The high Home Price/Rent ratio means that investors will do best by splitting single-family homes into multiple units. Apartment buildings are a good bet but may be priced too high. Locations near colleges, medical centers, and retail complexes are favored. Aim for the upper end of typical rents. The good home price forecast suggests that buyers move quickly and encourages rehab re-sales, but can also lead to a price bubble so investors must have an exit strategy if prices stall.

The economy is tied to the large government sector, business services (to the government) and information. Recent growth in government was fair. Total job growth was strong in recent months, little different than 3 months ago. Population growth has been high. Over the last three years, home prices rose 22 percent, 6 percent in the past year. Income grew 10 percent (US: 9%). 42 percent of housing is rented. The market is moderately overpriced, investment risk may increase.

In OVERPRICED markets like this, the risk that home prices (and rents) will eventually fall increases as prices keep rising. The end of the boom is often prompted by a slowing economy. Although growth is still high, investors must closely monitor the job and price situation. Selling in the next year is a good option. An exit strategy is essential, even if it just consists of sitting tight. The current risk is MEDIUM.
# Austin-Round Rock

## Texas

### Counties

#### Bastrop County TX
- Population: 84,761
- **Target Rent Range**: $941 to $1,224
- **Current Prices**: $207,500
- **Rents**: $941
- **Ratio**: 18
- **3-Year Forecast Prices**: 14%
- **Rents**: 12%
- **Job Growth**: 8.5%

#### Hays County TX
- Population: 214,485
- **Target Rent Range**: $1,191 to $1,548
- **Current Prices**: $261,300
- **Rents**: $1,191
- **Ratio**: 18
- **3-Year Forecast Prices**: 31%
- **Rents**: 19%
- **Job Growth**: 10.0%

#### Travis County TX
- Population: 1,226,698
- **Target Rent Range**: $1,294 to $1,682
- **Current Prices**: $342,100
- **Rents**: $1,294
- **Ratio**: 22
- **3-Year Forecast Prices**: 18%
- **Rents**: 11%
- **Job Growth**: 5.8%

#### Williamson County TX
- Population: 547,545
- **Target Rent Range**: $1,481 to $1,926
- **Current Prices**: $289,800
- **Rents**: $1,481
- **Ratio**: 16
- **3-Year Forecast Prices**: 26%
- **Rents**: 33%
- **Job Growth**: 9.2%