

**Office, Industrial & Retail Market Indicators**

Annual figures are year-end except Net Absorption and Deliveries.

RBA=Rentable building area.

Source: CoStar Property.

[Last Chamber update: July 29, 2011]

	Austin Office Market											National Office Market	
	Existing Inventory		Vacancy			Net absorption	Deliveries		Under Construction Inventory		Quoted rates	Vac %	Quoted rates
	Bldg	Total RBA	Direct SF	Total SF	Vac %	Buildings	Total RBA	Buildings	Total RBA	Quoted rates			
2001	2,980	67,008,632	6,002,781	8,654,838	12.9%	(879,747)	81	4,500,734	49	2,240,965	\$24.55	11.4%	\$24.23
2002	3,039	70,807,709	8,506,232	11,800,830	16.7%	(961,462)	47	2,091,426	41	1,211,052	\$20.47	12.6%	\$22.70
2003	3,122	72,848,899	11,161,256	12,762,312	17.5%	440,810	45	1,212,912	22	701,047	\$18.32	13.0%	\$21.80
2004	3,146	73,277,046	9,891,398	10,867,328	14.8%	2,323,131	27	548,047	38	995,907	\$18.70	12.3%	\$21.78
2005	3,192	74,362,049	9,412,511	10,241,087	13.8%	1,711,244	48	1,139,134	45	1,537,116	\$19.86	11.2%	\$22.20
2006	3,242	75,543,319	6,939,706	7,593,067	10.1%	3,829,290	52	1,644,270	66	2,798,291	\$22.39	10.6%	\$23.41
2007	3,315	77,538,048	8,485,079	9,001,678	11.6%	586,118	74	1,999,485	88	4,028,321	\$25.24	10.8%	\$24.90
2008	3,423	81,226,212	10,341,766	10,804,776	13.3%	1,885,066	109	3,696,164	40	2,019,259	\$25.18	11.8%	\$25.02
2009	3,460	82,646,421	11,768,452	12,439,440	15.1%	(214,455)	38	1,901,259	10	234,796	\$24.97	13.3%	\$23.33
2010	3,476	82,807,761	11,071,649	11,554,161	14.0%	1,046,619	16	161,340	7	222,142	\$24.97	13.4%	\$23.17
2010 YTD	3,465	82,697,643	11,583,986	12,071,319	14.6%	419,343	5	51,222	17	315,114	\$24.57	13.6%	\$23.12
2011 YTD	3,480	82,925,261	10,419,027	10,997,898	13.3%	673,763	4	117,500	6	274,873	\$24.76	13.3%	\$22.77
2007 1q	2,957	71,514,508	6,682,562	7,334,282	10.3%	(2,276)	19	189,590	67	3,622,323	\$23.24	10.8%	\$23.81
2007 2q	2,969	72,255,998	7,468,148	7,990,981	11.1%	84,791	12	741,490	83	3,573,256	\$23.71	10.8%	\$24.17
2007 3q	2,979	72,879,456	7,726,947	8,183,097	11.2%	431,342	11	628,214	81	3,495,382	\$24.69	10.8%	\$24.50
2007 4q	3,004	73,394,166	7,965,603	8,508,902	11.6%	188,905	25	514,710	82	3,997,669	\$25.27	10.8%	\$24.85
2008 1q	3,239	75,926,359	8,476,889	9,015,666	11.9%	778,206	31	1,103,703	91	4,053,147	\$25.67	11.1%	\$25.34
2008 2q	3,265	76,983,579	8,678,854	9,125,970	11.9%	946,916	26	1,057,220	75	3,086,786	\$26.03	11.3%	\$25.40
2008 3q	3,299	77,881,512	9,364,945	9,831,001	12.6%	192,902	34	897,933	46	2,377,451	\$25.61	11.6%	\$25.32
2008 4q	3,319	78,865,144	10,169,616	10,665,626	13.5%	149,007	20	983,632	30	1,551,819	\$25.09	11.9%	\$25.01
2009 1q	3,446	82,057,450	11,279,405	11,781,992	14.4%	(145,978)	23	831,238	17	1,188,021	\$25.36	12.3%	\$24.72
2009 2q	3,449	81,851,516	11,683,686	12,357,198	15.1%	(781,140)	4	275,116	14	925,414	\$25.18	12.7%	\$24.32
2009 3q	3,460	82,646,421	11,671,659	12,361,862	15.0%	790,241	11	794,905	7	170,177	\$25.02	13.1%	\$23.96
2009 4q	3,460	82,646,421	11,768,452	12,439,440	15.1%	(77,578)	-	-	10	234,796	\$24.97	13.3%	\$23.33
2010 1q	3,462	82,666,930	11,950,865	12,540,116	15.2%	(80,167)	2	20,509	15	254,972	\$24.79	13.5%	\$23.22
2010 2q	3,465	82,697,643	11,583,986	12,071,319	14.6%	499,510	3	30,713	17	315,114	\$24.57	13.6%	\$23.12
2010 3q	3,469	82,719,572	11,333,045	11,812,412	14.3%	280,836	4	21,929	13	293,185	\$24.78	13.6%	\$22.99
2010 4q	3,476	82,807,761	11,071,649	11,554,161	14.0%	346,440	7	88,189	7	222,142	\$24.97	13.4%	\$23.17
2011 1q	3,479	82,815,261	10,759,725	11,234,804	13.6%	326,857	3	7,500	6	379,694	\$24.47	13.4%	\$22.87
2011 2q	3,480	82,925,261	10,419,027	10,997,898	13.3%	346,906	1	110,000	6	274,873	\$24.76	13.3%	\$22.77

	Austin Industrial Market											National Industrial Market	
	Existing Inventory		Vacancy			Net absorption	Deliveries		Under Construction Inventory		Quoted rates	Vac %	Quoted rates
	Buildings	Total RBA	Direct SF	Total SF	Vac %		Buildings	Total RBA	Buildings	Total RBA			
2001	2,658	74,602,103	7,359,268	8,532,510	11.4%	(1,859,402)	121	4,108,104	34	850,996	\$8.37	8.0%	\$5.67
2002	2,754	75,766,682	9,453,875	10,777,841	14.2%	(1,590,939)	53	980,529	26	325,641	\$6.50	9.0%	\$5.26
2003	2,838	75,981,154	10,523,864	11,918,447	15.7%	(770,489)	34	416,317	23	230,563	\$5.96	9.3%	\$5.70
2004	2,871	76,538,001	10,567,975	11,346,971	14.8%	1,128,323	34	560,347	42	592,335	\$6.05	9.0%	\$5.61
2005	2,923	77,441,006	9,579,576	9,907,356	12.8%	2,342,620	53	927,054	35	668,244	\$6.26	8.5%	\$5.79
2006	2,969	78,440,832	7,888,454	8,084,874	10.3%	2,822,308	46	999,826	46	3,813,028	\$6.78	8.2%	\$6.01
2007	3,024	82,670,486	7,650,992	7,881,485	9.5%	4,433,043	55	4,229,654	26	1,571,563	\$7.52	7.9%	\$6.21
2008	3,075	85,259,165	9,125,693	9,301,207	10.9%	1,168,957	51	2,588,679	18	921,857	\$7.64	8.7%	\$6.29
2009	3,096	86,289,452	11,085,666	11,179,823	13.0%	(848,329)	22	1,033,287	3	32,500	\$6.75	10.3%	\$5.76
2010	3,103	86,353,452	10,674,053	10,893,873	12.6%	349,950	7	64,000	2	254,285	\$6.82	10.2%	\$5.47
2010 YTD	3,098	86,310,702	10,951,090	11,035,610	12.8%	165,463	2	21,250	6	47,035	\$6.66	10.4%	\$5.59
2011 YTD	3,104	86,357,737	11,221,453	11,392,473	13.2%	(494,315)	1	4,285	4	380,695	\$6.86	9.9%	\$5.46
2007 1q	2,607	75,943,633	7,616,989	7,812,298	10.3%	399,275	13	185,669	37	3,291,413	\$7.19	8.1%	\$6.12
2007 2q	2,630	77,918,942	7,902,505	8,087,775	10.4%	1,699,832	23	1,975,309	19	1,655,804	\$7.08	8.2%	\$6.14
2007 3q	2,631	77,924,942	7,406,068	7,617,234	9.8%	476,541	1	6,000	24	1,908,185	\$7.23	8.0%	\$6.21
2007 4q	2,642	78,757,090	7,600,080	7,860,294	10.0%	589,088	11	832,148	23	1,531,446	\$7.72	8.0%	\$6.23
2008 1q	2,895	81,422,645	7,215,877	7,426,783	9.1%	944,281	11	505,920	32	1,981,877	\$7.48	7.8%	\$6.27
2008 2q	2,906	82,071,281	7,613,754	7,855,654	9.6%	219,765	11	648,636	30	2,064,036	\$7.47	8.4%	\$6.29
2008 3q	2,916	82,578,583	7,350,287	7,600,526	9.2%	762,430	10	507,302	32	1,795,869	\$7.63	8.4%	\$6.32
2008 4q	2,932	83,482,173	9,058,201	9,242,874	11.1%	(738,758)	16	903,590	17	907,279	\$7.69	8.8%	\$6.28
2009 1q	3,087	85,682,677	9,879,261	10,088,179	11.8%	(363,460)	12	423,512	9	517,595	\$7.16	9.2%	\$6.18
2009 2q	3,090	85,723,177	10,687,128	10,806,768	12.6%	(678,089)	3	40,500	7	516,197	\$7.23	9.8%	\$6.06
2009 3q	3,094	86,186,022	11,230,950	11,335,805	13.2%	(66,192)	5	465,845	3	114,680	\$7.00	10.1%	\$5.96
2009 4q	3,096	86,289,452	11,085,666	11,179,823	13.0%	259,412	2	103,430	3	32,500	\$6.75	10.3%	\$5.76
2010 1q	3,097	86,300,702	10,921,946	11,056,363	12.8%	134,710	1	11,250	2	21,250	\$6.58	10.4%	\$5.66
2010 2q	3,098	86,310,702	10,951,090	11,035,610	12.8%	30,753	1	10,000	6	47,035	\$6.66	10.4%	\$5.59
2010 3q	3,099	86,321,952	11,103,700	11,266,430	13.1%	(219,570)	1	11,250	5	35,785	\$6.67	10.4%	\$5.52
2010 4q	3,103	86,353,452	10,674,053	10,893,873	12.6%	404,057	4	31,500	2	254,285	\$6.82	10.2%	\$5.47
2011 1q	3,103	86,353,452	10,965,035	11,093,878	12.8%	(200,005)	-	-	4	377,280	\$6.80	10.0%	\$5.46
2011 2q	3,104	86,357,737	11,221,453	11,392,473	13.2%	(294,310)	1	4,285	4	380,695	\$6.86	9.9%	\$5.46

	Austin Retail Market											National Retail Market	
	Existing Inventory		Vacancy			Net absorption	Deliveries		Under Construction		Quoted rates	Vac %	Quoted rates
	Buildings	Total RBA	Direct SF	Total SF	Vac %	Buildings	Total RBA	Buildings	Total RBA				
2006	5,527	72,250,523	4,623,825	4,686,452	6.5%	3,260,490	152	2,555,561	133	3,400,478	\$17.97	6.1%	\$16.45
2007	5,674	75,605,945	5,008,841	5,048,235	6.7%	2,993,639	150	3,501,104	77	1,568,621	\$20.09	6.0%	\$17.15
2008	5,760	77,259,373	4,621,536	4,765,678	6.2%	1,935,985	88	1,677,441	52	801,703	\$20.24	6.6%	\$17.47
2009	5,760	77,259,373	4,621,536	4,765,678	6.2%	1,935,985	88	1,677,441	52	801,703	\$20.24	6.6%	\$17.47
2010	5,836	78,264,909	4,651,213	4,732,160	6.0%	496,676	17	161,684	14	179,231	\$18.38	7.3%	\$15.51
2010 YTD	5,832	78,227,221	4,697,171	4,797,049	6.1%	394,099	12	122,436	13	164,125	\$19.33	7.5%	\$15.89
2011 YTD	5,847	78,393,915	4,731,436	4,817,811	6.1%	43,355	11	129,006	12	170,659	\$18.33	7.2%	\$15.33
2006 1q	4,676	66,911,713	5,195,415	5,301,547	7.9%	711,528	53	679,128	61	2,462,089	\$16.98	5.8%	\$15.42
2006 2q	4,914	67,656,142	4,493,344	4,551,159	6.7%	908,698	16	184,405	61	2,544,516	\$17.24	5.9%	\$15.87
2006 3q	4,996	69,352,463	4,863,459	4,937,119	7.1%	435,822	18	805,516	94	3,141,343	\$17.84	6.1%	\$16.15
2006 4q	5,017	69,885,529	4,464,706	4,529,833	6.5%	940,352	21	533,066	109	3,546,356	\$17.95	6.1%	\$16.44
2007 1q	5,354	72,994,960	4,826,299	4,897,128	6.7%	1,624,872	68	1,994,278	80	1,822,221	\$18.20	6.1%	\$16.83
2007 2q	5,435	74,310,145	5,687,011	5,750,318	7.7%	(174,384)	33	682,183	63	1,616,016	\$18.72	6.1%	\$17.38
2007 3q	5,447	74,472,252	5,317,398	5,381,421	7.2%	531,004	12	162,107	92	1,936,226	\$18.94	5.9%	\$16.94
2007 4q	5,474	75,072,766	4,973,101	5,012,495	6.7%	969,440	27	600,514	73	1,503,859	\$20.09	6.0%	\$17.15
2008 1q	5,720	76,395,641	5,054,262	5,148,007	6.7%	689,924	47	795,219	47	1,025,409	\$20.10	6.1%	\$17.25
2008 2q	5,729	76,724,718	4,817,290	4,887,867	6.4%	589,217	9	329,077	53	937,708	\$20.02	6.2%	\$17.43
2008 3q	5,742	77,043,969	4,741,831	4,818,707	6.3%	388,411	13	319,251	58	832,944	\$20.17	6.3%	\$17.50
2008 4q	5,760	77,259,373	4,621,536	4,765,678	6.2%	268,433	19	233,894	52	801,703	\$20.24	6.6%	\$17.47
2009 1q	5,786	77,640,152	4,658,869	4,920,679	6.3%	225,778	26	380,779	38	585,252	\$20.04	7.0%	\$17.31
2009 2q	5,802	77,889,665	5,031,580	5,188,367	6.7%	(18,175)	16	249,513	26	355,367	\$20.15	7.3%	\$16.98
2009 3q	5,813	77,966,143	4,704,999	4,859,513	6.2%	405,332	11	76,478	18	319,639	\$19.45	7.5%	\$16.77
2009 4q	5,820	78,104,785	4,957,533	5,068,712	6.5%	(70,557)	7	138,642	14	198,847	\$18.97	7.5%	\$16.39
2010 1q	5,825	78,158,187	5,011,254	5,134,030	6.6%	(11,916)	5	53,402	16	190,995	\$19.48	7.6%	\$16.09
2010 2q	5,832	78,227,221	4,697,171	4,797,049	6.1%	406,015	7	69,034	13	164,125	\$19.33	7.5%	\$15.89
2010 3q	5,834	78,235,369	4,853,201	4,963,088	6.3%	(157,891)	2	8,148	14	174,119	\$18.77	7.4%	\$15.69
2010 4q	5,836	78,264,909	4,651,213	4,732,160	6.0%	260,468	3	31,100	14	179,231	\$18.38	7.3%	\$15.51
2011 1q	5,844	78,383,597	4,563,842	4,648,599	5.9%	202,249	8	118,688	14	175,977	\$18.18	7.3%	\$15.46
2011 2q	5,847	78,393,915	4,731,436	4,817,811	6.1%	(158,894)	3	10,318	12	170,659	\$18.33	7.2%	\$15.33