

Executive Summary

Pecan Park

945 Blakey Lane



Report Date: 5/9/2025

GREYSTARTM

Created by:



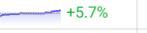
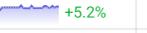
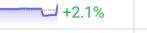
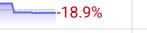
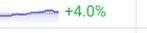
Daily updates for all your reports powered by a nationwide network of 35M units. All report details gathered from 100% public data.

GREYSTAR™

Pecan Park

April 9, 2025 - May 9, 2025

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	Comp 7	Comp 8
									
	Alta Trails	Avendale at The Colony	Hunters Crossing	Ariza Easton Park	Eastridge	Aspire Del Valle	Citizen House Bergstrom	Walnut Ridge Apartments	Citizen House East Lake
	945 Blakey Lane	798 Sam Houston Drive	1006 Home Depot Way	8001 East William Cannon Drive	5501 Ross Road	6514 Ross Road	7733 Burleson Road	1900 Walnut Street	12601 Citizen Way
Management Company	Greystar	Rpm	Capstone Real Estate	Cypressbrook Company	Jci Management	Zrs Management	Greystar	Highmark Residential	Greystar
Property Website	altatrailsspts.com	avendaleatthecolony.c	liveathunterscrossing.c	arizaeastonpark.com	eastridgeatx.com	aspireatdelvalle.com	citizenhousebergstrom	walnutridgeapts.com	citizenhouseeastlake.c
Distance (mi)		0.86 mi	0.71 mi	21.11 mi	15.92 mi	16.81 mi	20.81 mi	3.44 mi	17.32 mi
Similarity		92.4 %	86.6 %	78.3 %	78.4 %	77.1 %	72.2 %	74.9 %	61.6 %
Year Built	2024	2022	2019	2022	2020	2023	2023	2008	2025
# Units	242	216	182	320	300	293	414	200	360
Leased % (Advertised)	42.1 %	96.8 %	90.7 %	97.2 %	97.3 %	97.6 %	96.6 %	97.0 %	22.2 %
Exposure	70.0 %	7.4 %	13.7 %	8.1 %	6.7 %	5.5 %	6.5 %	7.0 %	70.9 %
Quality	A	A+	A	A	A-	A+	A+	B+	
Reviews	5.0	4.8	4.4	3.8	2.7	3.4	4.6	4.3	4.9
Pricing Strategy	Rev Mgmt: No Ask to Close: -2.6% Updates: Every 18 days	Rev Mgmt: Yes Ask to Close: -4.0% Updates: Every 3 days	Rev Mgmt: No Ask to Close: -1.0% Updates: Every 16 days	Rev Mgmt: No Ask to Close: -0.8% Updates: Every 19 days	Rev Mgmt: Yes Ask to Close: -1.0% Updates: Every 2 days	Rev Mgmt: No Ask to Close: 0.3% Updates: Every 16 days	Rev Mgmt: No Ask to Close: 0.0% Updates: Every 6 days	Rev Mgmt: No Ask to Close: -2.4% Updates: Every 6 days	Rev Mgmt: No Ask to Close: 0.0% Updates: Every 24 days
Available Units	238 units	16 units	25 units	26 units	20 units	16 units	27 units	14 units	195 units
Rent	\$1,609	\$1,679	\$1,569	\$1,473	\$1,503	\$1,495	\$1,825	\$1,309	\$1,601
NER	\$1,423 NER	\$1,599 NER	\$1,312 NER	\$1,344 NER	\$1,329 NER	\$1,380 NER	\$1,614 NER	\$1,309 NER	\$1,294 NER
Leases (Last 30-Days)	20 leases	25 leases	9 leases	18 leases	11 leases	10 leases	14 leases	6 leases	23 leases
Leases (Last 7-Days)	3 leases	4 leases	2 leases	4 leases	2 leases	2 leases	2 leases	2 leases	6 leases
Leases / Week (Last 4 Weeks)	4.5 leases	5.5 leases	1.8 leases	3.8 leases	2.5 leases	2.5 leases	3.3 leases	1.3 leases	5.3 leases
Concessions	Don't Renew, Live Brand New! Up to 6 Weeks Free! , One Bedrooms base rent starting at \$1,380. Two Bedrooms base re...	Move In by 5/31/25 and Receive up to 6 Weeks Free Rent!	Now offering up to 2 MONTHS FREE	1 Bedroom 1 Month Free along with waived App & Admin Fees	Now Offering Up to 6 Weeks Free! Get 6 Weeks Free on 12-15 month leases (spread out over the lease).	Receive 4 Weeks Free for A Limited Time Offer! 3% monthly discount for Tesla, SpaceX, Austin Airport, teachers, and...	Lease Now with up to 6 Weeks Free!	Limited Time Offer Receive a \$500 gift card when you move into select apartment homes by March 16th! Call or text u...	Up to 10 Weeks Free!
1 Bed									
Available Units	121 units	8 units	6 units	22 units	5 units	12 units	11 units	3 units	99 units
Rent	\$1,463	\$1,490	\$1,391	\$1,400	\$1,218	\$1,376	\$1,601	\$1,258	\$1,426
Average Sqft	775 ft²	679 ft²	747 ft²	728 ft²	666 ft²	715 ft²	807 ft²	723 ft²	782 ft²
NER	\$1,294 NER	\$1,383 NER	\$1,164 NER	\$1,283 NER	\$1,077 NER	\$1,270 NER	\$1,416 NER	\$1,258 NER	\$1,154 NER
Rent/ft²	\$1.89 /ft²	\$2.19 /ft²	\$1.86 /ft²	\$1.92 /ft²	\$1.83 /ft²	\$1.92 /ft²	\$1.98 /ft²	\$1.74 /ft²	\$1.82 /ft²
NER/ft²	\$1.67 /ft²	\$2.04 /ft²	\$1.56 /ft²	\$1.76 /ft²	\$1.62 /ft²	\$1.78 /ft²	\$1.75 /ft²	\$1.74 /ft²	\$1.48 /ft²

Effective Rent Trend	 -1.0%	 +4.6%	 -4.5%	 +1.6%	 +5.4%	 +5.7%	 +5.2%	 +2.1%	 -18.9%
Concession %	11.5 %	7.3 %	16.3 %	8.3 %	11.6 %	7.7 %	11.5 %	0.0 %	19.1 %
2 Bed									
Available Units	113 units	3 units	17 units	4 units	14 units	4 units	16 units	11 units	96 units
Rent	\$1,752	\$1,709	\$1,626	\$1,723	\$1,664	\$1,763	\$1,983	\$1,322	\$1,789
Average Sqft	1,153 ft²	1,014 ft²	921 ft²	1,040 ft²	1,024 ft²	1,031 ft²	1,150 ft²	1,009 ft²	1,142 ft²
NER	\$1,549 NER	\$1,628 NER	\$1,359 NER	\$1,552 NER	\$1,472 NER	\$1,627 NER	\$1,754 NER	\$1,322 NER	\$1,445 NER
Rent/ft²	\$1.52 /ft²	\$1.69 /ft²	\$1.76 /ft²	\$1.66 /ft²	\$1.63 /ft²	\$1.71 /ft²	\$1.72 /ft²	\$1.31 /ft²	\$1.57 /ft²
NER/ft²	\$1.34 /ft²	\$1.61 /ft²	\$1.47 /ft²	\$1.49 /ft²	\$1.44 /ft²	\$1.58 /ft²	\$1.53 /ft²	\$1.31 /ft²	\$1.26 /ft²
Effective Rent Trend	 -2.1%	 -1.6%	 -1.8%	 +13.0%	 +1.7%	 +2.5%	 +4.0%	 -5.7%	 -15.1%
Concession %	11.6 %	4.9 %	16.4 %	10.0 %	11.5 %	7.7 %	11.5 %	0.0 %	19.2 %
3 Bed									
Available Units	4 units	5 units	2 units		1 unit				
Rent	\$2,220	\$2,160	\$1,950		\$2,025				
Average Sqft	1,580 ft²	1,319 ft²	1,096 ft²		1,275 ft²				
NER	\$1,964 NER	\$2,160 NER	\$1,625 NER		\$1,791 NER				
Rent/ft²	\$1.41 /ft²	\$1.64 /ft²	\$1.78 /ft²		\$1.59 /ft²				
NER/ft²	\$1.24 /ft²	\$1.64 /ft²	\$1.48 /ft²		\$1.40 /ft²				
Effective Rent Trend	 -2.1%	 -1.6%	 -1.5%		 +0.2%				
Concession %	11.6 %	0.0 %	16.7 %		11.6 %				

Market Alerts

Identify recent trend changes between the subject property and selected comparables.

Sensitivity
Medium

Metric	Unit Type	30-Day Trend			7-Day Trend			Explanation
		Subject	Market	Relative Change Δ	Subject	Market	Relative Change Δ	
Concession %	1BR	11.5%	11.0%	+0.6%	11.5% (+0.0%)	15.3% (+39.0%)	-3.7%	The concessions for 1BRs increased slightly (0.0%) over the last 7 days, while the overall market increased by 39.0% over the same period.
Days on Market	1BR	220.9	46.1	+379.6%	236.1 (+6.9%)	43.6 (-5.4%)	+441.6%	The average number of days on the market for 1BRs increased slightly (6.9%) over the last 7 days, while the overall market decreased by 5.4% over the same period.
Concession %	2BR	11.6%	11.8%	-0.3%	11.6% (-0.0%)	15.5% (+30.7%)	-3.9%	The concessions for 2BRs decreased slightly (-0.0%) over the last 7 days, while the overall market increased by 30.7% over the same period.
Days on Market	2BR	224.1	83.0	+170.1%	239.2 (+6.7%)	61.7 (-25.6%)	+287.5%	The average number of days on the market for 2BRs increased slightly (6.7%) over the last 7 days, while the overall market decreased by 25.6% over the same period.
Availabilities	2BR	120	210	-42.9%	114 (-5.0%)	173 (-17.6%)	-34.1%	The number of available units for 2BRs decreased slightly (-5.0%) over the last 7 days, while the overall market decreased by 17.6% over the same period.
Days on Market	3BR	233.0	14.0	+1568.1%	248.0 (+6.4%)	20.0 (+43.2%)	+1140.0%	The average number of days on the market for 3BRs increased slightly (6.4%) over the last 7 days, while the overall market increased by 43.2% over the same period.

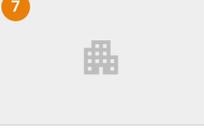
Records per page: 20 1-6 of 6



Rent Comps

Compare your performance to the most statistically similar properties in your market.

Metric
Asking Rent

		Similarity	Exposure	Year Built	# Units	Stories	Leased % (Adv)	Rent	SF	PSF	
 <p>Alta Trails 945 Blakey Lane Bastrop, TX 78602 Greystar</p> <p>Lease Up</p> <p>A- ★ 5.0</p>			70.0%	2024	242	3	42.1%				
			-5.9%				+8.3%	Studio			
								1 BR	\$1,463	775	\$1.89
								2 BR	\$1,752	1,153	\$1.52
 <p>Avendale at The Colony (0.86 mi) 798 Sam Houston Drive Bastrop, TX 78602 Rpm</p> <p>A+ ★ 4.8</p>		92%	7.4%	2022	216	2	96.8%				
			-6.0%				+2.8%	Studio			
								1 BR	\$1,490	679	\$2.19
								2 BR	\$1,709	1,014	\$1.69
 <p>Hunters Crossing (0.71 mi) 1006 Home Depot Way Bastrop, TX 78602 Capstone Real Estate</p> <p>A- ★ 4.4</p>		87%	13.7%	2019	182	3	90.7%				
			-3.3%				-1.1%	Studio			
								1 BR	\$1,391	747	\$1.86
								2 BR	\$1,626	921	\$1.76
 <p>Ariza Easton Park (21.11 mi) 8001 East William Cannon Drive Austin, TX 78744 Cypressbrook Company</p> <p>A- ★ 3.8</p>		78%	8.1%	2022	320	3	97.2%				
			+0.3%				+0.3%	Studio			
								1 BR	\$1,400	728	\$1.92
								2 BR	\$1,723	1,040	\$1.66
 <p>Eastridge (15.92 mi) 5501 Ross Road Del Valle, TX 78617 Jci Management</p> <p>A- ★ 2.7</p>		78%	6.7%	2020	300	3	97.3%				
			-0.3%				+0.0%	Studio			
								1 BR	\$1,218	666	\$1.83
								2 BR	\$1,664	1,024	\$1.63
 <p>Aspire Del Valle (16.81 mi) 6514 Ross Road Del Valle, TX 78617 Zrs Management</p> <p>A+ ★ 3.4</p>		77%	5.5%	2023	293	4	97.6%				
			+0.0%				+2.0%	Studio			
								1 BR	\$1,376	715	\$1.92
								2 BR	\$1,763	1,031	\$1.71
 <p>Citizen House Bergstrom (20.81 mi) 7733 Burleson Road Austin, TX 78744 Greystar</p> <p>A+ ★ 4.6</p>		72%	6.5%	2023	414	3	96.6%				
			+0.0%				+1.2%	Studio			
								1 BR	\$1,601	807	\$1.98
								2 BR	\$1,983	1,150	\$1.72
 <p>Walnut Ridge Apartments (3.44 mi) 1900 Walnut Street Bastrop, TX 78602 Highmark Residential</p> <p>B+ ★ 4.3</p>		75%	7.0%	2008	200	2	97.0%				
			+1.0%				-1.5%	Studio			
								1 BR	\$1,258	723	\$1.74
								2 BR	\$1,322	1,009	\$1.31

	Similarity	Exposure	Year Built	# Units	Stories	Leased % (Adv)	Rent	SF	PSF		
<div style="display: flex; align-items: center;"> <div style="background-color: #007bff; color: white; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 5px;">8</div>  <div style="margin-left: 10px;"> <p>Citizen House East Lake (17.32 mi)</p> <p>12601 Citizen Way Austin, TX 78724</p> <p> Greystar</p> <p>Affordable Lease Up</p> <p>★ 4.9 </p> </div> </div>	62%	70.9% +3.5%	2025	360	3	22.2% +6.4%					
								Studio			
								1 BR	\$1,426	782	\$1.82
								2 BR	\$1,789	1,142	\$1.57

1 Beds	Trailing 1 month
# Listings	363
Days on Market	119
Asking Rent	\$1,437
Asking Rent PSF	\$1.89
Effective Rent	\$1,248
Effective Rent PSF	\$1.64

2 Beds	Trailing 1 month
# Listings	336
Days on Market	138
Asking Rent	\$1,745
Asking Rent PSF	\$1.57
Effective Rent	\$1,510
Effective Rent PSF	\$1.36

3 Beds	Trailing 1 month
# Listings	14
Days on Market	87
Asking Rent	\$2,138
Asking Rent PSF	\$1.57
Effective Rent	\$2,001
Effective Rent PSF	\$1.47

Rents by Unit Type

Analyze rent and availability trends among your market with unit-type level data. Click on a value to see the individual units used in that calculation.

Download

Trend
Asking Rent

	# Leased	# Active	Days on Mkt	Min SF	Avg SF	Max SF	Min Rent	Avg Rent	Max Rent	Avg PSF	NER	NER PSF	Concession %	Trend
Alta Trails	20	238	242	723	963	1,580	\$1,320	\$1,609	\$2,225	\$1.67	\$1,423	\$1.48	11.5%	-1.7%
Avendale at The Colony	25	16	61	679	903	1,319	\$1,349	\$1,679	\$2,203	\$1.86	\$1,599	\$1.77	5.3%	+1.1%
Hunters Crossing	9	25	95	607	875	1,096	\$1,300	\$1,569	\$1,950	\$1.79	\$1,312	\$1.50	16.4%	-1.3%
Ariza Easton Park	18	26	41	638	799	1,057	\$1,250	\$1,473	\$1,880	\$1.84	\$1,344	\$1.68	8.7%	+1.9%
Eastridge	11	20	71	625	893	1,275	\$1,099	\$1,503	\$2,025	\$1.68	\$1,329	\$1.49	11.6%	+2.3%
Aspire Del Valle	10	16	65	595	812	1,137	\$1,192	\$1,495	\$1,890	\$1.84	\$1,380	\$1.70	7.7%	+5.0%
Citizen House Bergstrom	14	27	172	800	1,008	1,264	\$1,275	\$1,825	\$2,295	\$1.81	\$1,614	\$1.60	11.5%	+6.6%
Walnut Ridge Apartments	6	14	42	723	952	1,023	\$1,202	\$1,309	\$1,406	\$1.38	\$1,309	\$1.38	0.0%	-2.5%
Citizen House East Lake	23	195	42	650	956	1,264	\$1,177	\$1,601	\$2,259	\$1.68	\$1,294	\$1.35	19.2%	+0.8%
Comp Average	15		63	665	922	1,179	\$1,231	\$1,588	\$1,989	\$1.72	\$1,365	\$1.48	14.0%	

Estimated Rent Roll

Analyze rents, availabilities and time on market by floorplan or type for your property and its comps.

Download

Properties (1)

Group By
Floorplan

Type	Floorplan	# Listings	# Units	Leased %	Exposure	Renewal %	Days on Mkt	# Apps / Cancels	Cancel %	Leased	SF	Rent	PSF	NER	Effective PSF	Tradeout	Trend
Alta Trails	A1	63	45	15.6%	84.4%	-	206	37 / 12	32.4%		723	\$1,472	\$2.04	\$1,303	\$1.80		+0.8%
Alta Trails	a10ad	2	1	100.0%	0.0%	-	29	2 / 0			860	\$1,475	\$1.72	\$1,475	\$1.72		+1.7%
Alta Trails	A2	102	73	9.6%	90.4%	-	211	43 / 7	16.3%		783	\$1,423	\$1.82	\$1,261	\$1.61		-9.7%
Alta Trails	A2A	24	17		100.0%	-	217	9 / 2	22.2%		860	\$1,536	\$1.79	\$1,370	\$1.59		+3.3%
Alta Trails	B1	47	34			-	219	24 / 12	50.0%		1,112	\$1,842	\$1.66	\$1,642	\$1.48		+1.4%
Alta Trails	B2	96	68			-	223	31 / 13	41.9%		1,172	\$1,715	\$1.46	\$1,520	\$1.30	+0.00%	-3.1%
Alta Trails	C1	2	1	100.0%	0.0%	-	126	3 / 1	33.3%		1,520	\$2,245	\$1.48	\$2,023	\$1.33		-1.7%
Alta Trails	C2	4	3			-	253	1 / 1	100.0%		1,580	\$2,220	\$1.41	\$1,964	\$1.24		-1.9%
Totals/Averages		340	242				214	150 / 48	32.0%		947	\$1,595	\$1.68	\$1,416	\$1.50		

Weekly Market Activity

Monitor market activity with data on leased units grouped by week. Click to view detailed information.

Group By: **Weekly** | Metric: **Leased Units** | Display: **Count**



Leased Units By Property

[Download](#)

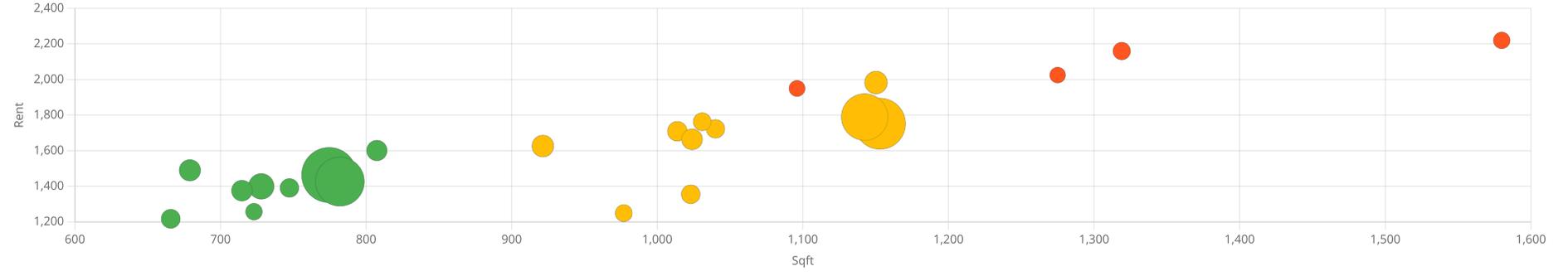
	4/7 - 4/13*	4/14 - 4/20	4/21 - 4/27	4/28 - 5/4	5/5 - 5/11*	Avg	Total
Alta Trails	1	5	7	5	2	4.0	20
Avendale at The Colony	6	6	8	2	3	5.0	25
Hunters Crossing	1	1	4	1	2	1.8	9
Ariza Easton Park	3	6	4	2	3	3.6	18
Eastridge	3	2	2	3	1	2.2	11
Aspire Del Valle	2	2	3	3		2.0	10
Citizen House Bergstrom	2	4	3	4	1	2.8	14
Walnut Ridge Apartments	1	2		2	1	1.2	6
Citizen House East Lake	1		10	10	2	4.6	23
Comp Average ⓘ	2.4	3.3	4.9	3.4	1.9	2.9	15
Comp Total ⓘ	19	23	34	27	13	23.2	116

Rent Comparison

Quickly compare asking and effective rents by various metrics within your market.

Group By: Type | Bubble Color: Unit Type | Bubble Sizes: Count | Metric: Rent | Rent Type: Asking

■ 1 Bed ■ 2 Bed ■ 3 Bed

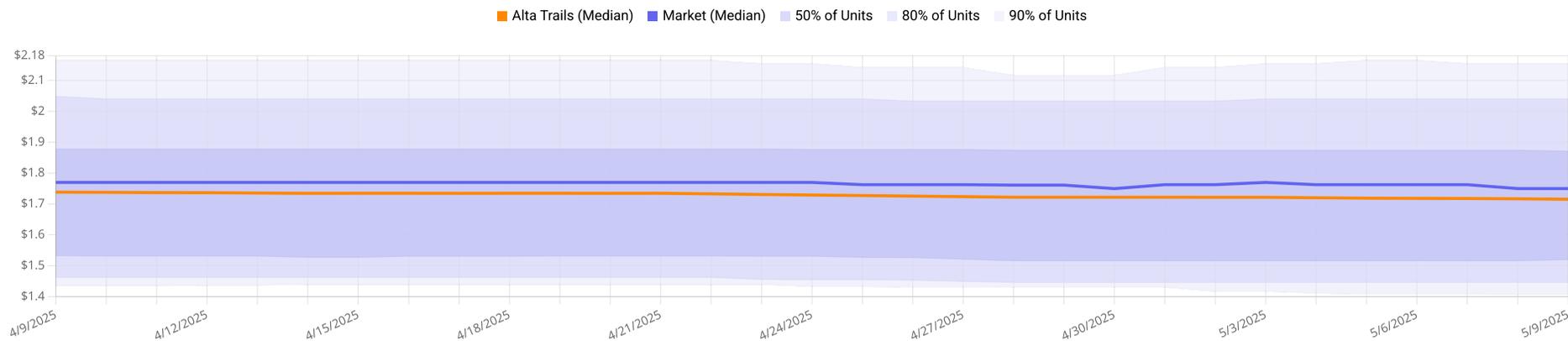


Historical Rent Trends

Track Asking Rent PSF in your market. Each point in time represents a smoothed 7-day average to minimize the impact of outliers.

Grouping
All

Metric
Asking Rent PSF



Growth: Alta Trails (Median)

-1.3%

Growth: Market (Median)

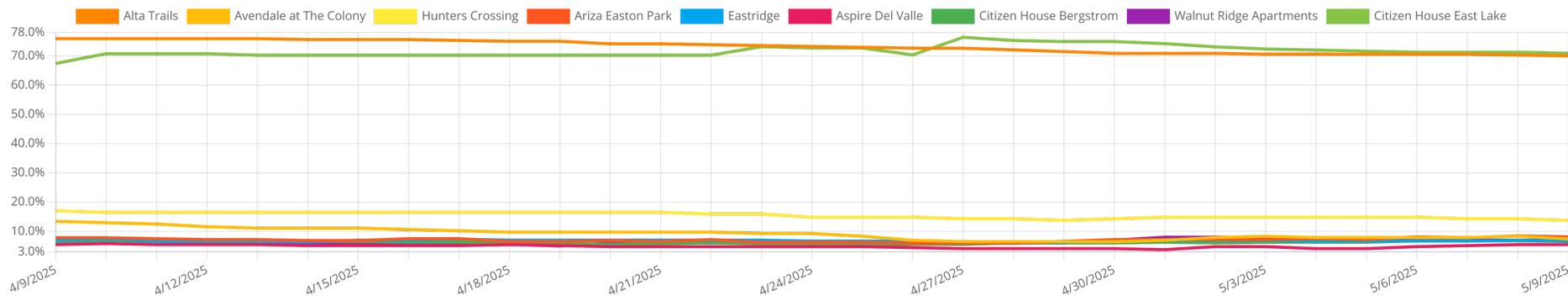
-1.1%



Historical Exposure

Analyze the percentage of units that are listed for rent for any given day or following 6 months. Properties that are in lease up use discovered units as the denominator.

Metric
Exposure

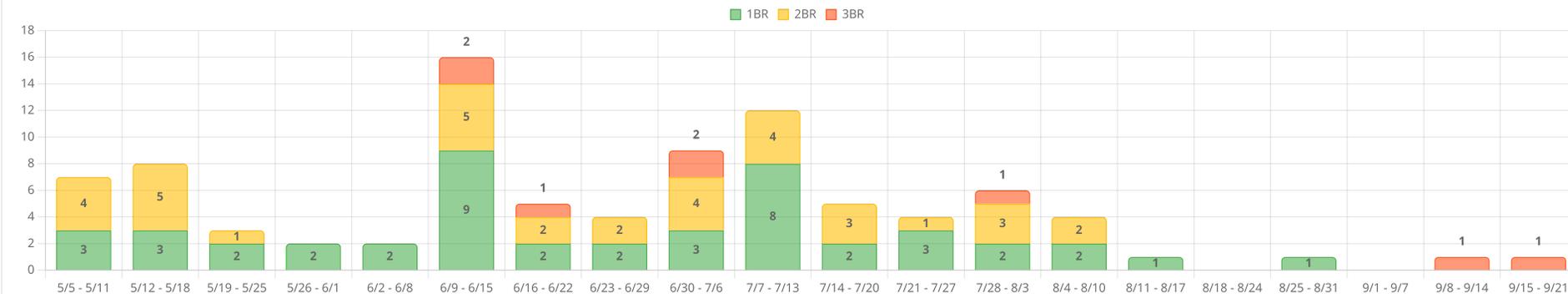




Future Availability

Monitor the future supply of availabilities for units that have issued a notice to vacate.

Future 6 months



Listings		
	Available	Leased
Subject	238	20
Comps	339	116
All	577	136

Days on Market		
	Available	Leased
Subject	243	228
Comps	55	85
All	133	106

Asking Rent		
	Available	Leased
Subject	\$1,617	\$1,518
Comps	\$1,614	\$1,513
All	\$1,615	\$1,514

Asking Rent PSF		
	Available	Leased
Subject	\$1.71	\$1.72
Comps	\$1.76	\$1.76
All	\$1.74	\$1.75

Effective Rent		
	Available	Leased
Subject	\$1,430	\$1,343
Comps	\$1,368	\$1,354
All	\$1,394	\$1,352

Effective Rent PSF		
	Available	Leased
Subject	\$1.52	\$1.52
Comps	\$1.49	\$1.57
All	\$1.50	\$1.56

Unit-Level Insights

Analyze competitor pricing and concessions with unit-level detail.

[Download](#) [Add Filter](#)

Property Name	Type	Floorplan	Unit	Floor	SF	Term	Rent	PSF	NER	PSF	History	Available On	On Mkt Date	Leased Date	Days on Mkt	Days Vacant
Alta Trails	1/1	A1	04104	1	723	12 mo.	\$1,335	\$1.85	\$1,181	\$1.63	-18.8%	1/24/2025	9/8/2024	4/27/2025	232	94
Alta Trails	1/1	A1	05106	1	723	12 mo.	\$1,335	\$1.85	\$1,181	\$1.63	-18.8%	2/8/2025	9/8/2024	4/25/2025	230	77
Alta Trails	1/1	A1	04106	1	723	12 mo.	\$1,405	\$1.94	\$1,243	\$1.72	-14.6%	1/24/2025	9/8/2024	4/28/2025	233	95
Alta Trails	1/1	A1	03104	1	723	12 mo.	\$1,415	\$1.96	\$1,252	\$1.73	-16.5%	Now	9/8/2024	⊙ Active	244	119
Alta Trails	1/1	A1	04110	1	723	12 mo.	\$1,440	\$1.99	\$1,274	\$1.76	-14.5%	Now	10/3/2024	⊙ Active	219	106
Alta Trails	1/1	A1	09104	1	723	12 mo.	\$1,440	\$1.99	\$1,274	\$1.76	-13.0%	Now	9/8/2024	⊙ Active	244	89
Alta Trails	1/1	A1	13104	1	723	12 mo.	\$1,440	\$1.99	\$1,274	\$1.76	-13.0%	Now	9/8/2024	⊙ Active	244	35
Alta Trails	1/1	A1	05104	1	723	12 mo.	\$1,440	\$1.99	\$1,274	\$1.76	-14.5%	Now	9/8/2024	⊙ Active	244	91
Alta Trails	1/1	A1	07104	1	723	12 mo.	\$1,455	\$2.01	\$1,287	\$1.78	-11.5%	Now	9/8/2024	⊙ Active	244	150
Alta Trails	1/1	A1	08104	1	723	12 mo.	\$1,455	\$2.01	\$1,287	\$1.78	-11.5%	Now	9/8/2024	⊙ Active	244	173
Alta Trails	1/1	A1	13103	1	723	12 mo.	\$1,455	\$2.01	\$1,287	\$1.78	-11.5%	Now	9/8/2024	⊙ Active	244	35
Alta Trails	1/1	A1	09109	1	723	12 mo.	\$1,465	\$2.03	\$1,296	\$1.79	-11.5%	Now	10/3/2024	⊙ Active	219	89
Alta Trails	1/1	A1	10109	1	723	12 mo.	\$1,465	\$2.03	\$1,296	\$1.79	-11.5%	Now	10/3/2024	⊙ Active	219	64
Alta Trails	1/1	A1	04109	1	723	12 mo.	\$1,465	\$2.03	\$1,296	\$1.79	-11.5%	Now	10/3/2024	⊙ Active	219	106
Alta Trails	1/1	A1	10103	1	723	12 mo.	\$1,470	\$2.03	\$1,300	\$1.80	-11.6%	Now	9/8/2024	⊙ Active	244	64
Alta Trails	1/1	A1	11106	1	723	12 mo.	\$1,470	\$2.03	\$1,300	\$1.80	-12.8%	Now	9/8/2024	⊙ Active	244	20
Alta Trails	1/1	A1	12106	1	723	12 mo.	\$1,470	\$2.03	\$1,300	\$1.80	-11.6%	Now	9/8/2024	⊙ Active	244	52
Alta Trails	1/1	A1	09105	1	723	12 mo.	\$1,470	\$2.03	\$1,300	\$1.80	-11.6%	Now	9/8/2024	⊙ Active	244	89
Alta Trails	1/1	A1	11104	1	723	12 mo.	\$1,470	\$2.03	\$1,300	\$1.80	-12.8%	Now	9/8/2024	⊙ Active	244	20
Alta Trails	1/1	A1	13106	1	723	12 mo.	\$1,475	\$2.04	\$1,305	\$1.80	-13.0%	Now	9/8/2024	⊙ Active	244	35

Records per page: 20 1-20 of 713 < > |

Lease Terms

Monitor the best lease term offered across all units.

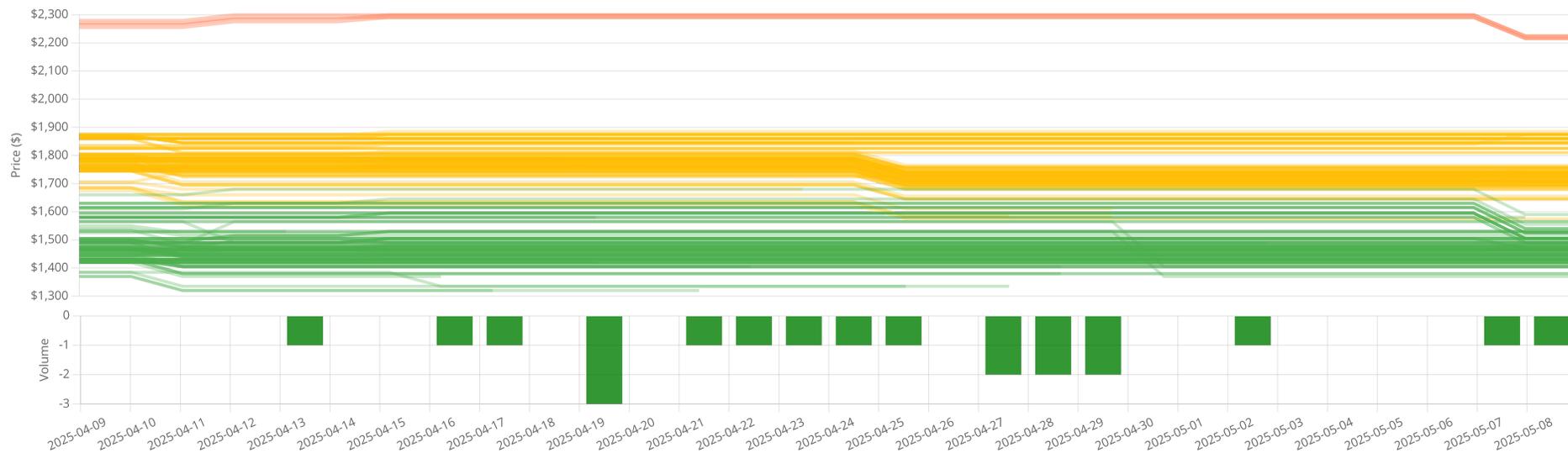


Unit Prices Over Time

Analyze price trends and their correlation with new listings and lease closings.

Select Building
Alta Trails

Select Metric
Asking Rent



Fees

[Download](#)

Compare fees charged by your subject property to what the market is charging.

	Application Fee	Admin Fee	Amenity Fee	Storage Fee	Pet Rent	Pet Fee	Pet Deposit	Covered Parking	Garage Parking	Surface Lot Parking
Alta Trails	\$65	\$150			\$20	\$200	\$200		\$200	
Avendale at The Colony	\$85	\$200			\$25	\$400	\$400			
Hunters Crossing	\$65	\$175		\$35	\$20	\$450	\$450	\$40	\$150	
Ariza Easton Park	\$50	\$150			\$50	\$400	\$350	\$50	\$150	
Eastridge	\$50	\$150				\$500	\$500	\$50		
Aspire Del Valle	\$50	\$150		\$15	\$50	\$800		\$30	\$150	
Citizen House Bergstrom	\$100				\$20	\$300	\$150			
Walnut Ridge Apartments	\$50	\$125			\$25	\$250	\$250	\$30	\$80	
Citizen House East Lake	\$100				\$75					
Comp Average ⊖	\$69	\$158		\$25	\$38	\$443	\$350	\$40	\$133	

Concessions Download Metric Active 												
Compare concessions offered by your subject property to what the market is offering.												
	Concession	Active	From	To	# Days	Lease Terms	Deadline	Specific Unit	Free Months	Free Weeks	One Time Off	Waived Fees
Alta Trails	Don't Renew, Live Brand New! Up to 6 Weeks Free! . One Bedrooms base rent starting at \$1,380. Two Bedrooms base rent starting at \$1,575. . *Restrictions apply. Contact a leasing professional for details.	✓	4/29/2025	5/8/2025	10	All				6		
Avendale at The Colony	Move In by 5/31/25 and Receive up to 6 Weeks Free Rent!	✓	5/1/2025	5/8/2025	8	All	5/31/2025			6		
Hunters Crossing	Now offering up to 2 MONTHS FREE	✓	4/30/2025	5/8/2025	9	All			2			
Ariza Easton Park	1 Bedroom 1 Month Free along with waived App & Admin Fees	✓	4/16/2025	5/8/2025	23	All			1			App Fee Admin Fee
Eastridge	Now Offering Up to 6 Weeks Free! Get 6 Weeks Free on 12-15 month leases (spread out over the lease).	✓	5/4/2025	5/8/2025	5	All 12 13 14 15				6		
Aspire Del Valle	Receive 4 Weeks Free for A Limited Time Offer! 3% monthly discount for Tesla, SpaceX, Austin Airport, teachers, and first responders!	✓	3/22/2025	5/8/2025	48	All				4		
Citizen House Bergstrom	Lease Now with up to 6 Weeks Free!	✓	4/8/2025	5/8/2025	31	All				6		
Walnut Ridge Apartments	Limited Time Offer Receive a \$500 gift card when you move into select apartment homes by March 16th! Call or text us for details.	✓	3/20/2025	5/8/2025	50	All	3/16/2025	✓				\$500
Citizen House East Lake	Up to 10 Weeks Free!	✓	4/18/2025	5/8/2025	21	All				10		

Finishes

Compare finish levels across your competition to improve market positioning.

Finishes	Overall	Bedroom	Bathroom	Kitchen	Common Areas	Fitness Center	Laundry Room	Living Room	Dining Room	Swimming Pool
Alta Trails	7	6	8							
Avendale at The Colony	8	8	8	8	9	9	7	9		
Hunters Crossing	7	6	7	7	8	8	5	7	6	7
Ariza Easton Park	8	7	7	8	9	8	5	9	8	9
Eastridge	7	6	7	7	8	7	5	7	7	7
Aspire Del Valle	8	8	8	8	10			8	8	5
Citizen House Bergstrom	9			8	10			9		9
Walnut Ridge Apartments	6	5	7	5	7	6		5	8	7
Citizen House East Lake										
Comp Average 	8/10	7/10	7/10	7/10	9/10	8/10	6/10	8/10	8/10	7/10

Building Amenities

Compare building amenities across your competition to improve market positioning.

Building Amenities ▼

Building Amenities	Business Center	Club House Party Room	Elevator	Fitness Center	Game Room	Multimedia Center	Parking Garage	Pets Allowed	Rooftop Space	Swimming Pool
Alta Trails	✓	✓	✓	✓			✓	✓		✓
Avendale at The Colony		✓		✓			✓	✓		✓
Hunters Crossing	✓	✓		✓			✓	✓		✓
Ariza Easton Park	✓	✓		✓	✓	✓	✓	✓		✓
Eastridge	✓	✓		✓				✓	✓	✓
Aspire Del Valle	✓	✓	✓	✓	✓			✓		✓
Citizen House Bergstrom	✓	✓	✓	✓	✓		✓	✓		✓
Walnut Ridge Apartments	✓	✓		✓		✓	✓	✓		✓
Citizen House East Lake	✓	✓		✓						✓

Unit Amenities

Compare unit amenities across your competition to improve market positioning.

Unit Amenities ▼

Unit Amenities	Central Air Conditioning	Dishwasher	Efficient Appliances	Hardwood Floor	High Ceilings	Patio Or Balcony	Stainless Steel Appliances	Walk In Closet	Washer Dryer In Unit
Alta Trails	✓	✓		✓		✓	✓	✓	✓
Avendale at The Colony		✓		✓		✓	✓	✓	✓
Hunters Crossing		✓		✓	✓	✓	✓	✓	✓
Ariza Easton Park		✓		✓		✓	✓	✓	✓
Eastridge		✓	✓	✓	✓	✓	✓	✓	✓
Aspire Del Valle		✓			✓	✓	✓	✓	✓
Citizen House Bergstrom	✓	✓		✓	✓	✓	✓	✓	✓
Walnut Ridge Apartments		✓	✓	✓	✓	✓		✓	✓
Citizen House East Lake	✓	✓			✓	✓	✓	✓	✓