



Market Intelligence Austin, TX Multifamily Investment Market Report

August 2026

Mid-2026 Outlook

Longview Commercial's bi-annual, institutional-grade market intelligence publication — designed to give accredited investors, whether new to private real estate funds or experienced in direct asset ownership, a clear, unvarnished view of the markets we target for deployment.

Each edition focuses on a single metropolitan market, assessed across the dimensions that matter most: demographic momentum, employment health, supply/demand dynamics, capital flows, and submarket selectivity. Our goal is not simply to share data, but to translate that data into investment context relevant to a diversified multifamily portfolio.

Austin, Texas serves as our fourth edition and a newly initiated market in the Longview portfolio strategy. As one of the nation's most dynamic Sunbelt metros, Austin exemplifies both the opportunity and the nuance that sophisticated multifamily investing demands. The following pages present our mid-2026 assessment.

“Austin absorbed the fastest apartment-supply expansion of any major U.S. metro in the last five years. The recovery will not be uniform — but a market this far into working off its own supply wave is exactly where disciplined capital should be paying closer attention, not less.”

How to Read This Report

This publication is organized into nine substantive sections following this overview. Readers new to multifamily investing will find grounding context in the market fundamentals and demographic sections. More experienced capital allocators will find granular submarket data, risk analysis, and our forward outlook of greatest value.

New to Private Multifamily

Start with the market fundamentals and demographic sections for grounding context before moving into submarket-level detail.

Experienced Capital Allocators

Submarket data, competitive landscape, forward outlook, and our risk matrix carry the greatest weight for your review.

Data Sources

CoStar Group, Yardi Matrix, Marcus & Millichap / Institutional Property Advisors, Northmarq, Colliers, Newmark, U.S. Census Bureau, Austin Police Department, and institutional research, as of mid-2026.

Where sources conflict, we present the range rather than a single point estimate. Market conditions evolve; investors should conduct independent due diligence and consult offering documents.

Our Philosophy

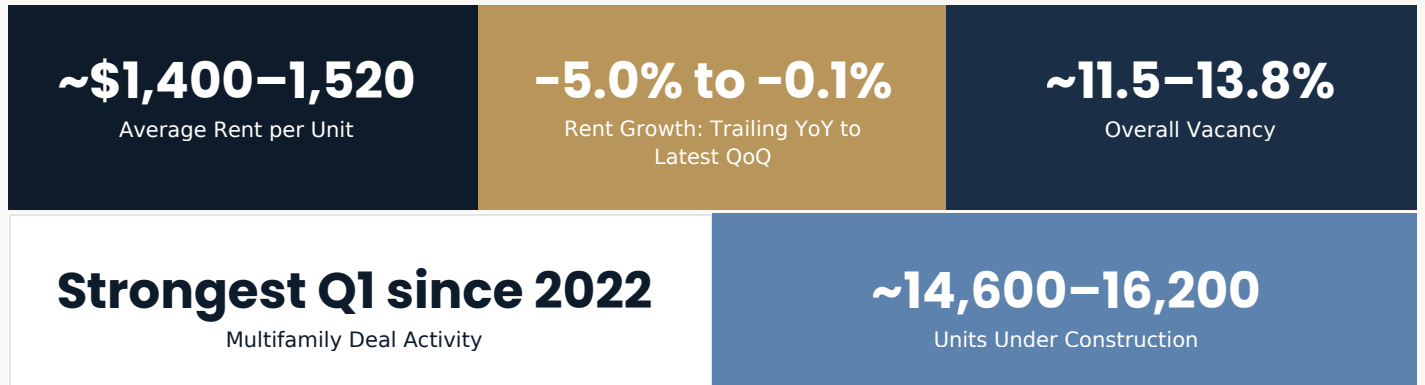
Built as a portfolio. Not a single bet. Longview constructs diversified, multi-market, multi-operator multifamily portfolios for accredited investors, grounded in disciplined capital allocation and long-term value creation rather than single-asset speculation.

A Note on This Report

This is market research, not an offer. It does not describe the terms of, or constitute a solicitation for, any specific Longview Commercial fund or offering. See disclosures on the final page.

This Is What Austin Looks Like

Longview Commercial specializes in constructing diversified institutional-quality multifamily portfolios for accredited and sophisticated investors. This report delivers an independent, data-driven assessment of the Austin multifamily sector as of mid-2026, focusing on metrics that signal market health, investment viability, and long-term positioning.



Sources: Yardi Matrix, CoStar Group, Northmarq, Colliers. Data as of Q1–Q2 2026.

The Final Stages of a Historic Supply Cycle

Austin absorbed a 33% increase in apartment inventory from 2020 to 2025 — the fastest rate of any major U.S. market, driven by roughly 25% employment growth over the same period. That construction wave pushed vacancy to a multi-year high and rents into their twelfth consecutive quarter of decline entering 2026.

But the most recent data point is meaningfully better than the trend: Q1 2026 rents fell just 0.1% quarter-over-quarter, the smallest quarterly decline since 2023, and trailing 12-month absorption has outpaced deliveries, pulling annual vacancy down roughly 90 basis points. 2026 deliveries are forecast at approximately 10,200 units — about half the pace of the prior two years.

Current indicators suggest Austin is closer to the end of its supply cycle than the middle:

- Construction pipeline has contracted from its 2024 peak to its lowest level in five years as of April 2026.
- Vacancy improvement is concentrated in Class B and Class C product, with Class A still working through recent lease-up competition.
- Rent declines have decelerated sharply — from a 5.0% year-over-year drop to a 0.1% quarter-over-quarter drop in the most recent reading.
- Investment activity opened 2026 at its strongest first quarter since 2022, a signal of returning investor conviction.

Within the Longview portfolio, Austin sits at a similar point in the cycle to Phoenix — a market still absorbing real oversupply, but with the leading indicators (pipeline contraction, decelerating rent declines, improving absorption) now pointing the right direction rather than the wrong one.

General Metro Austin Metrics

Economy & Demographics



The City of Austin's 2026 population is estimated at approximately 1.01 million, growing roughly 0.9% annually. The broader Austin-Round Rock metro reached approximately 2.23 million in 2023 and has continued growing at a similar pace since, putting the current metro population in the range of 2.3-2.4 million. Domestic migration continues to drive growth into surrounding counties, with Caldwell County ranking among the nation's 10 fastest-growing counties in a recent year.

Employment & Labor Force

Austin's employment base grew approximately 25% since 2020 — one of the fastest rates of any major U.S. metro. More recently, growth has moderated: the metro added approximately 9,700 net jobs in the 12 months ending September 2025 (about 1.0% growth), and unemployment stood at 3.2% in December 2025, outperforming both Texas (4.3%) and the U.S. (4.4%). Northmarq's 2026 outlook projects approximately 18,000 additional jobs, led by construction, financial services, advanced manufacturing, and aerospace.

Job Diversity & Industry

Known as "Silicon Hills," Austin's economy centers on technology and advanced manufacturing: Tesla's Gigafactory Texas (the metro's largest private employer, roughly 21,000-22,800 employees), Apple's \$1 billion North Austin campus (5,000+ employees, planned capacity for 15,000), Samsung Austin Semiconductor (with a \$44 billion chip fabrication commitment nearby), Dell Technologies (headquartered in neighboring Round Rock), AMD, NXP Semiconductors, and a deep bench of software and biotech employers.

Fortune 500 Headquarters

Austin's Fortune 500 and large-company presence is concentrated in technology and semiconductors rather than diversified industry. Notably, Oracle relocated its headquarters to Austin in 2020 but announced in 2024 it will relocate again, to Nashville, with that transition not expected to complete until approximately 2030 — Oracle still maintains 3,000-4,200 Austin employees in the interim. This concentration is a genuine consideration: Austin's employer base is less diversified across industries than Atlanta's or Dallas-Fort Worth's.

Demographics & Renter Population

A young, highly educated population with a median age of approximately 34.7 and median household income around \$93,700 — among the highest of any Longview-tracked market. Strong renter demand is supported by continued in-migration, though some recent softening in tech hiring (including layoffs at Dell, Indeed, and Tesla) is a factor worth monitoring for higher-end renter demand specifically.

Crime & Livability Trends

A genuinely improving but mixed picture. Homicides fell to approximately 50 by mid-November 2025, down from 72 in 2024 — roughly a 30% decline continuing a downward trend from 75 in 2023. Austin's overall violent crime rate (approximately 370 per 100,000 residents) still runs slightly above the national average, and property crime — theft and vehicle break-ins concentrated in specific neighborhoods — remains a more persistent challenge than violent crime.

Overall, Austin's demand fundamentals remain among the strongest of any Longview-tracked market on a multi-year view, even as the metro works through nearer-term effects of its own historic construction boom and some normalization in tech-sector hiring.

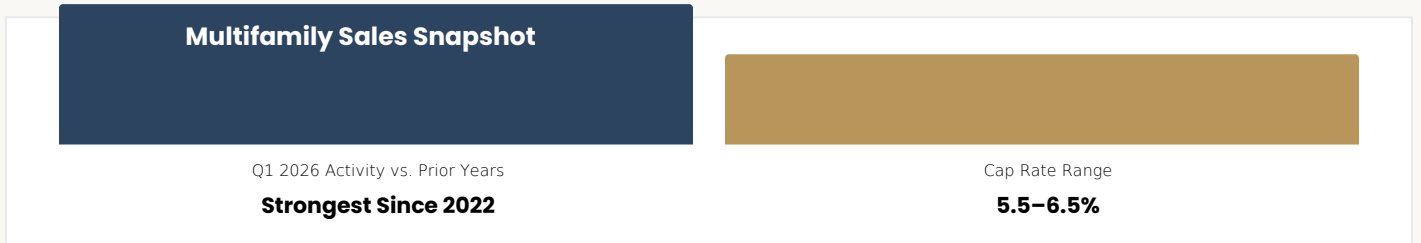
Multifamily Metrics vs. National Benchmarks

- **Average Rent per Unit:** Estimates range from approximately \$1,400 (Colliers, described as a “recovery” after ten consecutive quarters of decline) to approximately \$1,500–\$1,520 (Matthews, Yardi Matrix). The spread partly reflects differing methodologies (asking vs. effective, unit-mix weighting) across providers.
- **Rent Escalation:** Trailing year-over-year figures were negative across every source we reviewed, ranging from approximately –4.7% to –5.0 %. The more encouraging signal is the most recent quarterly reading: Q1 2026 rents fell just 0.1% quarter-over-quarter — the smallest quarterly decline since 2023 — and Northmarq’s outlook calls for modest positive rent growth to return later in 2026.

SECTION 04 (CONT'D)

Rent, Occupancy & Transaction Detail

- **Occupancy:** Vacancy estimates range approximately 11.5% (Northmarq, most recent, down 90 bps YoY) to 13.5–13.8% (other trackers). Stabilized occupancy was cited at 92.3% in December 2025, with lower-tier occupancy below 90%. Improvement is concentrated in Class B/C; Class A remains under lease-up pressure.
- **Multifamily Deals (Volume & Value):** Northmarq characterized Q1 2026 as Austin's strongest first quarter for multifamily investment since 2022, with elevated Class C activity reflecting opportunistic capital. Cap rates cited in the 5.5–6.5% range, specifically 5.7% in Q1 2026.
- **Permits & New Supply Pipeline:** Under-construction estimates range approximately 14,600–16,200 units by source; Newmark reported a five-year pipeline low by April 2026. 2026 deliveries are forecast at approximately 10,200 units, roughly half the prior two years' pace.



Austin's supply cycle has been more extreme than any other market in this series — a 33% inventory increase in five years is without precedent among major Sunbelt metros. That makes the deceleration in the most recent data meaningfully more important than a single data point would normally be: it is the clearest signal yet that Austin's correction is closer to its end than its middle.

Current & Future Trends

CURRENT (2026)	5-YEAR OUTLOOK (~2031)	10-YEAR OUTLOOK
The market remains in the final stages of a historic supply cycle. Vacancy is elevated and rents are down on a trailing basis, but Q1 2026 absorption outpaced deliveries and quarterly rent declines have nearly stopped.	With deliveries forecast to fall by roughly half in 2026, vacancy should keep compressing — Northmarq projects ~11.0% by year-end — allowing rent growth to resume, first in Class B/C and later in Class A.	Austin's underlying demand drivers — a young, educated population and a deep tech/advanced-manufacturing base — remain intact and should support a return to more typical fundamentals.

Submarket performance is already diverging: Pflugerville and Round Rock carried notably lower vacancy (near 7%) than the metro average in late 2025, while some outer suburbs continue softening.	As the pipeline thins, submarkets that absorbed heavy supply earliest may be first to see rent growth resume.	Austin's employer concentration in technology is a genuine risk factor to monitor relative to more diversified metros like Atlanta or DFW.
Investment activity opened 2026 at its strongest first quarter since 2022, with opportunistic capital active in Class C while institutional capital largely awaits confirmed rent-growth recovery.	Transaction volume should continue building as vacancy and rent trends provide more underwriting clarity through 2026.	A full recovery, if the trajectory holds, would likely unfold over a similar multi-year horizon to what Phoenix is now experiencing.

SECTION 05

Market Projection — Five Years From Now (~2031)

- Vacancy normalizing from today's elevated, multi-year-high levels toward a more typical range, contingent on the construction pullback holding.
- Rent growth returning broadly across Class A, B, and C as the 2020–2025 supply wave is fully absorbed.
- Transaction volume and pricing recovering as underwriting clarity improves.
- Continued outsized population and household-income growth, assuming the metro's tech-sector concentration does not deteriorate further.
- Submarket dispersion persisting — northern suburbs and supply-constrained corridors are likely to lead the recovery.

Important Statistics Snapshot

Austin Multifamily Market		Austin Economy Statistics	
Apartment inventory growth, 2020– 2025— fastest of any major U.S. metro	+33%	Population, 2026 estimate (city vs. broader metro)	~1.01M city / ~2.3– 2.4M metro
2026 deliveries forecast, roughly half of the prior two years' pace	~10,200 units	Unemployment Rate: ~3.5% (recent preliminary); previously at	~3.7% in early 2026
Stabilized occupancy (Dec. 2025, Yardi Matrix)	92.3%	Job Growth: Strong; +2.0% (27,200 jobs) in 2025 (revised upward); recent YoY at	~1.0–1.1%
Q12026 rent change, quarter-over- quarter — smallest decline since 2023	-0.1%	Homicide decline, 2024 to mid-Nov. 2025(50 vs.72); property crime remains a separate, ongoing challenge	-30%
Cap rates, current range	5.5–6.5%	Key Notes/Drivers: Tech, information, professional/business services, education/healthcare, and government. Consistently one of the fastest-growing large metros for jobs and population. Low unemployment reflects tight labor market and high in-migration.	

Main Companies & Market Players

Local & Regional: Presidium (Texas-based, founded 2003, ~\$2.6B AUM) is one of the most active multifamily developers physically headquartered in the state, with recent Austin-area deliveries including Presidium Tech Ridge (358 units) and Presidium Waterford (283 units).

National Platforms: Austin's development community includes roughly two dozen active multifamily builders tracked annually by local industry surveys, alongside major national platforms (including Greystar and other large Sunbelt-focused owners) that maintain active Austin portfolios.

Investors: Opportunistic capital has been most active in Class C acquisitions, positioning early in the recovery; institutional capital remains more focused on stabilized Class A product as lease-up timelines shorten. Longview Commercial structures diversified portfolios to give investors access to institutional-quality multifamily exposure without concentrating risk in any single metro's cycle stage.

Opportunities

- **Cycle Deceleration:** The sharp slowdown from -5.0% annual to -0.1% quarterly rent decline is a leading indicator worth watching closely through 2026.
- **Submarket Divergence:** Northern suburbs with lower relative vacancy may lead any broader recovery.
- **Class C Entry Points:** Opportunistic capital is already active in value-add Class C, consistent with early-cycle positioning.
- **Demographic Quality:** Among the youngest, most educated, highest-income renter populations of any Longview-tracked market.
- **Diversification Value:** Pairing earlier-cycle Austin exposure with later-cycle markets elsewhere in a portfolio spreads cycle-timing risk.

Submarket Intelligence

Austin's supply wave has not landed evenly. Longview's near-term focus favors corridors that already show lower relative vacancy, with caution warranted in submarkets still absorbing the heaviest recent deliveries.

SUBMARKET	PROFILE & THEME	LONGVIEW VIEW
Pflugerville & Round Rock	Vacancy hovered near 7% in late 2025 — well below the metro average — even amid softening rents, suggesting these northern suburbs may lead any broader recovery.	FAVORABLE
Downtown, Rainey Street & Central Austin	Benefits from event-driven demand (SXSW, ACL, Formula 1, UT football) and premium positioning, but faces the most direct competition from recently delivered Class A supply.	SELECTIVE
Georgetown & Outer Suburbs	Continued rent softening (approximately -2.9% year-over-year in recent readings) amid ongoing new supply; PEGATRON's new manufacturing investment is a longer-term positive offset worth monitoring.	CAUTIOUS

Data Note

Submarket views reflect qualitative positioning drawn from broker and proprietary market research as of mid-2026. Granular submarket-level rent and occupancy data were not available at point-estimate resolution for this edition and are flagged rather than estimated.

Risks

- **Prolonged Oversupply:** Austin absorbed the largest supply wave, in percentage terms, of any major U.S. metro; if the projected 2026 delivery pullback proves smaller than forecast, the recovery timeline could extend further.
- **Tech-Sector Concentration:** Austin's employer base is less diversified than Atlanta's or Dallas-Fort Worth's; recent layoffs at Dell, Indeed, and Tesla, plus Oracle's planned headquarters relocation, are genuine demand-side considerations.
- **Data Source Variance:** Vacancy estimates alone ranged from 11.5% to 13.8% across sources reviewed for this report — among the widest spreads Longview has seen; underwriting should confirm current figures directly with sponsors.
- **Return-to-Office Policies:** Some out-of-state headquarters are requiring remote employees to relocate away from Texas, a headwind specifically for higher-end renter demand.
- **Persistent Property Crime:** While violent crime has improved significantly, property crime remains elevated in specific submarkets and is worth incorporating into asset-level, not just metro-level, underwriting.
- **Execution Risk:** Submarket and class selection matters more in a market this early in its recovery than in a more broadly stabilizing metro.

In a Nutshell

Austin in 2026 is working through the tail end of the most extreme multifamily supply cycle of any major U.S. metro in the last five years. Vacancy remains elevated and trailing rent growth is still negative, but the most recent quarterly data shows meaningful deceleration, the construction pipeline has fallen to a five-year low, and investment activity opened 2026 at its strongest pace since 2022. This is an earlier-cycle opportunity within a diversified Sunbelt allocation, comparable in stage to Phoenix, and one where submarket selection and patience should drive underwriting more than metro-wide averages.

Longview Commercial is positioned to help accredited investors access high-quality, professionally managed multifamily exposure in this evolving market. All projections involve uncertainty; investors should conduct independent due diligence and consult offering documents.

Contact and Next Steps

To learn more about Longview Commercial fund offerings or to request placement on the investor distribution list for the Market Intelligence series:

Email: invest@longviewcommercial.com Website: www.longviewcommercial.com



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