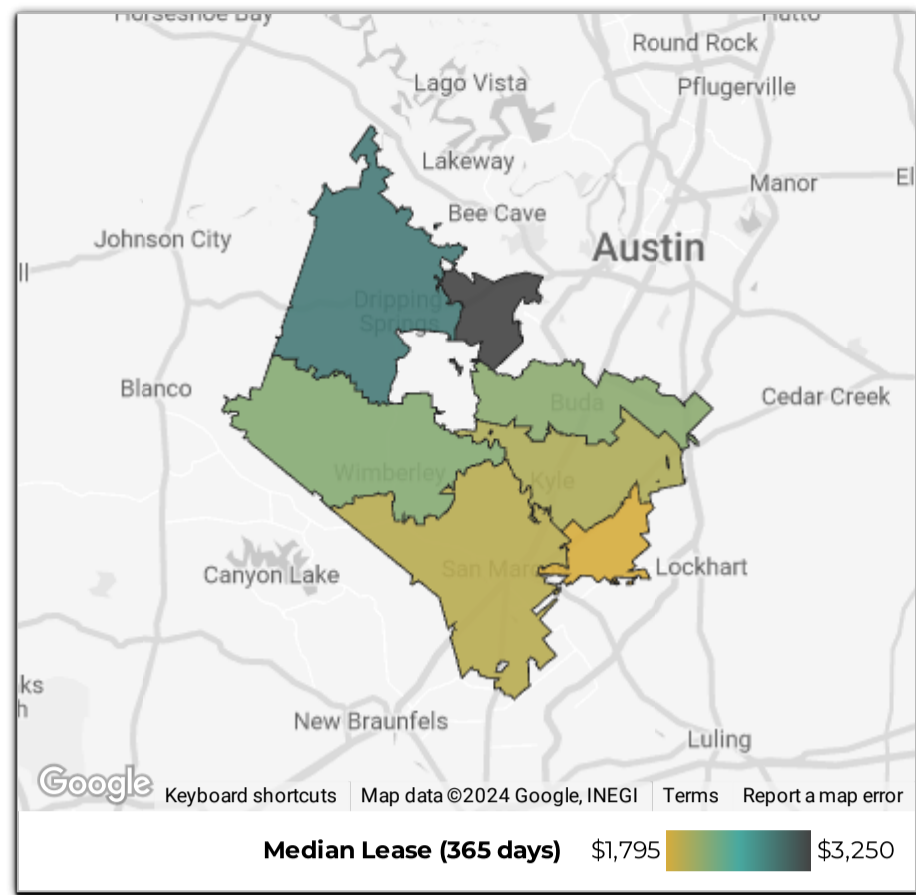
Median DOM
39
↓ 10 from last year

% Original List to Close
93.5%
↓ -2.05% from last year

Inventory

of New Listings
265
↑ 14.7% from last year

of New Pendings
178
↑ 25.4% from last year



Leases

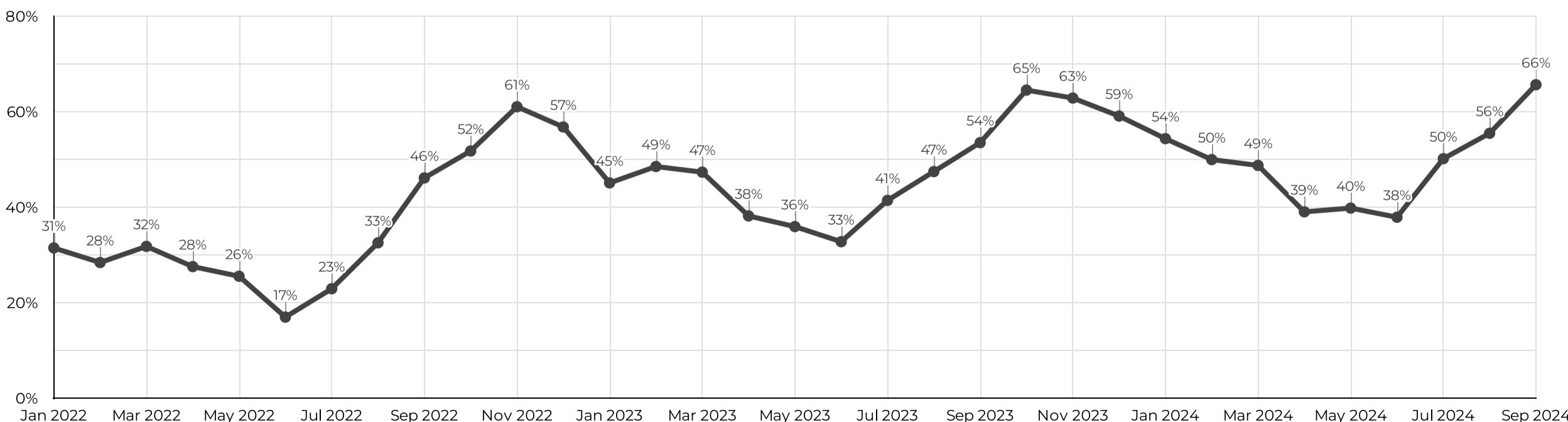
	Close Price / Median			
	2021	2022	2023	2024
January	\$1,800	\$2,060	\$2,100	\$2,095
February	\$1,800	\$2,100	\$2,100	\$2,090
March	\$1,850	\$2,070	\$2,150	\$2,150
April	\$1,850	\$2,100	\$2,150	\$2,200
May	\$1,950	\$2,100	\$2,165	\$2,150
June	\$1,875	\$2,200	\$2,150	\$2,130
July	\$2,050	\$2,200	\$2,195	\$2,150
August	\$1,995	\$2,195	\$2,200	\$2,100
September	\$1,995	\$2,200	\$2,100	\$2,045
October	\$2,100	\$2,150	\$2,049	-
November	\$2,000	\$2,150	\$2,100	-
December	\$2,050	\$2,050	\$1,995	-

	# of Leases / Count			
	2023	2024	2022	2021
January	133	171	127	85
February	138	188	109	111
March	171	205	154	104
April	178	233	174	118
May	228	251	176	109
June	250	261	194	130
July	234	267	183	128
August	219	254	218	112
September	155	169	130	108
October	158	-	139	100
November	159	-	131	104
December	159	-	139	97

	Days on Market / Average			
	2021	2022	2023	2024
January	26	23	44	57
February	20	22	42	50
March	13	21	36	47
April	14	20	35	38
May	8	18	30	35
June	9	17	29	31
July	8	20	31	41
August	13	22	34	44
September	15	25	37	47
October	18	32	46	-
November	18	39	50	-
December	24	45	54	-

	Close to Original List Price / Average			
	2021	2022	2023	2024
January	98.7%	98.5%	96.3%	95.3%
February	98.9%	98.8%	96.3%	96.1%
March	99.9%	98.3%	96.8%	96.9%
April	100.0%	98.7%	96.9%	97.4%
May	101.6%	99.1%	97.8%	97.5%
June	100.4%	99.1%	97.6%	97.5%
July	100.3%	98.9%	97.2%	96.6%
August	99.6%	97.8%	96.3%	95.4%
September	99.6%	97.0%	95.5%	93.5%
October	98.2%	95.3%	93.5%	-
November	97.9%	93.7%	93.9%	-
December	97.7%	94.6%	93.9%	-

% of Sales with a Price Drop



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Hays County

September

2024

Market Activity

of Leases
169
 ↑ 9.0% from last year

Total Volume
\$365.78K
 ↑ 5.2% from last year

Market Pricing

Median Lease
\$2,045
 ↓ -2.6% from last year

Average \$/sqft
\$1.22
 ↑ 2.7% from last year

Renter Demand

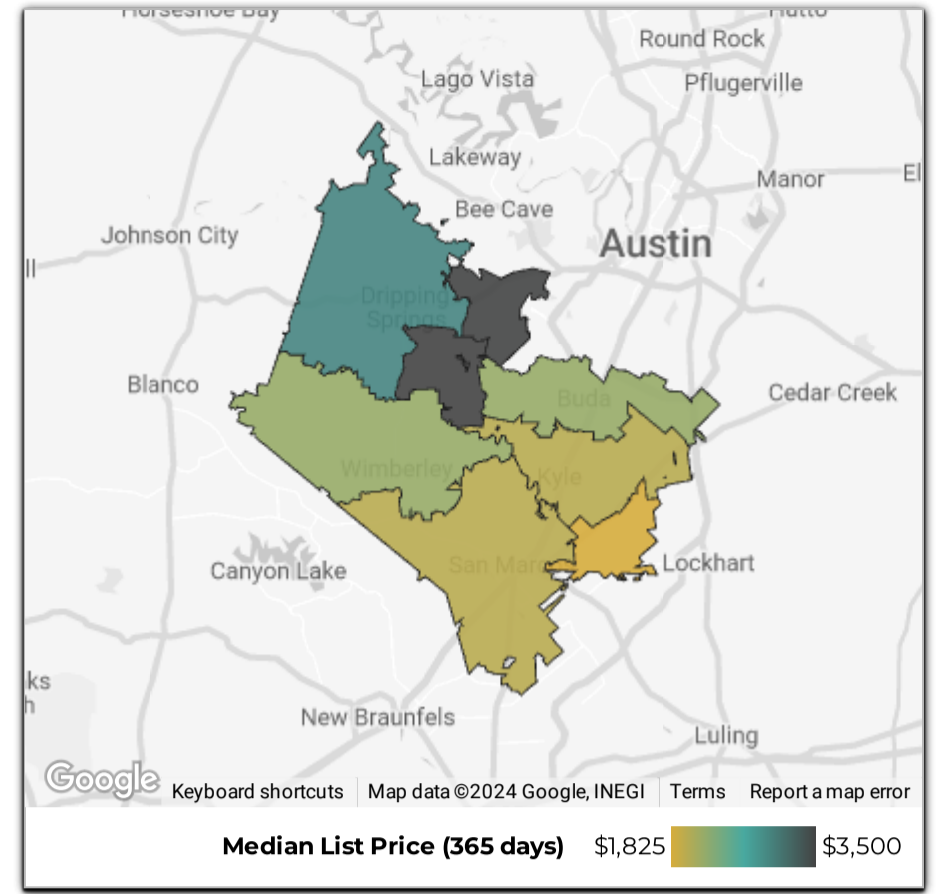
Median DOM
39
 ↓ 10 from last year

% Original List to Close
93.5%
 ↓ -2.05% from last year

Inventory

of New Listings
265
 ↑ 14.7% from last year

of New Pendings
178
 ↑ 25.4% from last year



Inventory

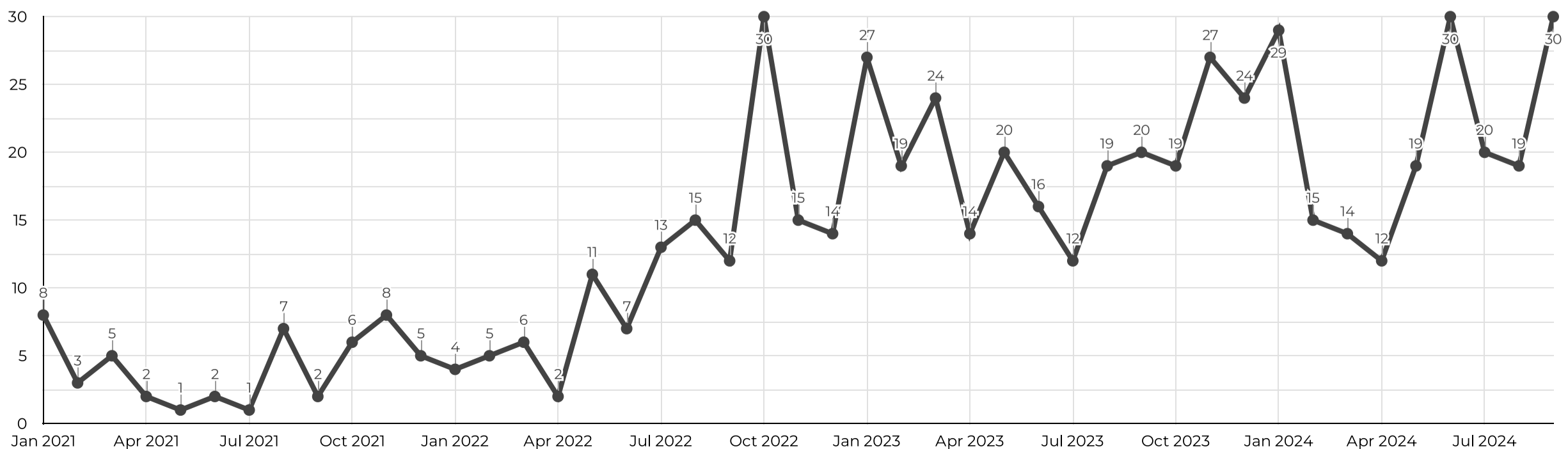
	New Listings / Count			
	2021	2022	2023	2024
January	90	156	180	210
February	83	126	162	202
March	115	186	215	255
April	116	179	263	274
May	125	193	259	378
June	139	258	297	346
July	141	232	288	331
August	120	212	238	312
September	117	212	231	265
October	119	196	213	-
November	119	166	169	-
December	121	149	195	-

	New Pendings / Count			
	2023	2024	2022	2021
January	156	192	135	97
February	140	195	116	97
March	184	213	169	120
April	183	251	180	111
May	245	263	178	121
June	253	254	191	122
July	215	284	195	128
August	207	226	179	105
September	142	178	138	110
October	172	-	140	98
November	152	-	122	106
December	153	-	137	92

	Actives / Count			
	2021	2022	2023	2024
January	179	305	1,212	1,341
February	180	273	1,172	1,404
March	195	299	1,291	1,576
April	208	422	1,334	1,680
May	227	704	1,427	-
June	277	1,005	1,552	-
July	421	1,195	1,538	-
August	484	1,240	1,561	-
September	548	1,296	1,662	-
October	491	1,348	1,613	-
November	499	1,313	1,519	-
December	402	1,200	1,343	-

	Pendings / Count			
	2021	2022	2023	2024
January	406	435	334	372
February	287	368	359	379
March	452	425	414	415
April	455	469	415	503
May	441	464	416	-
June	492	358	414	-
July	422	380	436	-
August	494	401	365	-
September	387	328	317	-
October	389	283	349	-
November	383	265	333	-
December	322	299	320	-

of Listings Withdrawn



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS. This report provides a snapshot of the market as taken on: Oct 16, 2024

Bastrop County

September

2024

Market Activity

of Leases
43
↑ 10.3% from last year

Total Volume
\$95.01K
↑ 33.2% from last year

Market Pricing

Median Lease
\$2,085
↑ 11.2% from last year

Average \$/sqft
\$1.24
↓ -4.3% from last year

Renter Demand

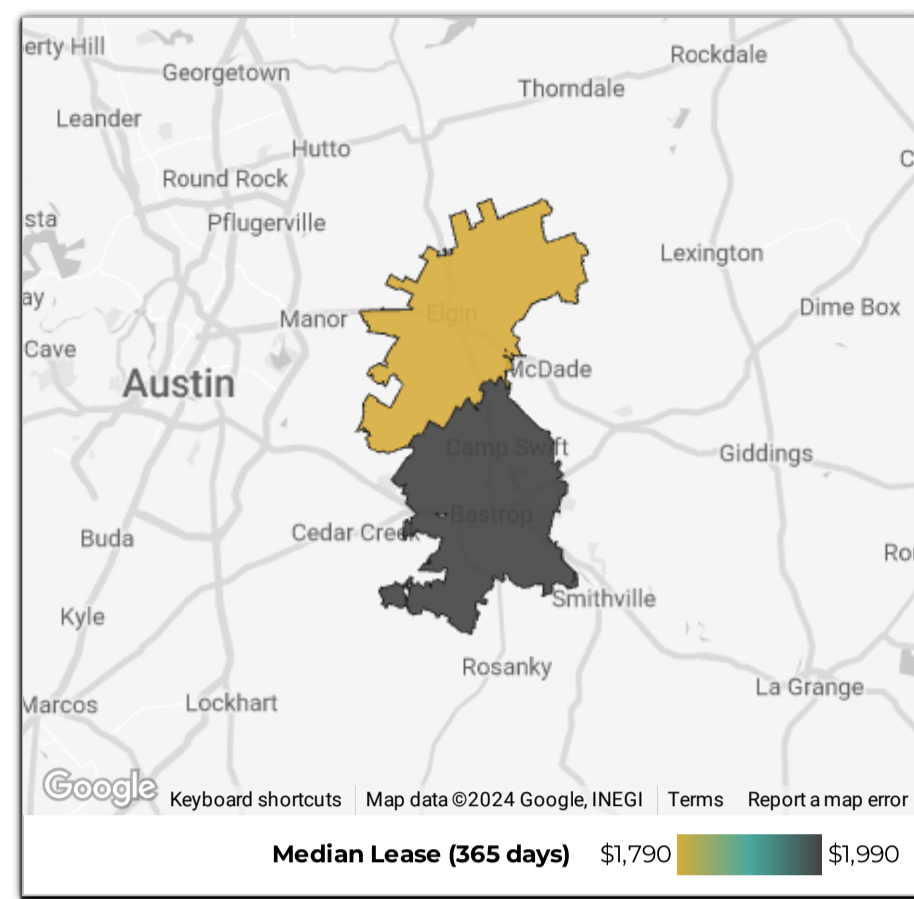
Median DOM
34
↓ -3 from last year

% Original List to Close
97.6%
↑ 0.25% from last year

Inventory

of New Listings
62
↑ 12.7% from last year

of New Pending
47
↑ 4.4% from last year



Leases

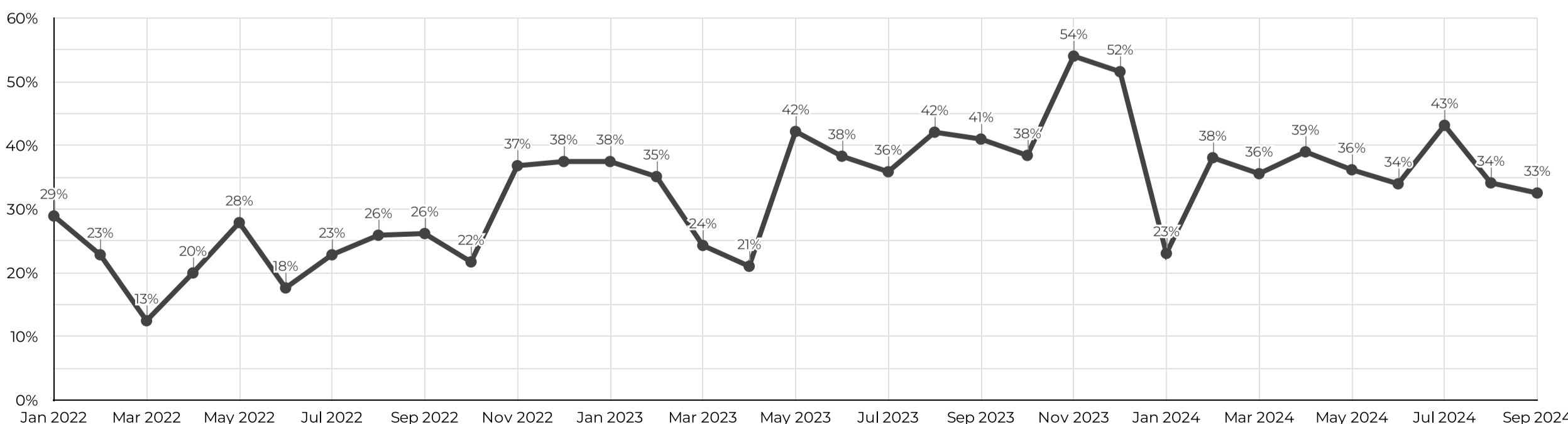
	Close Price / Median			
	2021	2022	2023	2024
January	\$1,575	\$1,850	\$1,825	\$1,850
February	\$1,375	\$1,900	\$1,850	\$1,950
March	\$1,625	\$1,795	\$1,995	\$1,900
April	\$1,500	\$1,900	\$2,250	\$1,900
May	\$1,575	\$1,979	\$1,950	\$2,095
June	\$1,400	\$1,900	\$2,000	\$2,000
July	\$1,450	\$1,800	\$1,850	\$1,870
August	\$1,675	\$1,900	\$2,038	\$2,000
September	\$1,550	\$1,920	\$1,875	\$2,085
October	\$1,700	\$1,850	\$1,850	-
November	\$1,695	\$1,900	\$1,875	-
December	\$1,875	\$1,800	\$1,795	-

	# of Leases / Count			
	2023	2024	2022	2021
January	32	26	38	31
February	37	42	35	31
March	37	59	32	29
April	38	41	35	43
May	45	58	43	29
June	60	50	51	24
July	39	44	35	40
August	57	41	27	29
September	39	43	42	22
October	39	-	23	27
November	37	-	19	26
December	31	-	24	36

	Days on Market / Average			
	2021	2022	2023	2024
January	41	33	41	49
February	37	23	32	55
March	32	23	32	48
April	23	20	39	41
May	24	27	35	47
June	23	18	32	34
July	17	21	36	38
August	14	22	41	46
September	16	21	39	47
October	25	26	38	-
November	25	25	50	-
December	25	36	38	-

	Close to Original List Price / Average			
	2021	2022	2023	2024
January	98.6%	98.3%	95.8%	97.6%
February	98.2%	98.8%	97.8%	96.9%
March	99.1%	100.0%	97.6%	96.9%
April	101.0%	99.3%	98.7%	99.0%
May	100.5%	98.4%	96.4%	97.2%
June	99.6%	99.6%	97.5%	98.6%
July	99.4%	97.6%	97.8%	97.8%
August	99.6%	98.3%	97.1%	96.3%
September	98.5%	98.8%	97.4%	97.6%
October	98.5%	98.3%	96.8%	-
November	99.1%	96.2%	95.6%	-
December	98.5%	98.0%	97.1%	-

% of Sales with a Price Drop



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.
 This report provides a snapshot of the market as taken on: Oct 16, 2024

Bastrop County

September

2024

Market Activity

of Leases
43
 ↑ 10.3% from last year

Total Volume
\$95.01K
 ↑ 33.2% from last year

Market Pricing

Median Lease
\$2,085
 ↑ 11.2% from last year

Average \$/sqft
\$1.24
 ↓ -4.3% from last year

Renter Demand

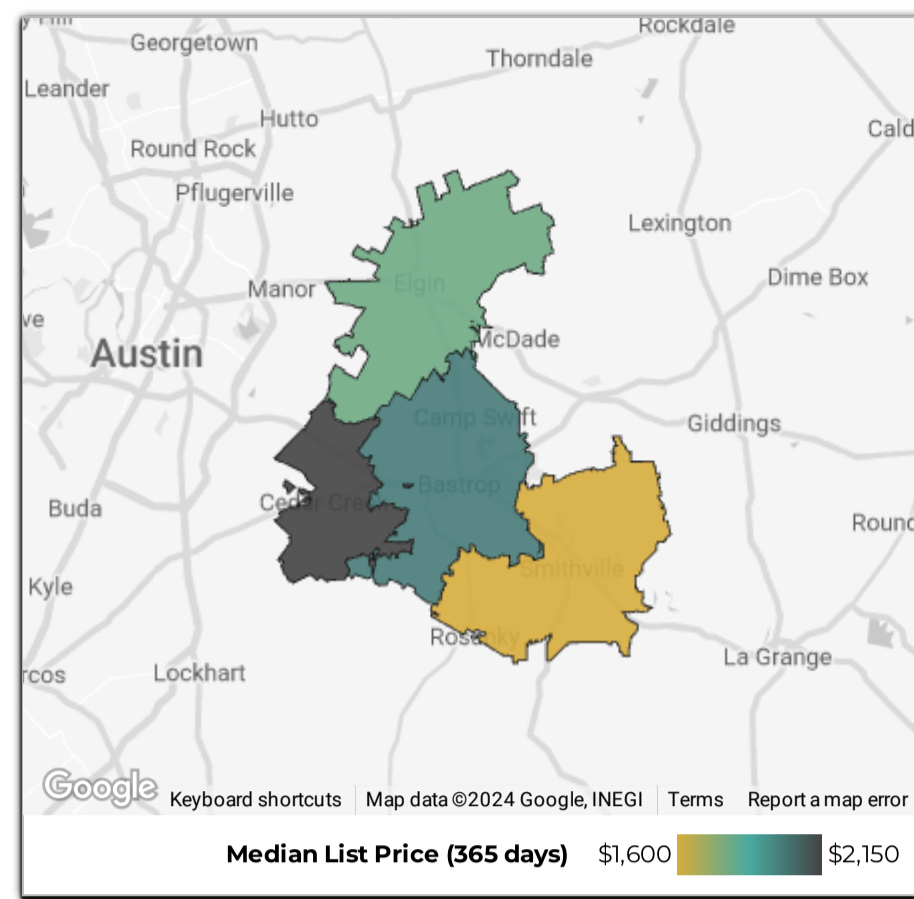
Median DOM
34
 ↓ -3 from last year

% Original List to Close
97.6%
 ↑ 0.25% from last year

Inventory

of New Listings
62
 ↑ 12.7% from last year

of New Pendings
47
 ↑ 4.4% from last year



Inventory

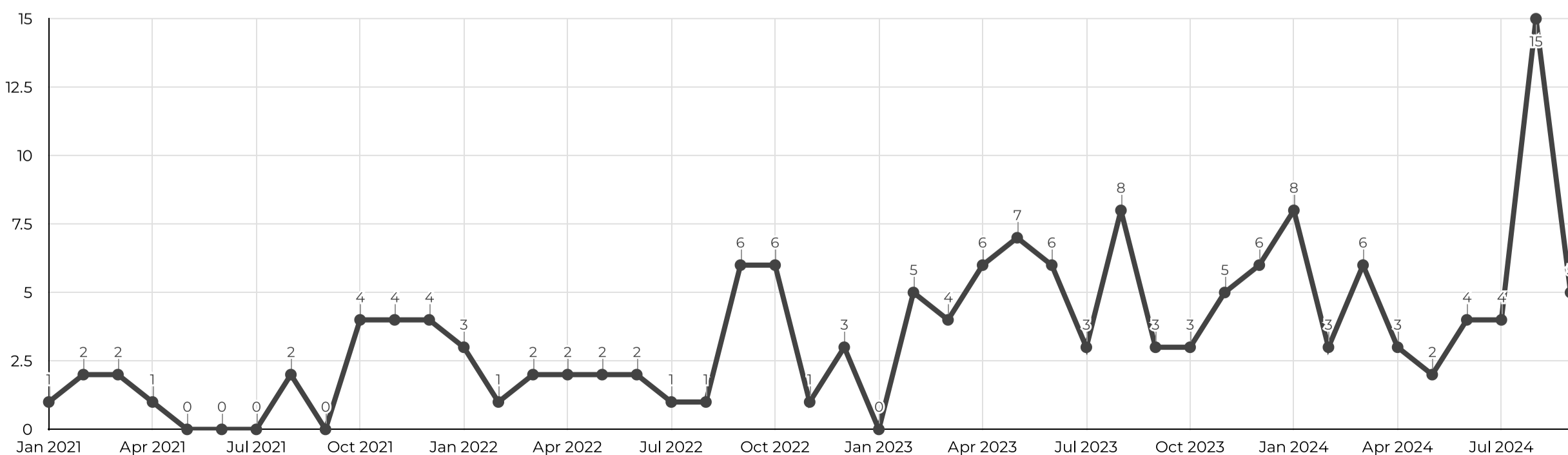
	New Listings / Count			
	2021	2022	2023	2024
January	24	42	49	47
February	28	34	37	50
March	41	46	67	51
April	32	44	65	70
May	25	49	57	72
June	32	46	71	67
July	41	41	56	86
August	28	49	61	70
September	34	37	55	62
October	42	33	50	-
November	44	43	46	-
December	31	30	47	-

	New Pendings / Count			
	2023	2024	2022	2021
January	41	42	39	39
February	31	41	37	30
March	38	47	25	33
April	45	52	39	40
May	46	57	53	29
June	57	45	48	27
July	55	50	28	36
August	39	35	30	25
September	45	47	33	27
October	34	-	21	25
November	44	-	25	30
December	23	-	20	36

	Actives / Count			
	2021	2022	2023	2024
January	179	305	1,212	1,341
February	180	273	1,172	1,404
March	195	299	1,291	1,576
April	208	422	1,334	1,680
May	227	704	1,427	-
June	277	1,005	1,552	-
July	421	1,195	1,538	-
August	484	1,240	1,561	-
September	548	1,296	1,662	-
October	491	1,348	1,613	-
November	499	1,313	1,519	-
December	402	1,200	1,343	-

	Pendings / Count			
	2021	2022	2023	2024
January	406	435	334	372
February	287	368	359	379
March	452	425	414	415
April	455	469	415	503
May	441	464	416	-
June	492	358	414	-
July	422	380	436	-
August	494	401	365	-
September	387	328	317	-
October	389	283	349	-
November	383	265	333	-
December	322	299	320	-

of Listings Withdrawn



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Caldwell County

September

2024

Market Activity

of Leases
23
↑ 15.0% from last year

Total Volume
\$34.51K
↑ 5.1% from last year

Market Pricing

Median Lease
\$1,500
↓ -11.8% from last year

Average \$/sqft
\$1.22
↑ 2.9% from last year

Renter Demand

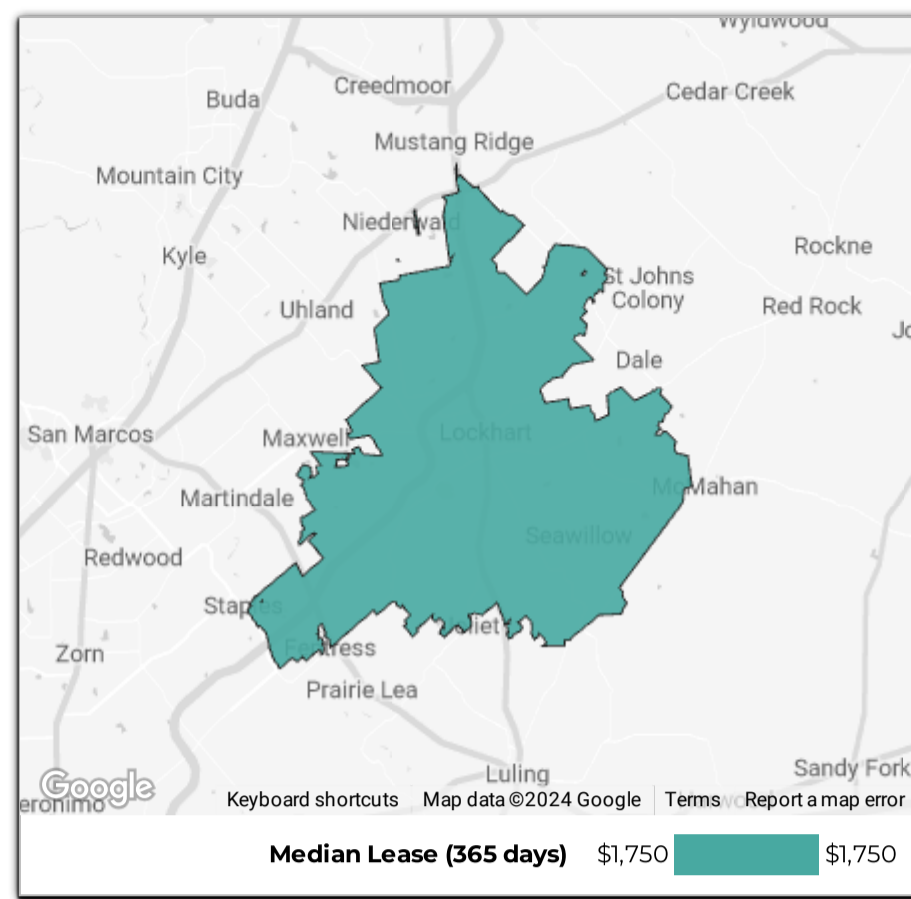
Median DOM
26
↓ -2 from last year

% Original List to Close
97.1%
↑ 0.36% from last year

Inventory

of New Listings
25
↑ 19.0% from last year

of New Pending
23
↑ 4.5% from last year



Leases

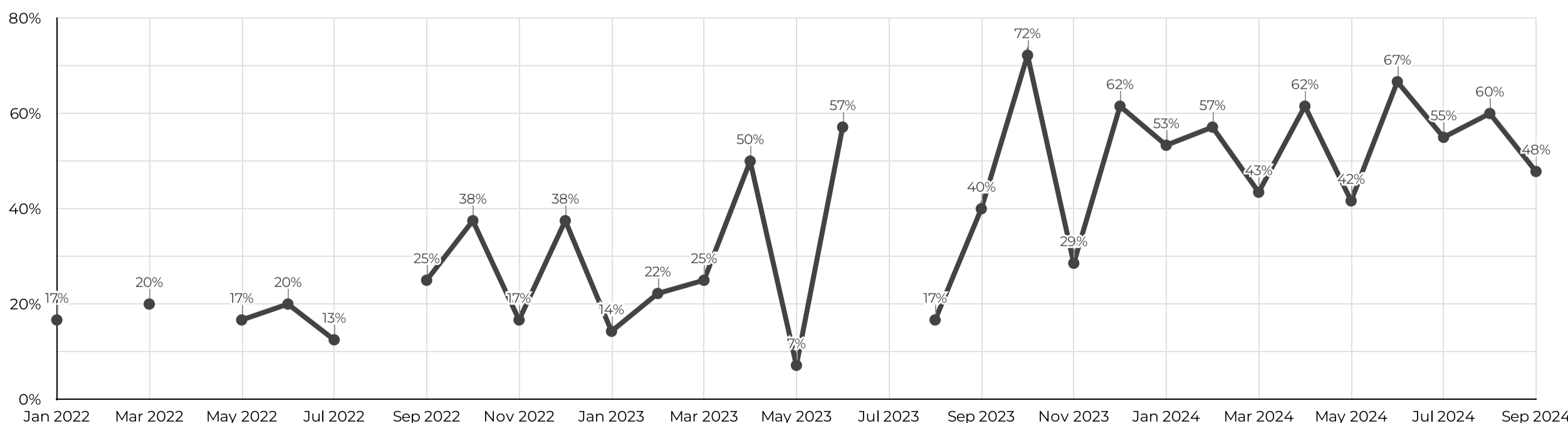
	Close Price / Median			
	2021	2022	2023	2024
January	\$999	\$1,795	\$1,800	\$1,600
February	\$700	\$1,795	\$1,500	\$1,795
March	\$995	\$1,700	\$1,450	\$1,699
April	\$1,300	\$1,450	\$1,900	\$1,750
May	\$1,050	\$1,400	\$1,750	\$1,800
June	\$1,525	\$1,995	\$2,095	\$1,750
July	\$1,700	\$1,695	\$1,480	\$1,750
August	\$1,250	\$1,800	\$2,000	\$1,550
September	\$1,300	\$1,000	\$1,700	\$1,500
October	\$1,750	\$1,725	\$1,675	-
November	\$1,500	\$1,250	\$2,190	-
December	\$995	\$1,250	\$1,840	-

	# of Leases / Count			
	2024	2023	2022	2021
January	15	7	6	2
February	14	9	2	4
March	23	8	5	9
April	26	2	3	3
May	24	14	6	5
June	27	7	5	8
July	20	16	8	5
August	20	6	4	8
September	23	20	8	5
October	-	18	8	5
November	-	14	6	7
December	-	13	8	5

	Days on Market / Average			
	2021	2022	2023	2024
January	31	37	32	71
February	20	31	41	55
March	43	19	31	40
April	45	12	40	50
May	9	31	35	38
June	11	19	21	48
July	12	18	31	62
August	10	24	24	37
September	12	24	34	35
October	19	19	48	-
November	24	33	36	-
December	26	27	71	-

	Close to Original List Price / Average			
	2021	2022	2023	2024
January	97.6%	102.3%	99.5%	92.3%
February	100.0%	97.4%	98.7%	95.1%
March	96.8%	99.4%	98.3%	96.8%
April	100.0%	100.0%	97.5%	94.9%
May	97.7%	96.3%	104.4%	97.9%
June	99.8%	99.6%	93.3%	91.8%
July	99.4%	101.6%	97.4%	96.3%
August	98.5%	100.0%	98.2%	94.3%
September	102.0%	97.2%	96.7%	97.1%
October	98.2%	97.9%	96.0%	-
November	98.1%	99.4%	97.9%	-
December	90.8%	95.6%	95.2%	-

% of Sales with a Price Drop



Austin Metro Rental Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Oct 16, 2024

Caldwell County

September

2024

Market Activity

of Leases
23
↑ 15.0% from last year

Total Volume
\$34.51K
↑ 5.1% from last year

Market Pricing

Median Lease
\$1,500
↓ -11.8% from last year

Average \$/sqft
\$1.22
↑ 2.9% from last year

Renter Demand

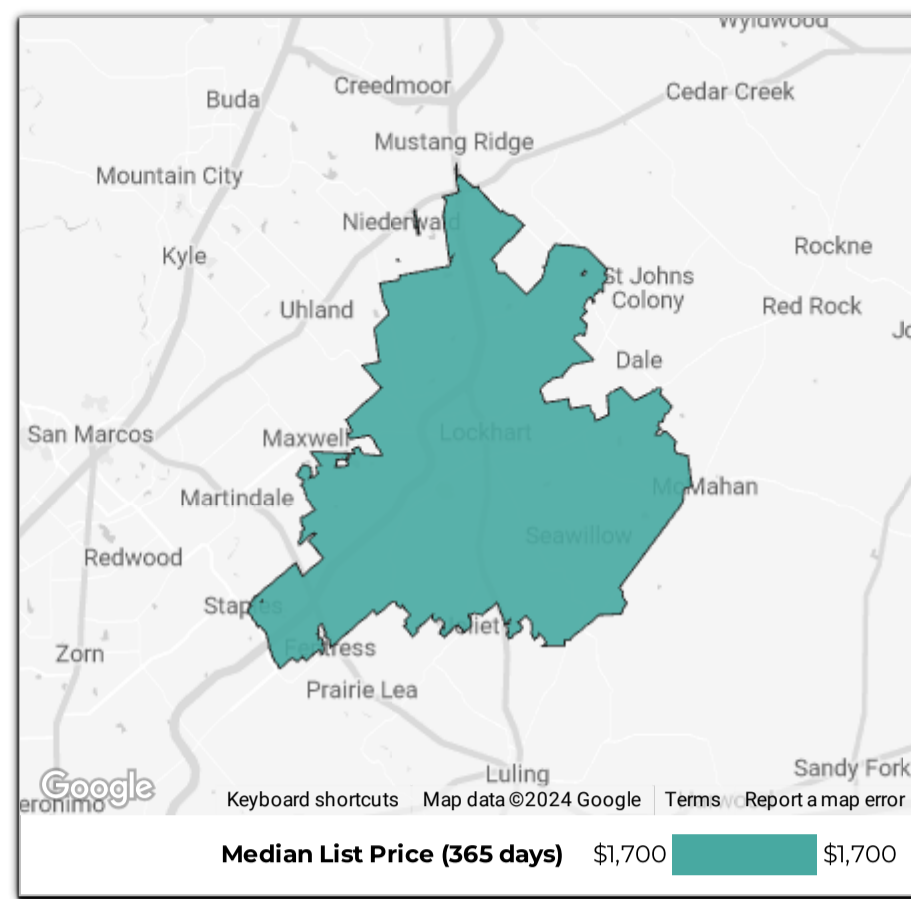
Median DOM
26
↓ -2 from last year

% Original List to Close
97.1%
↑ 0.36% from last year

Inventory

of New Listings
25
↑ 19.0% from last year

of New Pendings
23
↑ 4.5% from last year



Inventory

	New Listings / Count			
	2021	2022	2023	2024
January	4	3	9	14
February	5	4	11	23
March	4	6	10	37
April	3	4	13	30
May	6	6	6	25
June	10	10	22	27
July	6	6	12	16
August	9	5	28	33
September	5	13	21	25
October	9	12	20	-
November	6	7	19	-
December	5	11	19	-

	New Pendings / Count			
	2024	2023	2022	2021
January	22	4	6	2
February	9	11	2	3
March	26	5	5	9
April	24	7	3	5
May	28	13	7	6
June	24	5	7	6
July	19	16	5	6
August	21	7	5	8
September	23	22	9	3
October	-	14	7	6
November	-	15	9	7
December	-	14	8	4

	Actives / Count			
	2021	2022	2023	2024
January	179	305	1,212	1,341
February	180	273	1,172	1,404
March	195	299	1,291	1,576
April	208	422	1,334	1,680
May	227	704	1,427	-
June	277	1,005	1,552	-
July	421	1,195	1,538	-
August	484	1,240	1,561	-
September	548	1,296	1,662	-
October	491	1,348	1,613	-
November	499	1,313	1,519	-
December	402	1,200	1,343	-

	Pendings / Count			
	2021	2022	2023	2024
January	406	435	334	372
February	287	368	359	379
March	452	425	414	415
April	455	469	415	503
May	441	464	416	-
June	492	358	414	-
July	422	380	436	-
August	494	401	365	-
September	387	328	317	-
October	389	283	349	-
November	383	265	333	-
December	322	299	320	-

of Listings Withdrawn

