Market at a Glance

Austin-Round Rock-San Marcos, TX
Prepared by: PD&R / Economic & Market Analysis Division (EMAD)
Southwest Regional Office

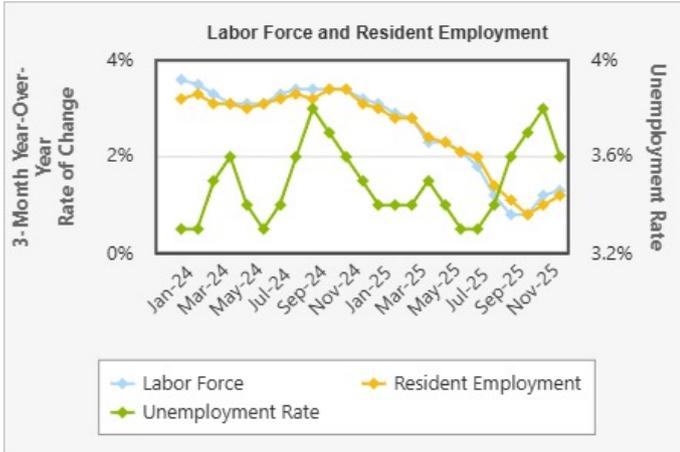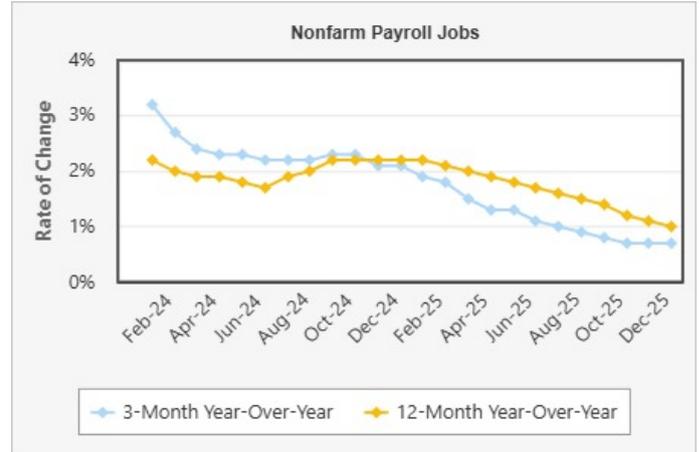**Created on: 12 March 2026**

ECONOMIC CONDITIONS

Data Source: U.S. Bureau of Labor Statistics
Note: BLS data includes EMAD estimates for data missing as a result of a lapse in appropriations

Data Source: U.S. Bureau of Labor Statistics

	3-Month Average				3-Month Year-Over-Year Change			
	November 2023	November 2024	November 2025		November 2023 to November 2024		November 2024 to November 2025	
					Number	Percent	Number	Percent
Labor Force	1,470,560	1,517,789	1,538,186		47,229	3.2	20,397	1.3
Resident Employment	1,419,976	1,464,218	1,482,080		44,242	3.1	17,862	1.2
Unemployment Rate (%)	3.4	3.5	3.6		n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	1,348,800	1,376,533	1,386,400		27,733	2.1	9,867	0.7

Data Source: U.S. Bureau of Labor Statistics
Note: BLS data includes EMAD estimates for data missing as a result of a lapse in appropriations

POPULATION & HOUSEHOLDS

	Decennial Census				ACS & Population Estimates Program						
	April 2010	April 2020	Average Annual Change 2010 to 2020		July 2022	July 2023	July 2024	2022 to 2023		2023 to 2024	
			Number	Percent				Number	Percent	Number	Percent
Population	1,716,289	2,283,371	56,708	2.9	2,430,375	2,492,618	2,550,637	62,243	2.6	58,019	2.3
Households	650,459	880,668	23,021	3.1	1,000,103	1,036,074	1,061,155	35,971	3.6	25,081	2.4

Data Source: 1 - 2010 Census; 2020 Census; U.S. Census Bureau Population Estimates
2 - 2010 Census; 2020 Census; 2022, 2023 and 2024 American Community Surveys (1 - Year)
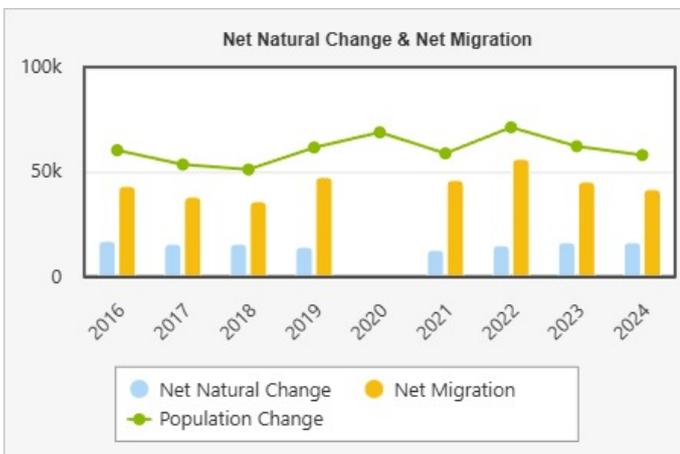
Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change
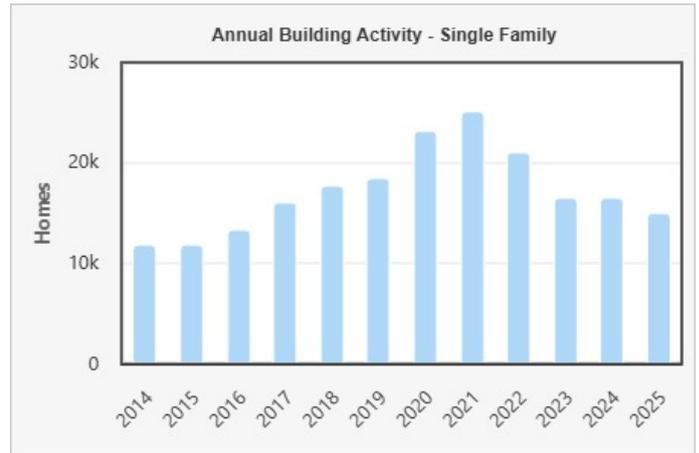3 - Annual components of population change are not available for 2020

Economic Trends and Population and Household Trends

Economic conditions in the Austin-Round Rock metropolitan statistical area (MSA) have slowed from historic highs but remain positive. During the 3 months ending (ME) November 2025, nonfarm payrolls averaged 1.38 million, an average increase of 10,000, or 0.7%, compared to 1 year prior when payrolls increased an average of 38,700, or 2.1%. The unemployment rate averaged 3.8%, up from 3.5% a year earlier. The MSA is home to the state capital, the city of Austin and the economy is a mix of government, education, health care services, and a growing high-tech industry. The largest university in the MSA is the University of Texas at Austin with nearly 55,000 students and 15,000 staff. The largest private employers in the Austin MSA include Telsa, Inc., and H.E.B. Grocery store with over 20,000 and 19,000 employees, respectively (Opportunity Austin, June 2024).

The Austin MSA population is estimated at 2.65 million as of January 1, 2026, an average increase of 64,950, or 2.7%, annually since April 2020. Net in-migration accounted for more than 76% of the total population growth during the period. By comparison, the population increased an average of 56,700 people, or 2.9% annually from 2010 to 2020 when net in-migration accounted for 72% of growth. There are currently an estimated 1.05 million households, an average increase of 30,500 or 3.2% annually since April 2020. The number of households increased an average of 23,000 or 3.1% annually between 2010 to 2020.

HOUSING MARKET CONDITIONS

Vacancy Rates

Data Source: 2020 Census; 2022, 2023 and 2024 American Community Surveys (1 - Year)
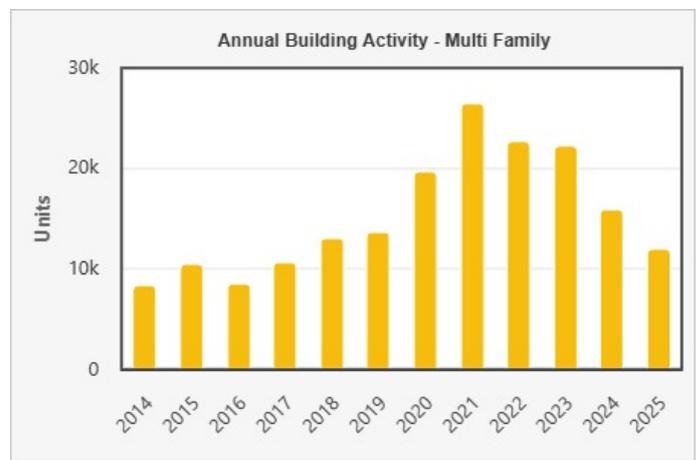

Annual Building Activity - Single Family

Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2025 is preliminary, through December 2025

Housing Inventory by Tenure				
	2020 **Decennial**	**2021** **ACS**	**2022** **ACS**	**2023** **ACS**
Total Housing Units	946,764	1,048,041	1,090,174	1,127,379
Occupied	880,668	1,000,103	1,036,074	1,061,155
Owners	493,648	588,348	602,192	603,726
% Owners	56.1	58.8	58.1	56.9
Renters	387,020	411,755	433,882	457,429
% Renters	43.9	41.2	41.9	43.1
Total Vacant	66,096	47,938	54,100	66,224
Available for Sale	7,178	4,459	6,606	6,479
Available for Rent	33,149	13,004	21,613	30,448
Other Vacant	25,769	30,475	25,881	29,297

Data Source: 2020 Census; 2022, 2023 and 2024 American Community Surveys (1 - Year)

Annual Building Activity - Multi Family

Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2025 is preliminary, through December 2025

Housing Market Conditions Summary

Home sales market conditions are currently slightly soft. There is an estimated home sales vacancy rate of 2.1%, up from 1.4% in April 2020. During the 12 ME November 2025, the number of homes sales decreased 6,875, or 14%, to 42,950 compared with the previous year (Zonda). The average sales price of a home decreased $10,050 or 2% to $596,200 during the 12 ME November 2025 compared with a year ago. As of November 2025, there is a 5.0 month-supply of available inventory on the market, up from a 4.3 month-supply 1 year prior. Building activity, as measured by the number of single-family homes permitted, totaled 15,050 during the 12 ME October 2025, down 1,800, or 11% from the previous 12 months (includes preliminary data).
The overall rental market (which includes renter-occupied single-family homes, mobile homes, and apartment units) in the Austin MSA is soft with a 14.1% vacancy rate, up from 7.9% in April 2020. The apartment market is also soft with 14.2% vacancy rate down from 15.8% 1 year earlier (CoStar Group). The average effective rent for an apartment is $1,490, a decrease of $66, or 4%, compared with 1 year prior. Building activity, as measured by the number of multifamily units permitted, totaled 12,150 during the 12 ME October 2025, a decrease of 2,900 units, or 19% from the previous 12 months.

Rental Housing Supply	
Under Construction	29600
In Planning	

Data Source: Estimates by analyst

Note: Units in Planning have not been permitted, but are expected to be completed within 3 years

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