



BYRNE
REAL ESTATE

**End of 2012
Residential Real Estate Update
Austin, Texas**

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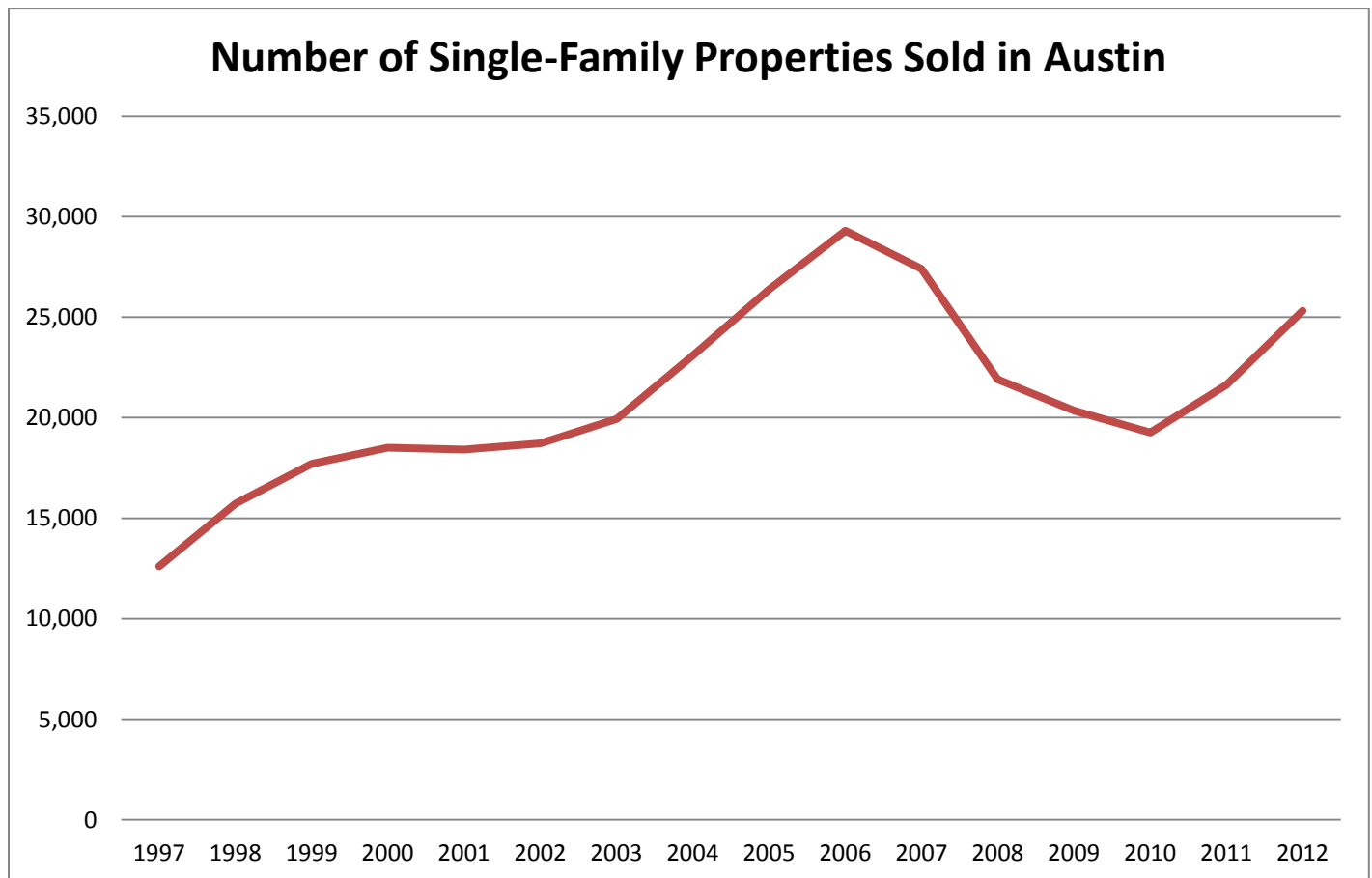
(Information taken from Austin Board of Realtors MLS and National Association of Realtors)

My Thoughts...

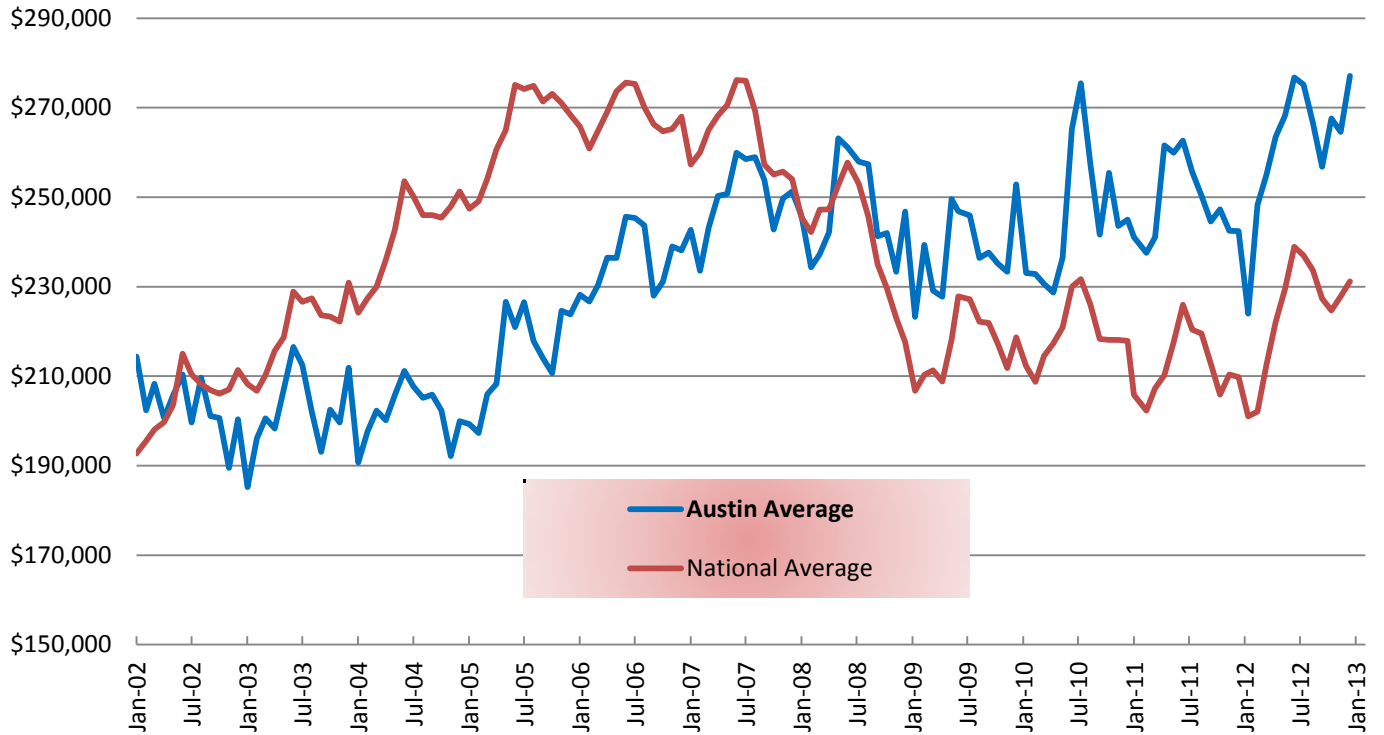
As you've heard by now, the real estate market in Austin sizzled in 2012. The number of homes sold eclipsed 25,000, which is nearly 17% more than in 2011. According to the City of Austin, about 44,000 people moved to Austin in 2012. That equates to 120 people each day! Available home inventory is less than half of what it was in 2011, and average prices in Austin are at their highest level ever. As you can imagine, this creates a great scenario for those that are selling their homes. Prices can rise very quickly in a market like this.

It appears that the inventory in Austin will remain at similar low levels through this year and even into 2014. Interest rates are expected to stay around 4% for conventional 30 year fixed loans through the year, as well. A buyer has to be patient for the right house to come on the market that fits their needs then be very aggressive in securing that home in negotiations. All price ranges are affected by this right now. The typical central areas and neighborhoods with better school systems are the most influenced. Homes on Lake Austin and properties with incredible views are experiencing high buyer demand, as well.

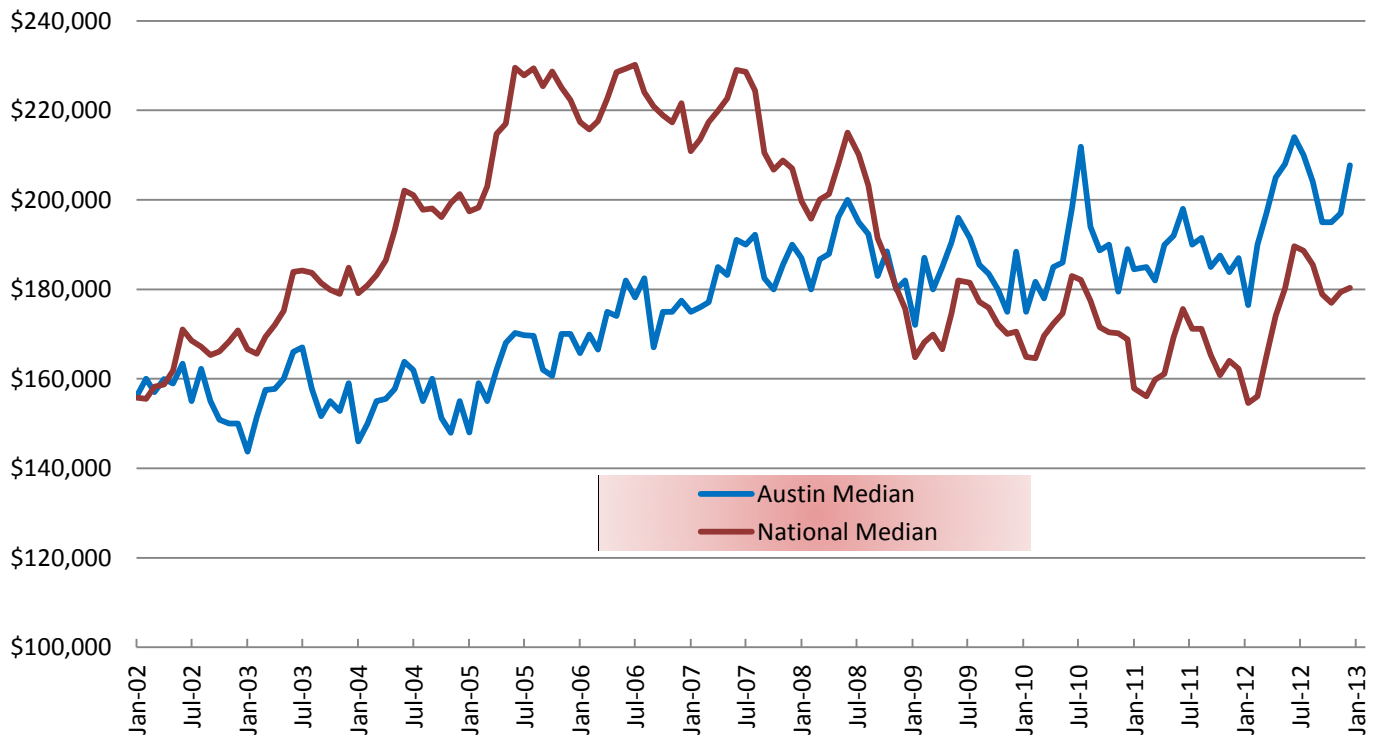
The number of sold homes 7 weeks into 2013 are outpacing the same time period in 2012.



Average Price

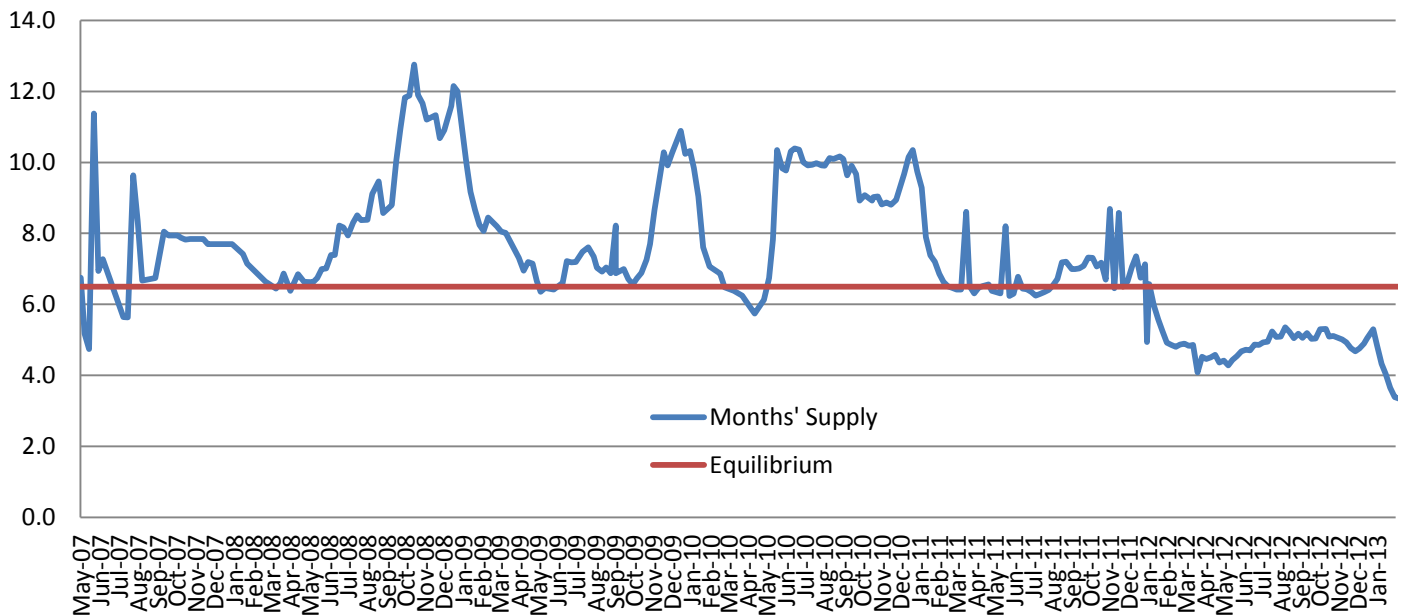


Median Price

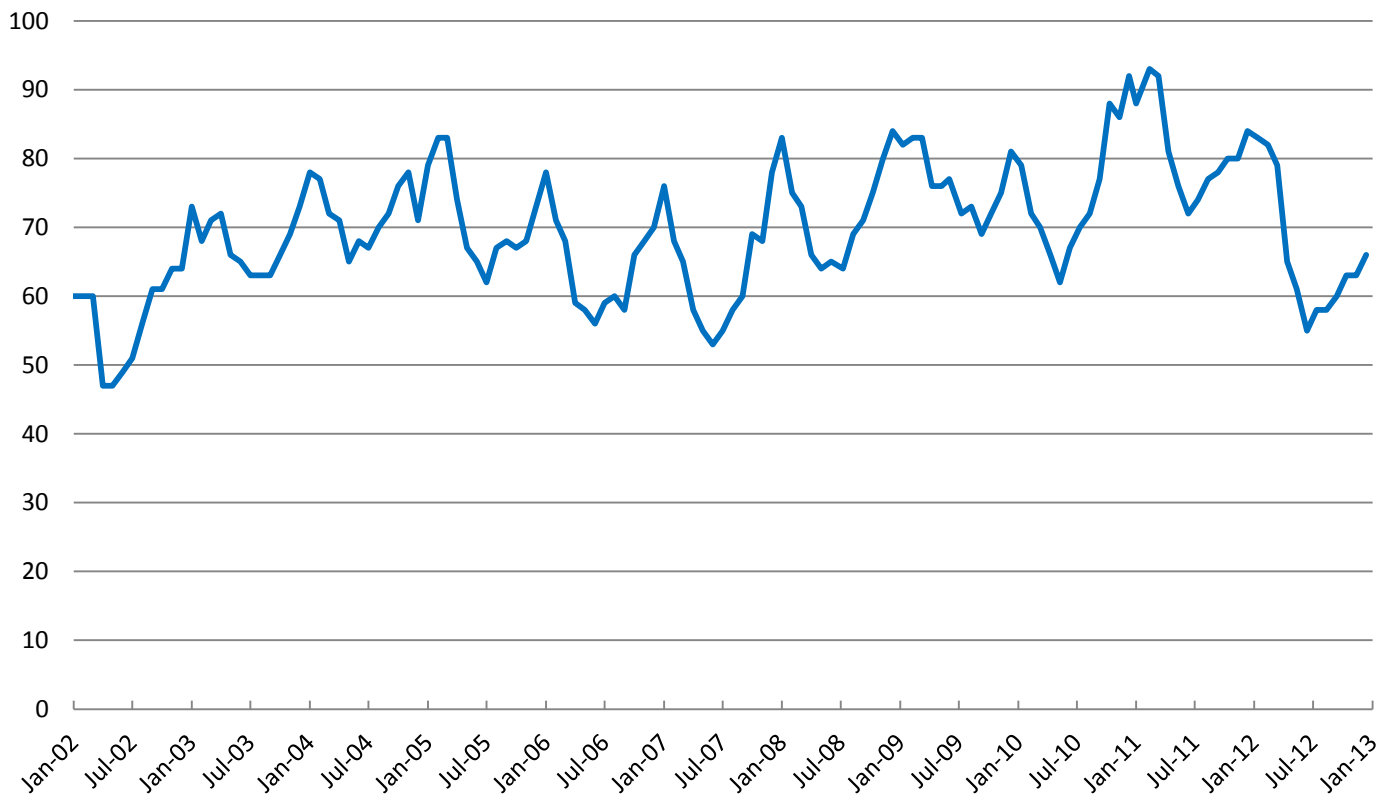


Months' Supply of Inventory

When the Supply is below Equilibrium, it is considered a seller's market.

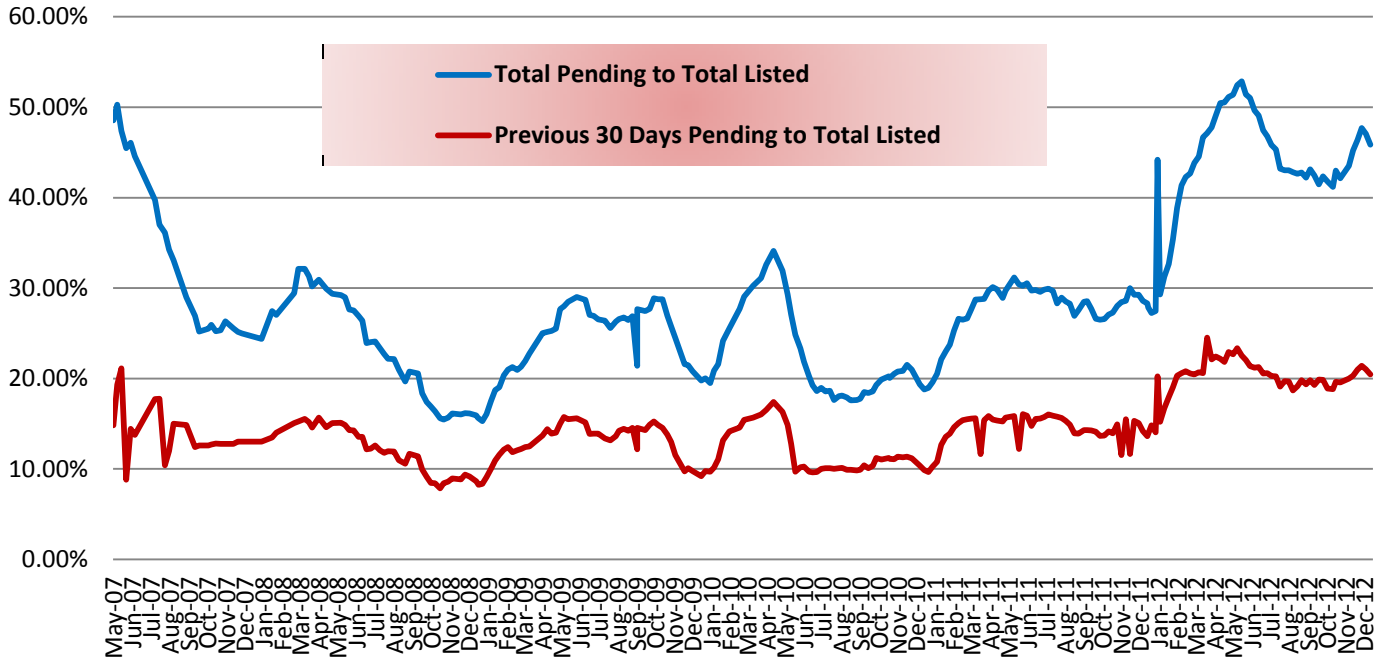


Days on Market in Austin



Demand for Single-Family Housing in Austin

A ratio of how many homes go under contract (pending)
to how many homes are for sale...real time demand



30 Year Conventional Interest Rate

