



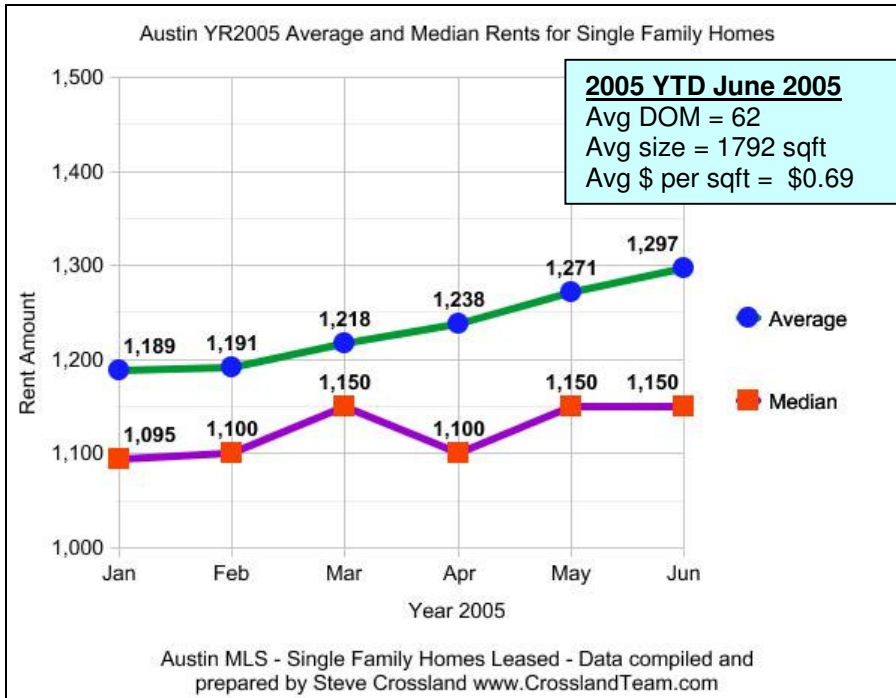
THE CROSSLAND TEAM

Steve's Austin Rental Market Update

August 2005 (June 2005 YTD Data)

Keeping Property Managers and Investors Informed

Single Family Homes – All Metro Austin MLS Areas

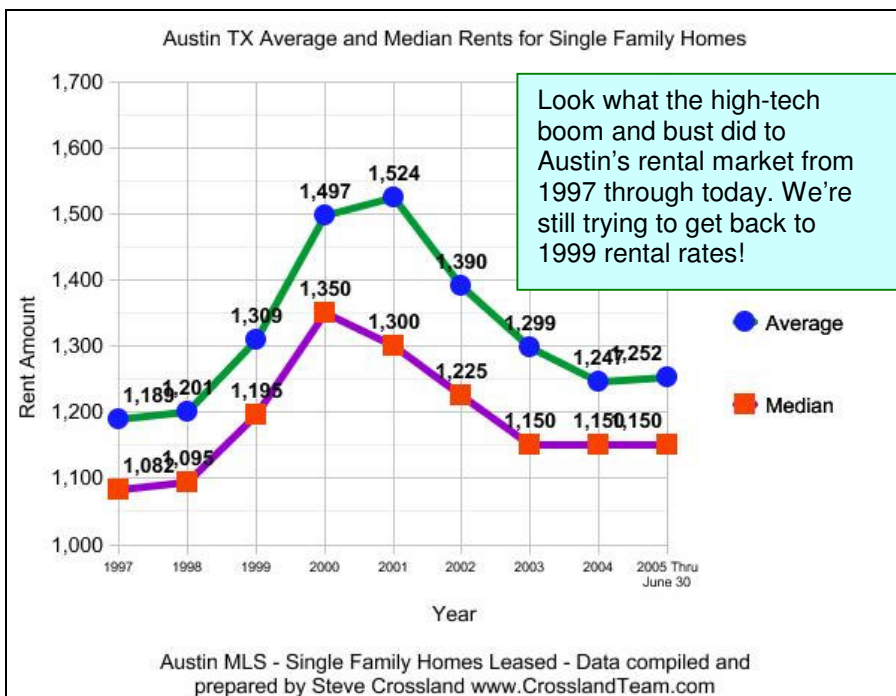


Average rents in Austin are rising each month in 2005 according to MLS Leasing stats. It's too soon to know if this marks a turnaround for the Austin Rental Market, but the trend is encouraging for residential landlords and Property Managers.

Median rents have also risen this year, but, at \$1150, remain at the same level as the 2003 and 2004 median rent price.

Aug 1st 2005 Quik-Stats

Active Listings: 1261
 Pending Leases: 289
 Months Inventory: 2.91 mos.
 Current Avg, List: \$1416
 Current Median List: \$1240
 Median DOM = 30 Days



Austin Property Owners:

Would you like to know how the rental and/or sales market is performing in your specific area? Contact The Crossland Team for a market evaluation of your property. (512) 301-5811

Property Managers:

Let The Crossland Team be a resource for you when your owners have questions about market value, property tax appraisals, or need to sell or buy property.

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1801 South Mopac Suite 100 • Austin TX 78746 • (512) 301-5811