



THE CROSSLAND TEAM

Steve's Austin Rental Market Update

September 2005 (July 2005 YTD Data)

Keeping Property Managers and Investors Informed

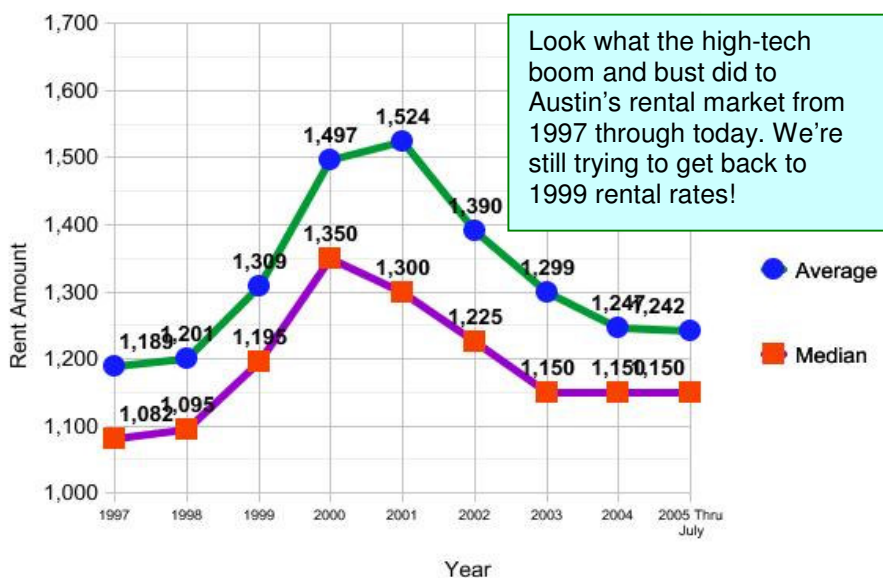
Single Family Homes – All Metro Austin MLS Areas

Austin TX Average and Median Rents for Single Family Homes



Austin MLS - Single Family Homes Leased - Data compiled and prepared by Steve Crossland www.CrosslandTeam.com

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Average rents in Austin turned downward again in July. The 2005 YTD rents are again below the 2004 levels. Investors continue to supply Austin with excess rental inventory, keeping the rental supply at just below 3 months inventory as we head into the slower Fall season.

Median rents remain at \$1150, the same level as the 2003/2004 median rents.

Sept 1st 2005 Quik-Stats

Active Listings: 1321
 Pending Leases: 252
 Months Inventory: 2.89
 Current Avg, List: \$1255
 Current Median List: \$1150
 Median ADOM = 31 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.

Disclaimer: Information contained herein is deemed reliable but not guaranteed.

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