

APPENDIX A.

Housing Reports by ZIP Code

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This Appendix presents demographic and housing summary information for each ZIP code in Austin. The purpose is to provide a snapshot of housing affordability (both rental and ownership) along with indicators of demographic diversity, gentrification, transportation costs and transit access at the neighborhood level.

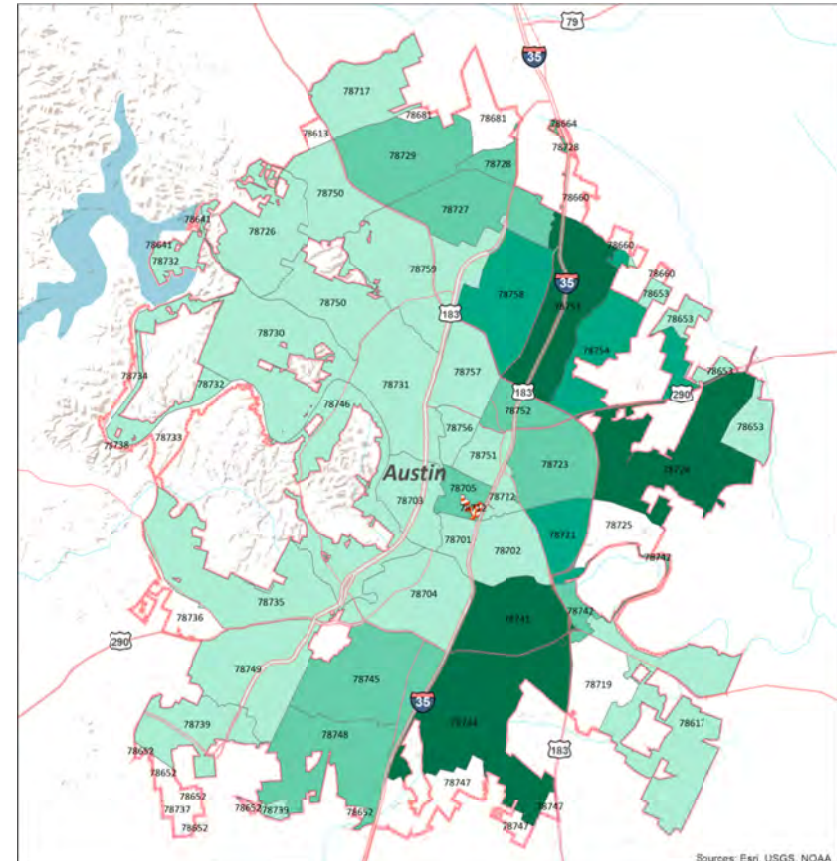
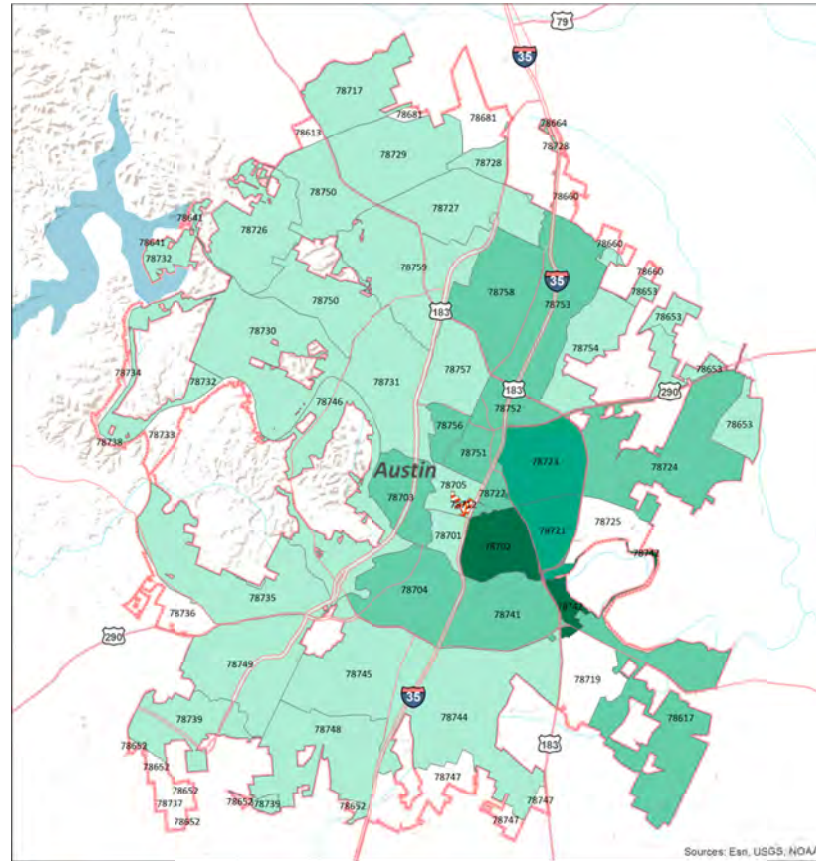
The Appendix begins with two maps that show how well each ZIP code matches the overall city level of affordability of rental and homeownership units. As discussed in both the Executive Summary (page 9) and the Housing Market Gaps section (Figure II-27 on page 26 and Figure II-30 on page 29), in Austin overall:

- 1) 10 percent of rentals are affordable to renters earning less than \$25,000 per year, and
- 2) 24 percent of ownership units are affordable to prospective buyers earning less than \$50,000 per year.

As demonstrated by the first map, fewer than half of the city's ZIP codes meet the 10 percent affordability provision. Most of these ZIP codes are located east of I-35. Although the two ZIP codes encompassing downtown Austin and the University of Texas do not meet the citywide affordability threshold, the ZIP codes immediately surrounding these areas do.

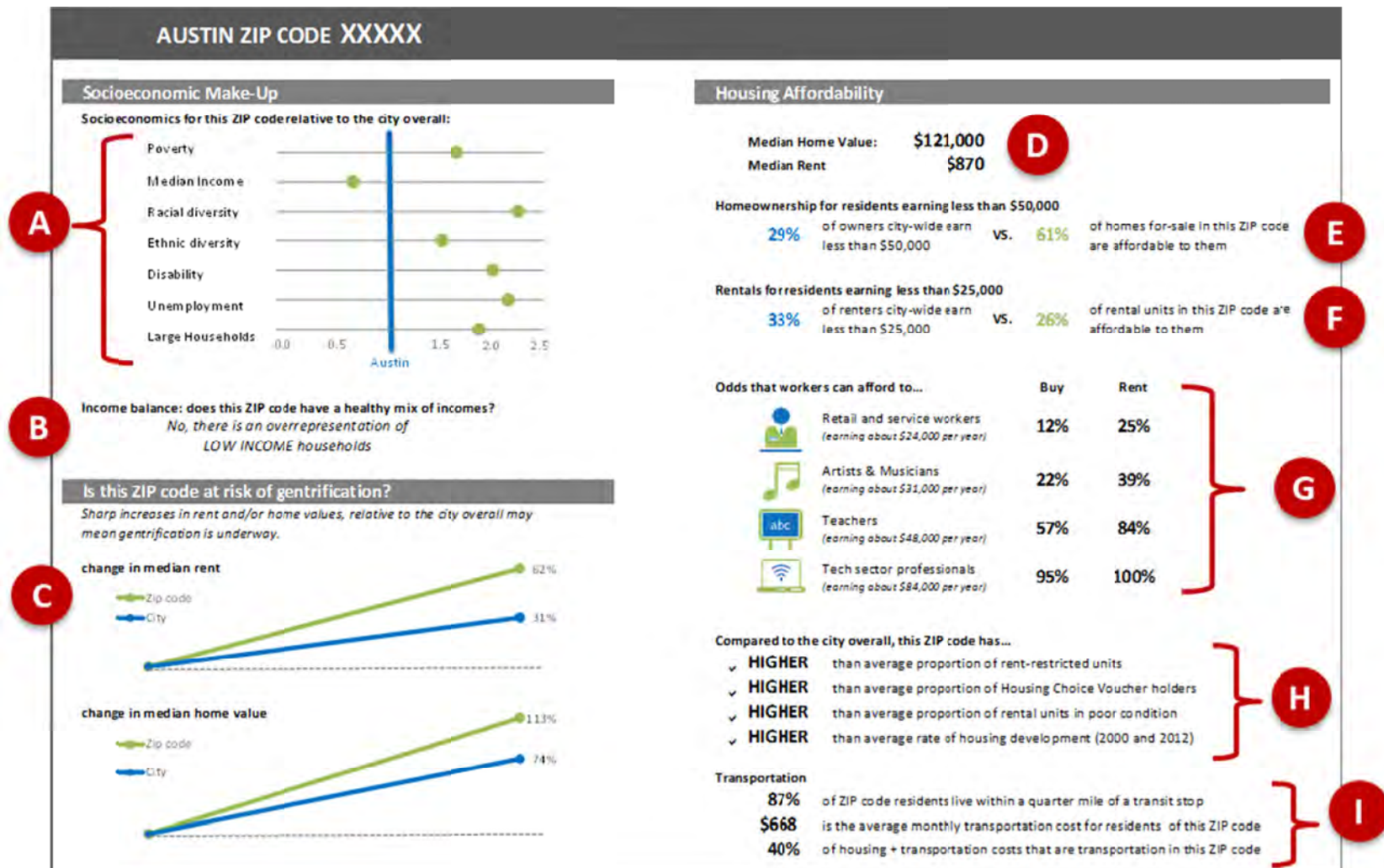
The story is slightly different for homeownership affordability, where the most affordable ZIP codes (except for a few) are located further from downtown and the university, in far south, north and northeast Austin. Similar to rental affordability, fewer than half of the city's ZIP codes meet the homeownership affordability threshold (24% percent of ownership units).

APPENDIX A. Housing Reports by ZIP Code



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The figure below is a sample of the housing model output and the following page describes the methodology and data sources used to generate each component of the ZIP code reports. Individual reports for each ZIP code follow.



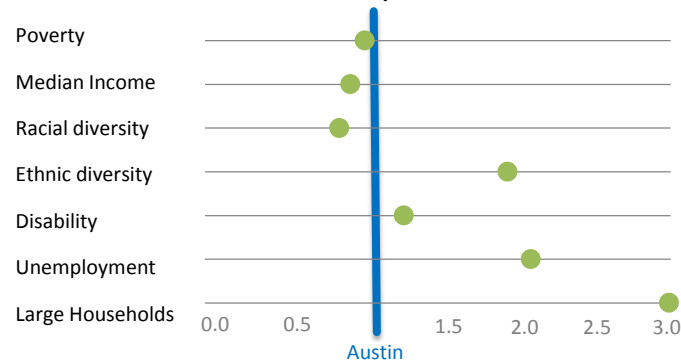
APPENDIX A. Housing Reports by ZIP Code

- A** The socioeconomic make-up graphic shows the listed variables scaled to the city as a whole. For example, a score of 2.0 for poverty would mean the ZIP code has twice the poverty rate of the city overall and a score of 0.5 would mean the ZIP code's poverty rate is half that of the city. All data are from the 2008-2012 ACS.
- B** Income balance is a measure of the share of households in the ZIP that are lower income (less than \$35,000), middle income (\$35,000-\$100,000) and high income (over \$100,000). Similar thresholds were used in a recent Pew study on income segregation and are consistent with the way that Americans self-identify as members of socio-economic classes. We used statistical methods to determine an income balance rating for each ZIP code: if all income categories were within one standard deviation of the city-wide average, the ZIP code was considered "mixed income;" when the proportion of a particular income group exceeded one standard deviation above the mean that group was considered to be overrepresented.
- C** Change in median rent and median home value reflects percent change between 2000 (Census) and 2012 (2008-2012 5-year ACS). Median rent includes utilities.
- D** Median home value and median rent (including utilities) from the 2008-2012 5-year ACS.
- E** Estimate uses the same affordability methodology as the housing gaps model discussed in Section II of the report. Assumes 30 percent of income is spent on housing costs (including mortgage, utilities, property taxes and insurance), and models a 30 year fixed mortgage with a 5 percent downpayment and a 4.5 percent interest rate. Income distribution from the 2008-2012 5-year ACS; for-sale homes from 2013 MLS data provided by ABOR.
- F** Estimate uses the same affordability methodology as the housing gaps model discussed in Section II of the report. Assumes 30 percent of income is spent on rent (including utilities). Income and rent distribution from the 2008-2012 5-year ACS.
- G** Odds analysis estimates the proportion of for-sale and rental units affordable to the average worker in specified occupations. Estimates use the same affordability methodology as the housing gaps model discussed in Section II of the report, also described above (components F and G). For-sale homes are from 2013 MLS data provided by ABOR, rental distribution from the 2008-2012 5-year ACS, average annual earnings for all occupations except Artists and Musicians are from the Bureau of Labor Statistics, average earnings for Artists and Musicians from the Pegasus Planning and Development report "Keeping Austin Creative."
- H** Restricted unit data and Housing Choice Voucher data from the City of Austin.
Poor condition indicator is based on units deemed to be dangerous and/or substandard as a result of a 2013 code complaint. Data are from the City of Austin.
Rate of housing development reflects the change in number of housing units between 2000 (Census) and 2012 (2008-2012 5-year ACS).
- I** Transit stops (bus and rail) from the City of Austin; population based on block group population from the 2010 Census.
Transportation cost data from HUD's location affordability index.

AUSTIN ZIP CODE 78617

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



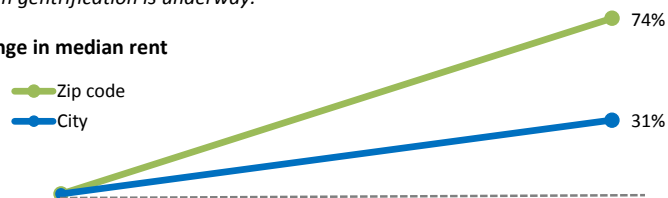
Income balance: does this ZIP code have a healthy mix of incomes?

This zip code is mostly MIDDLE INCOME households

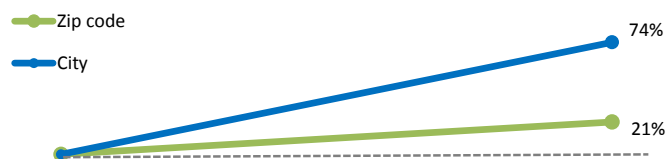
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$100,600

Median Rent \$1,041

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. N/A** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 11%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

N/A

Rent

7%



Artists & Musicians
(earning about \$31,000 per year)

N/A

24%



Teachers
(earning about \$48,000 per year)

N/A

63%



Tech sector professionals
(earning about \$84,000 per year)

N/A

99%

Compared to the city overall, this ZIP code has...

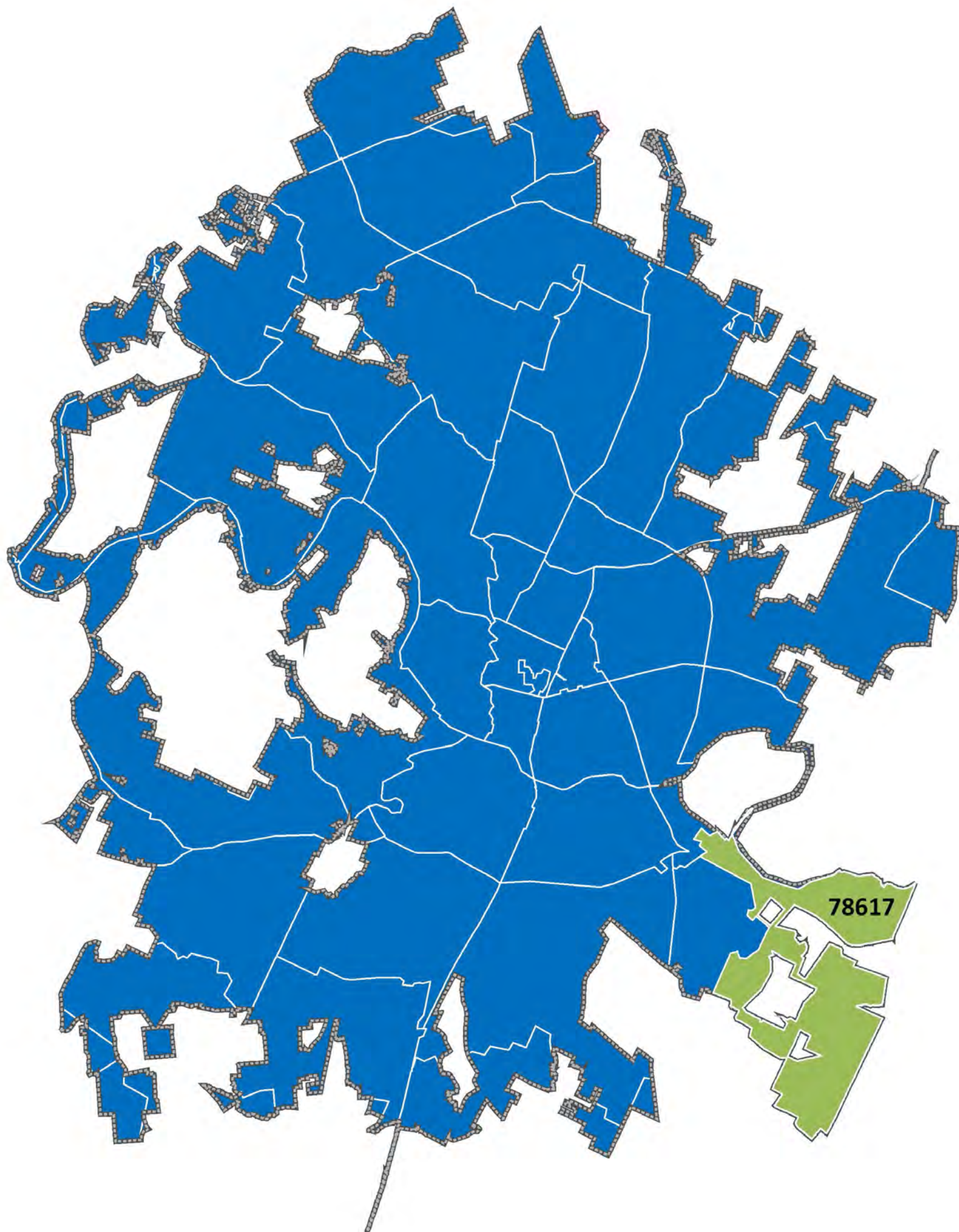
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

16% of ZIP code residents live within a quarter mile of a transit stop

\$865 is the average monthly transportation cost for residents of this ZIP code

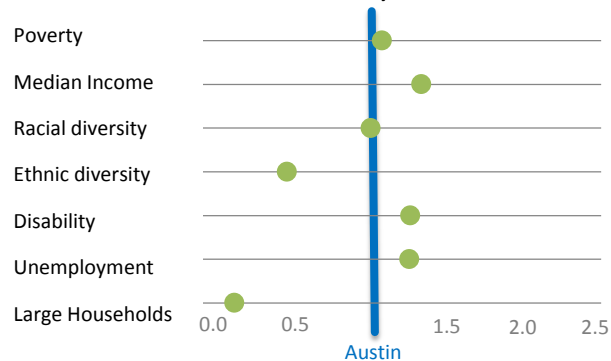
42% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78701

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



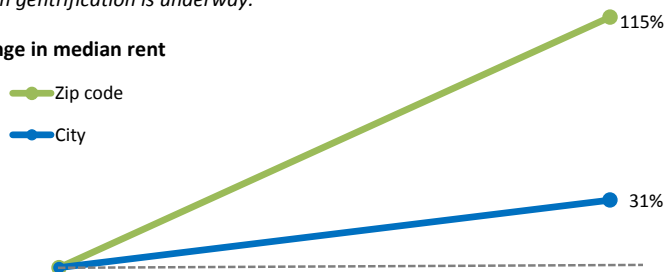
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

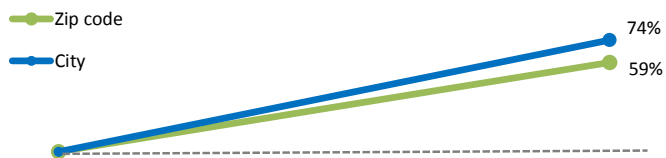
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$338,300

Median Rent \$1,590

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **7%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **7%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

0%

Rent

7%



Artists & Musicians
(earning about \$31,000 per year)

1%

12%



Teachers
(earning about \$48,000 per year)

7%

29%



Tech sector professionals
(earning about \$84,000 per year)

30%

90%

Compared to the city overall, this ZIP code has...

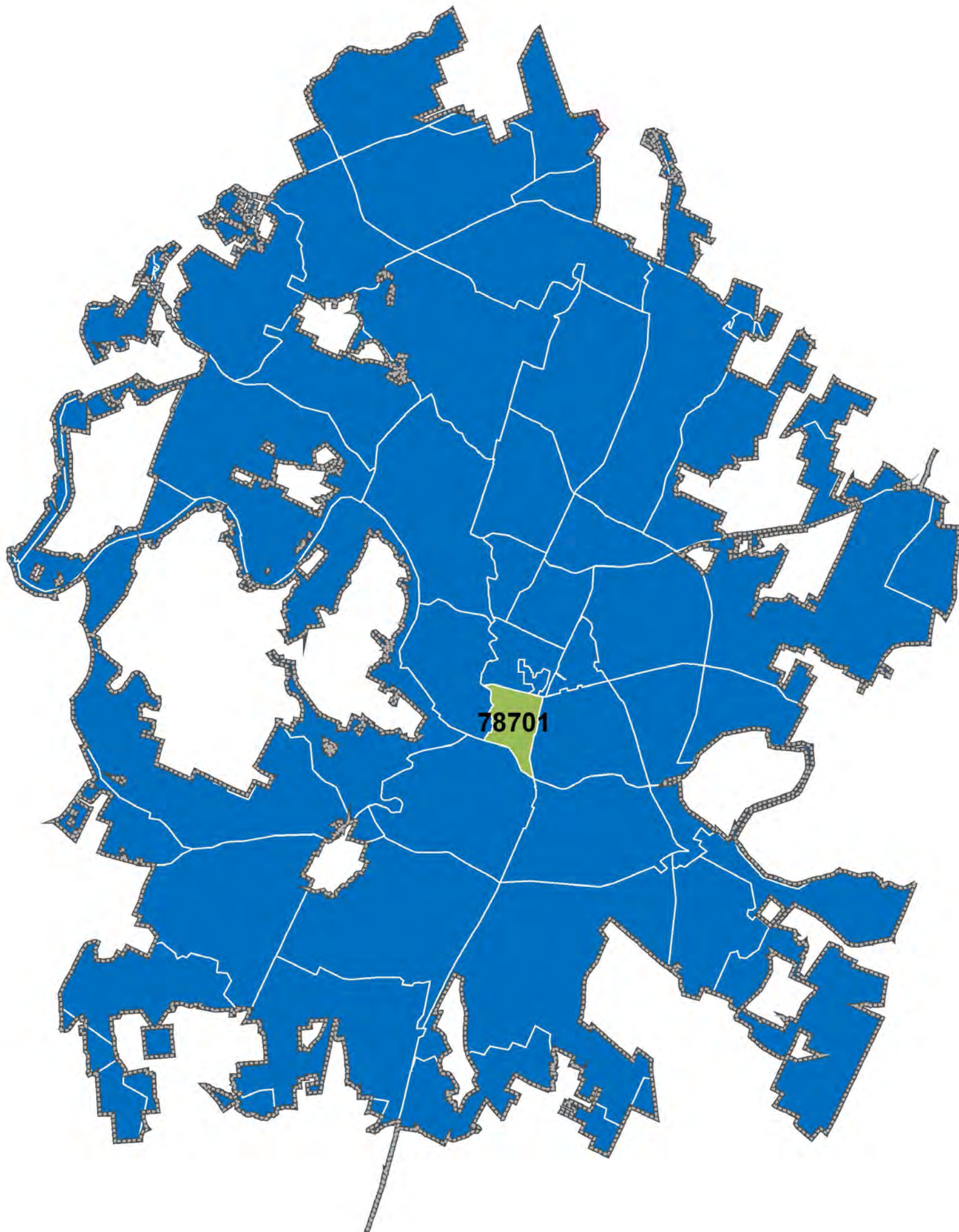
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

97% of ZIP code residents live within a quarter mile of a transit stop

\$433 is the average monthly transportation cost for residents of this ZIP code

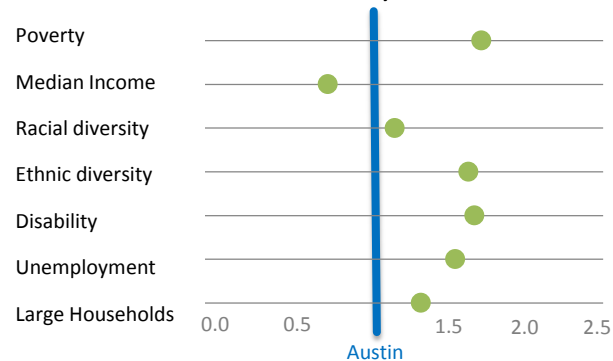
23% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78702

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



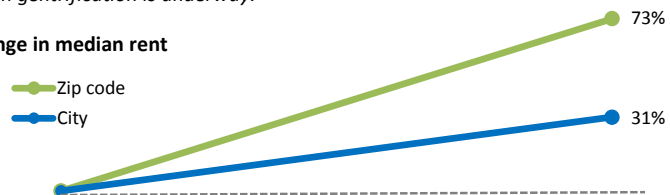
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

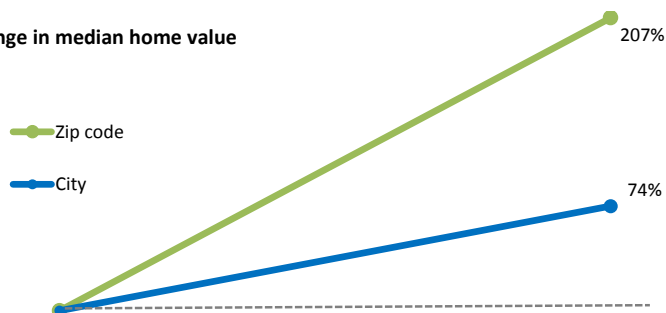
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$175,400

Median Rent \$766

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 21%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 41%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy

Rent



Retail and service workers
(earning about \$24,000 per year)

0%

39%



Artists & Musicians
(earning about \$31,000 per year)

2%

51%



Teachers
(earning about \$48,000 per year)

15%

80%



Tech sector professionals
(earning about \$84,000 per year)

67%

99%

Compared to the city overall, this ZIP code has...

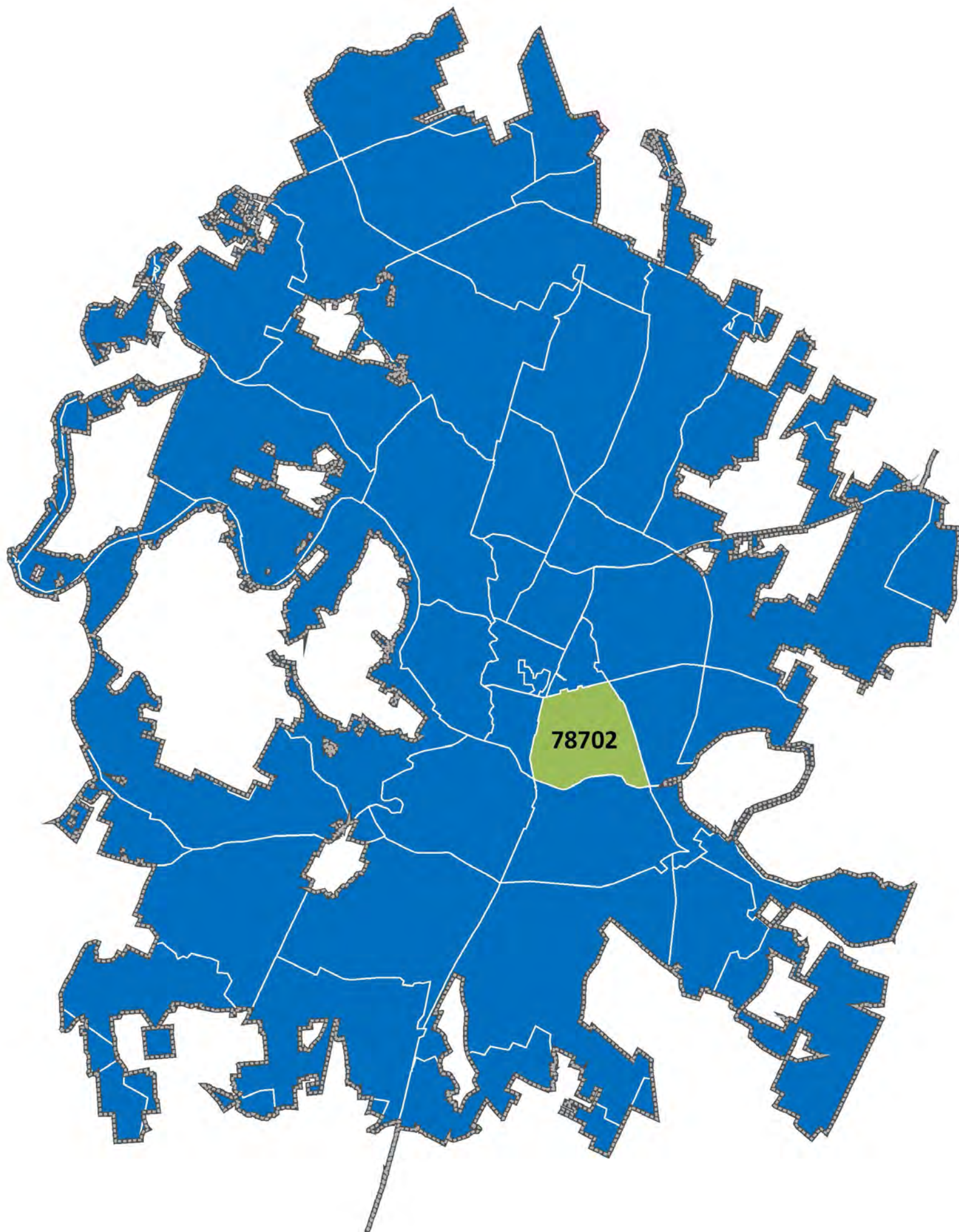
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

96% of ZIP code residents live within a quarter mile of a transit stop

\$590 is the average monthly transportation cost for residents of this ZIP code

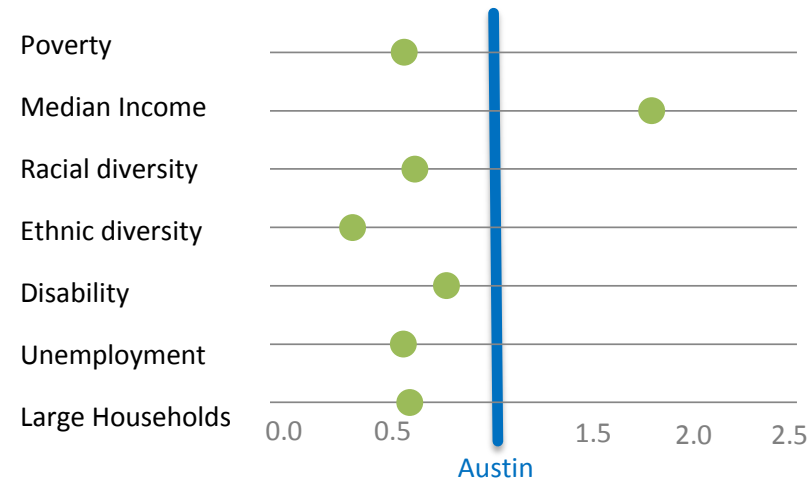
39% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78703

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



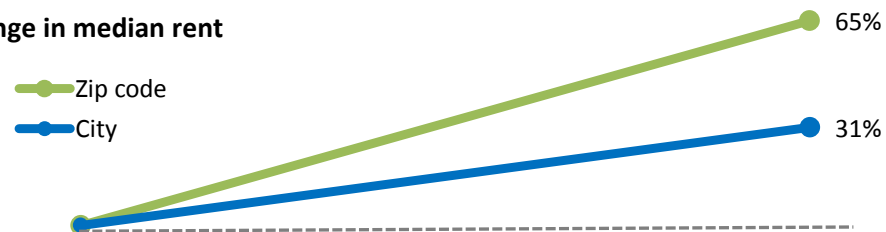
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
HIGH INCOME households*

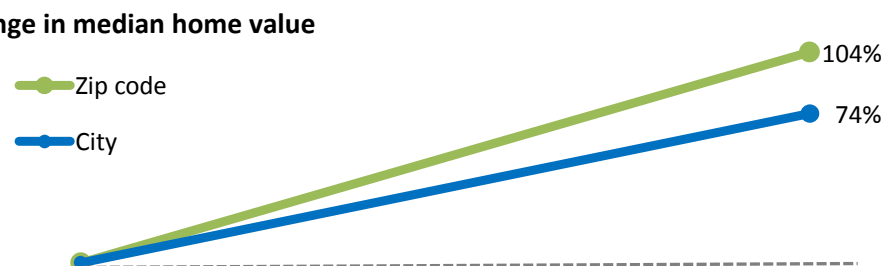
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$621,900

Median Rent \$1,183

Homeownership for residents earning less than \$50,000

29%

of owners city-wide earn less than \$50,000

vs.

3%

of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33%

of renters city-wide earn less than \$25,000

vs.

11%

of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy

Rent



Retail and service workers
(earning about \$24,000 per year)

0%

8%



Artists & Musicians
(earning about \$31,000 per year)

0%

25%



Teachers
(earning about \$48,000 per year)

2%

51%



Tech sector professionals
(earning about \$84,000 per year)

13%

92%

Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

67%

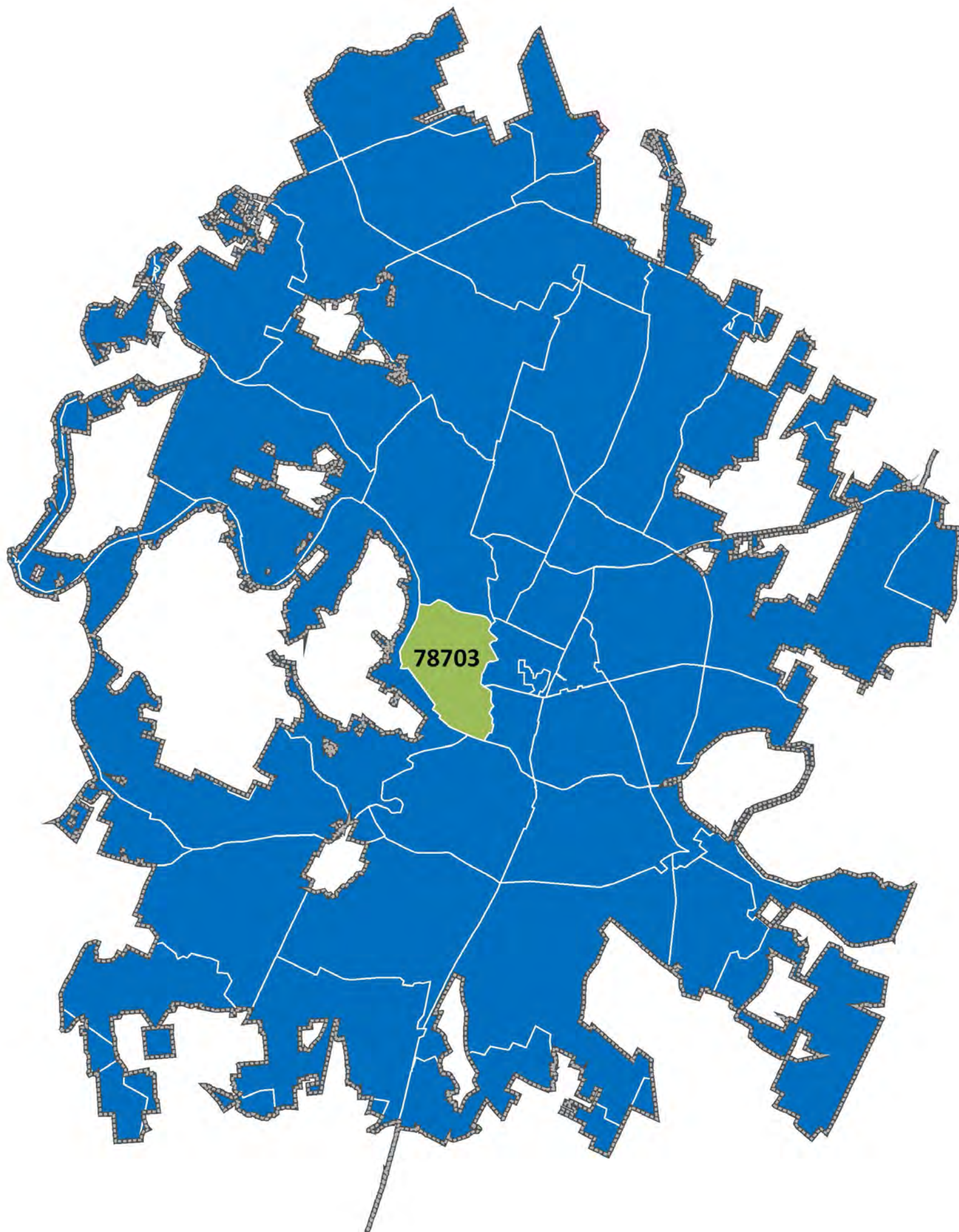
of ZIP code residents live within a quarter mile of a transit stop

\$629

is the average monthly transportation cost for residents of this ZIP code

25%

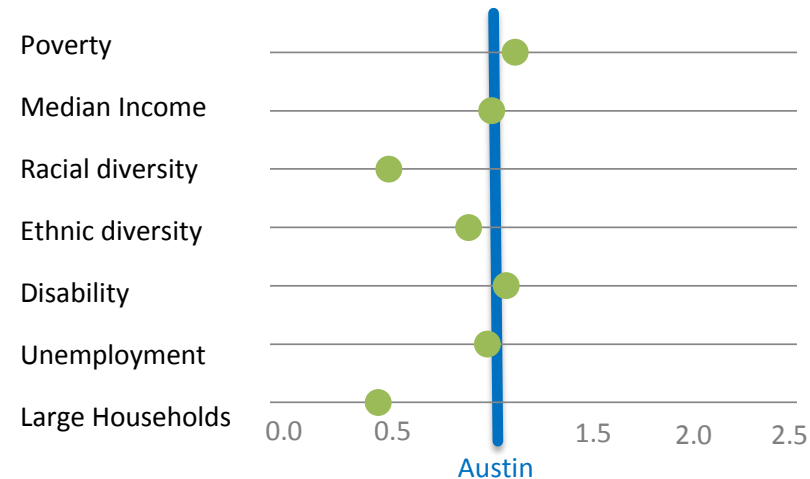
of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78704

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: **\$338,200**

Median Rent: **\$940**

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 vs. **13%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 vs. **12%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

0%

Rent

11%



Artists & Musicians
(earning about \$31,000 per year)

2%

26%



Teachers
(earning about \$48,000 per year)

13%

76%



Tech sector professionals
(earning about \$84,000 per year)

33%

99%

Compared to the city overall, this ZIP code has...

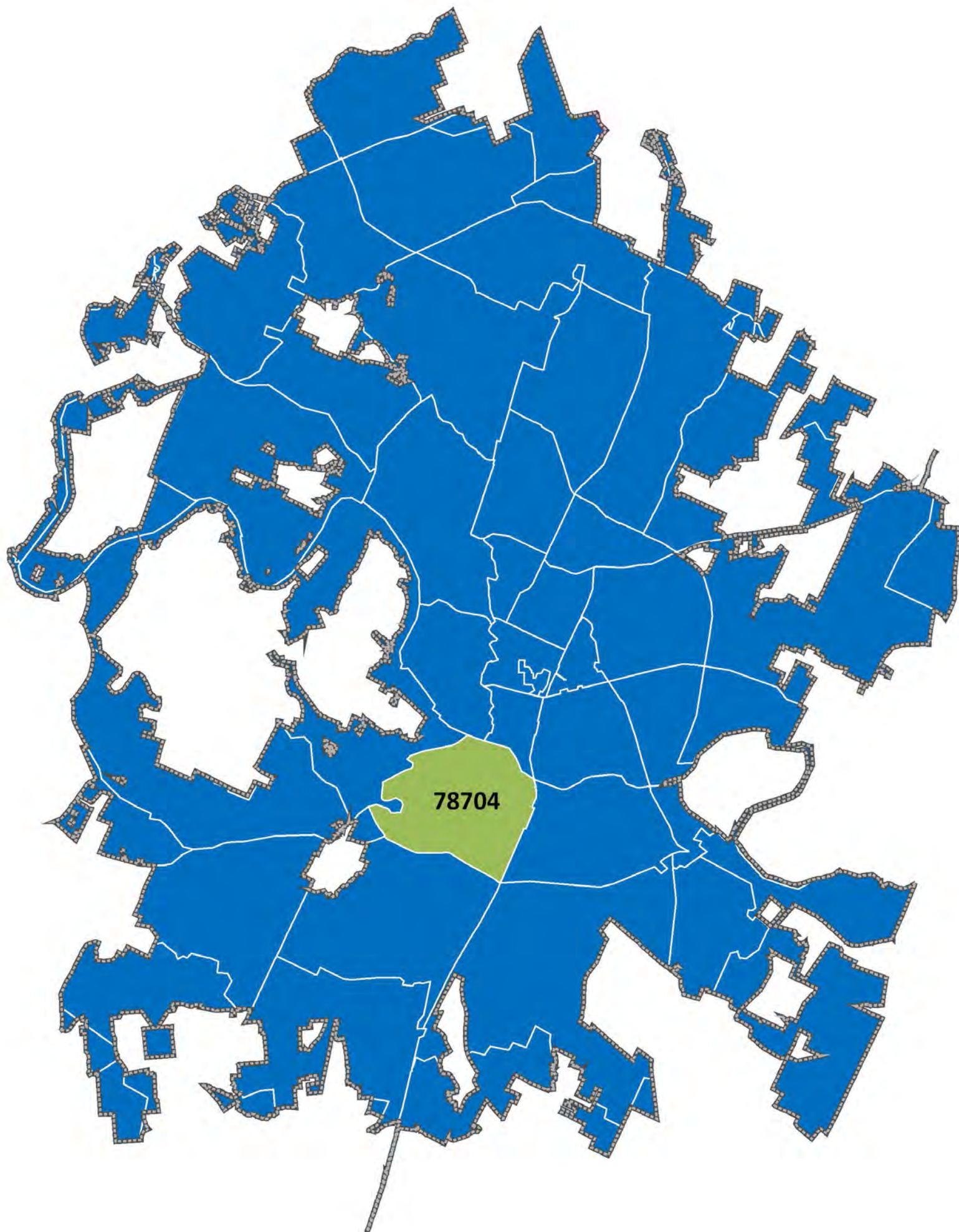
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

76% of ZIP code residents live within a quarter mile of a transit stop

\$629 is the average monthly transportation cost for residents of this ZIP code

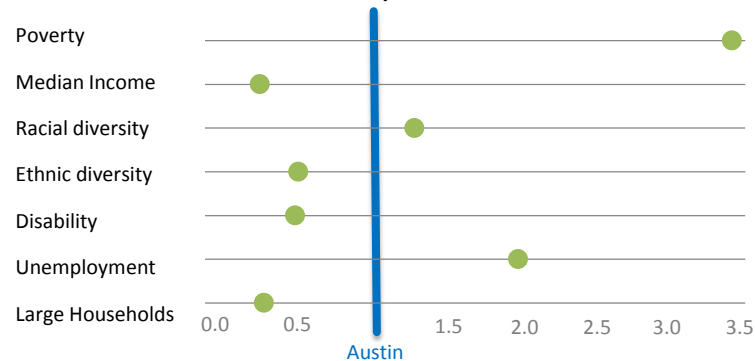
33% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78705

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



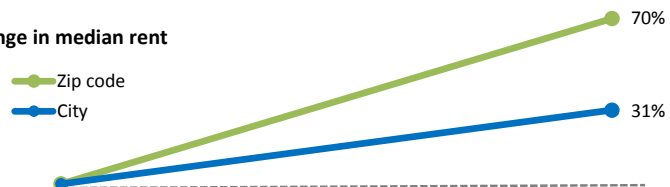
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

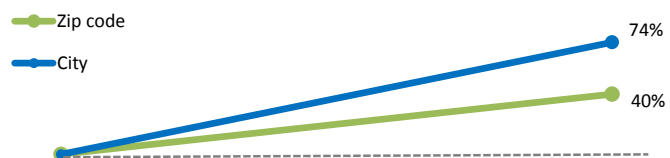
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$292,500

Median Rent \$1,088

Homeownership for residents earning less than \$50,000

29%

of owners city-wide earn less than \$50,000

vs.

39%

of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33%

of renters city-wide earn less than \$25,000

vs.

8%

of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy

Rent



Retail and service workers
(earning about \$24,000 per year)

1%

6%



Artists & Musicians
(earning about \$31,000 per year)

10%

23%



Teachers
(earning about \$48,000 per year)

38%

57%



Tech sector professionals
(earning about \$84,000 per year)

79%

94%

Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

100%

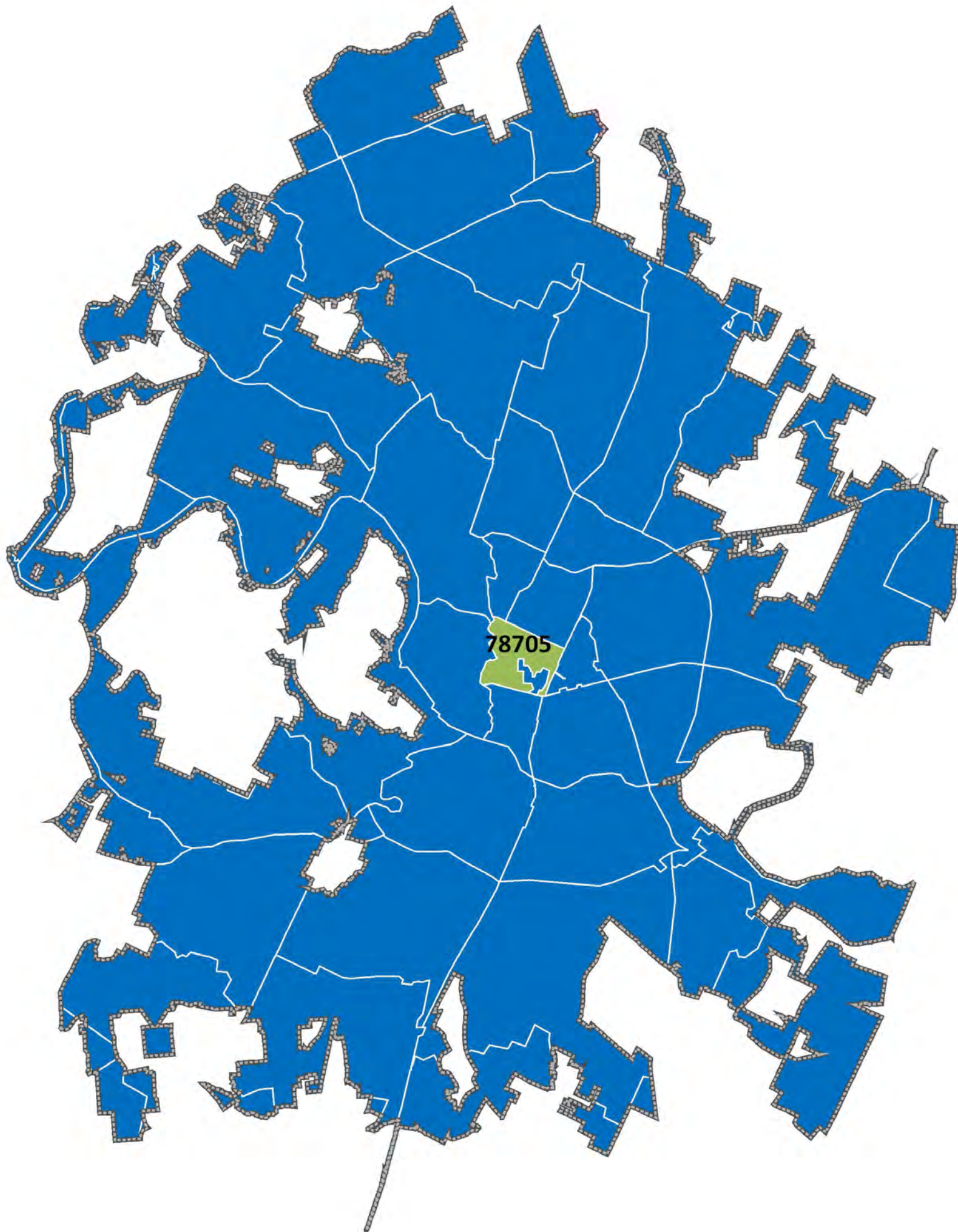
of ZIP code residents live within a quarter mile of a transit stop

\$511

is the average monthly transportation cost for residents of this ZIP code

30%

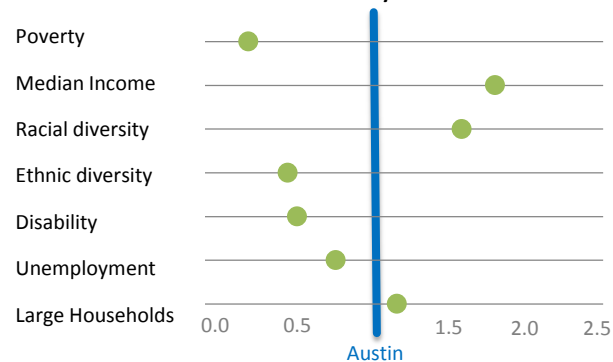
of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78717

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
HIGH INCOME households*

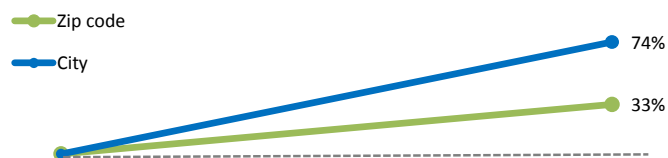
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$243,200

Median Rent \$1,018

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **7%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **1%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

0%

1%



Artists & Musicians
(earning about \$31,000 per year)

0%

9%



Teachers
(earning about \$48,000 per year)

6%

70%



Tech sector professionals
(earning about \$84,000 per year)

67%

98%

Compared to the city overall, this ZIP code has...

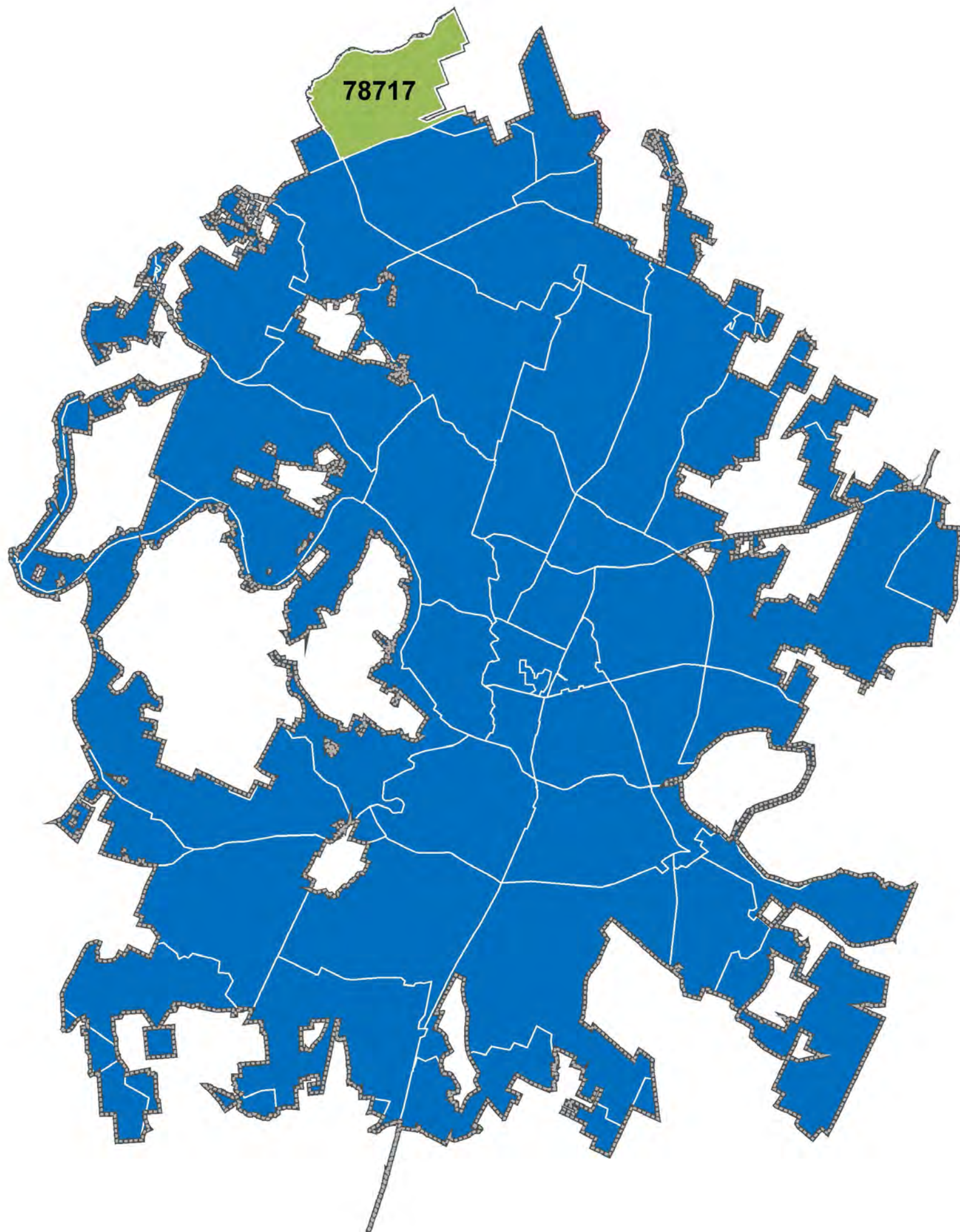
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

3% of ZIP code residents live within a quarter mile of a transit stop

\$708 is the average monthly transportation cost for residents of this ZIP code

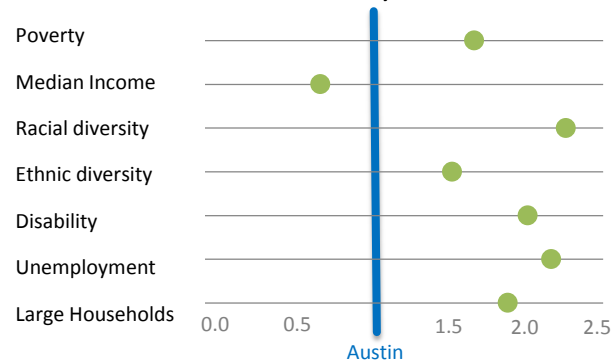
47% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78721

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



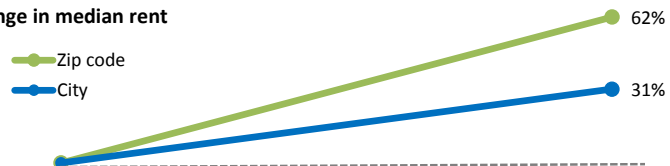
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

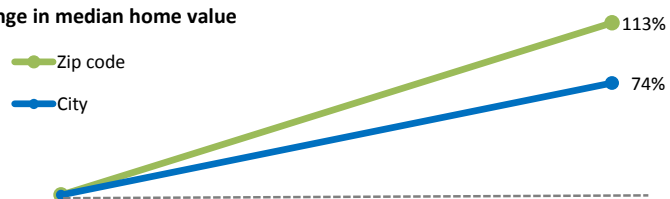
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$121,000

Median Rent \$870

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 61%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 26%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

12%

25%



Artists & Musicians
(earning about \$31,000 per year)

22%

39%



Teachers
(earning about \$48,000 per year)

57%

84%



Tech sector professionals
(earning about \$84,000 per year)

95%

100%

Compared to the city overall, this ZIP code has...

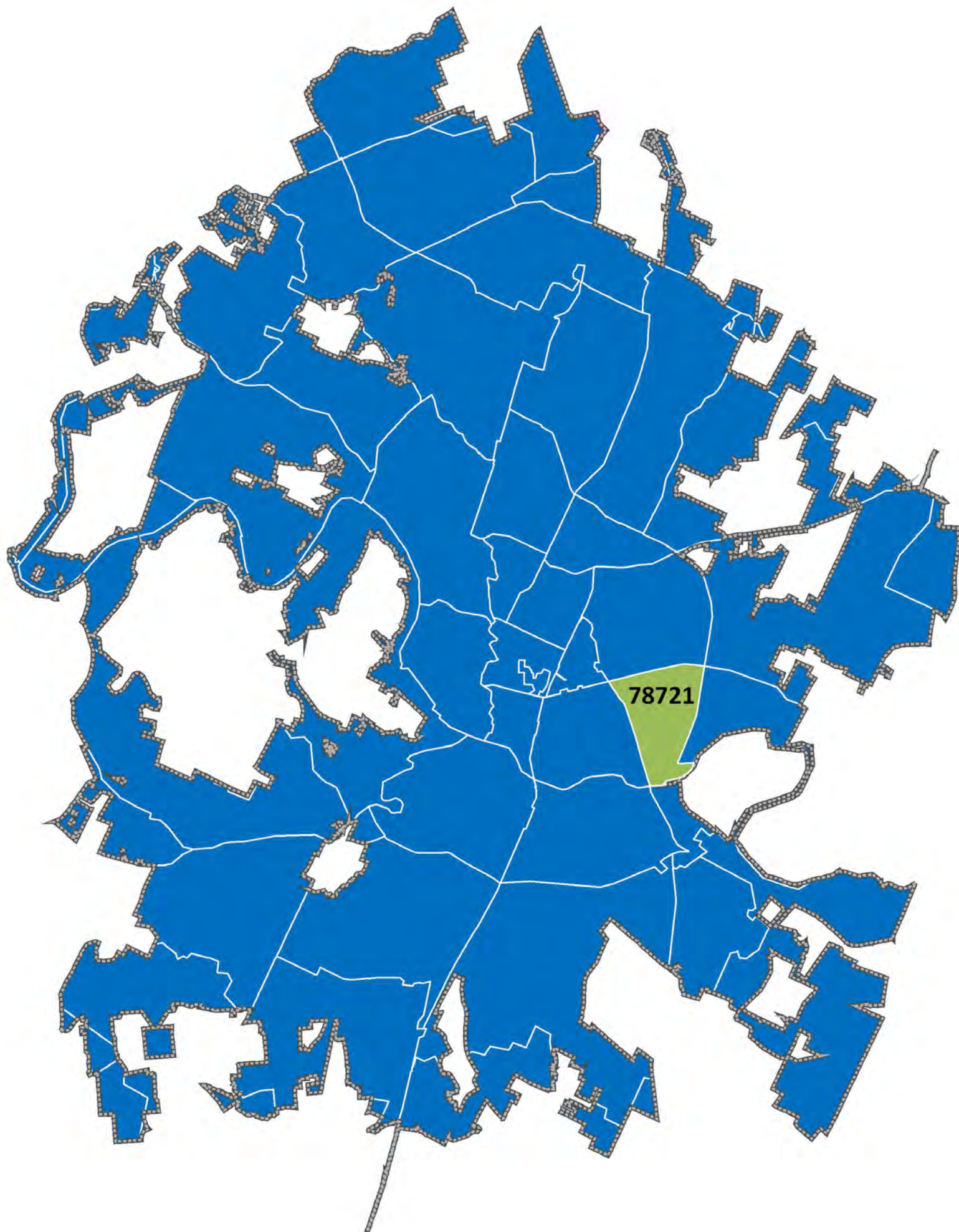
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

87% of ZIP code residents live within a quarter mile of a transit stop

\$668 is the average monthly transportation cost for residents of this ZIP code

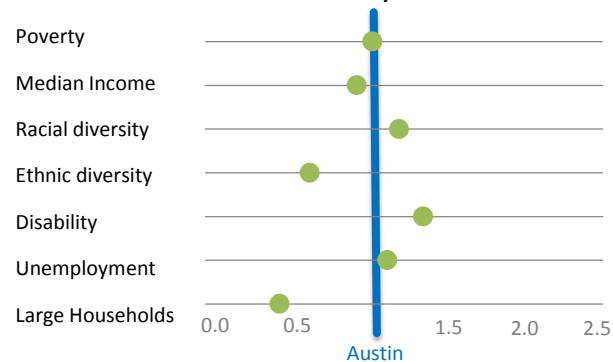
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78722

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



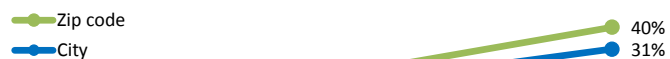
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$265,100

Median Rent \$930

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **7%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **11%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

0%

8%



Artists & Musicians
(earning about \$31,000 per year)

1%

31%



Teachers
(earning about \$48,000 per year)

6%

65%



Tech sector professionals
(earning about \$84,000 per year)

37%

97%

Compared to the city overall, this ZIP code has...

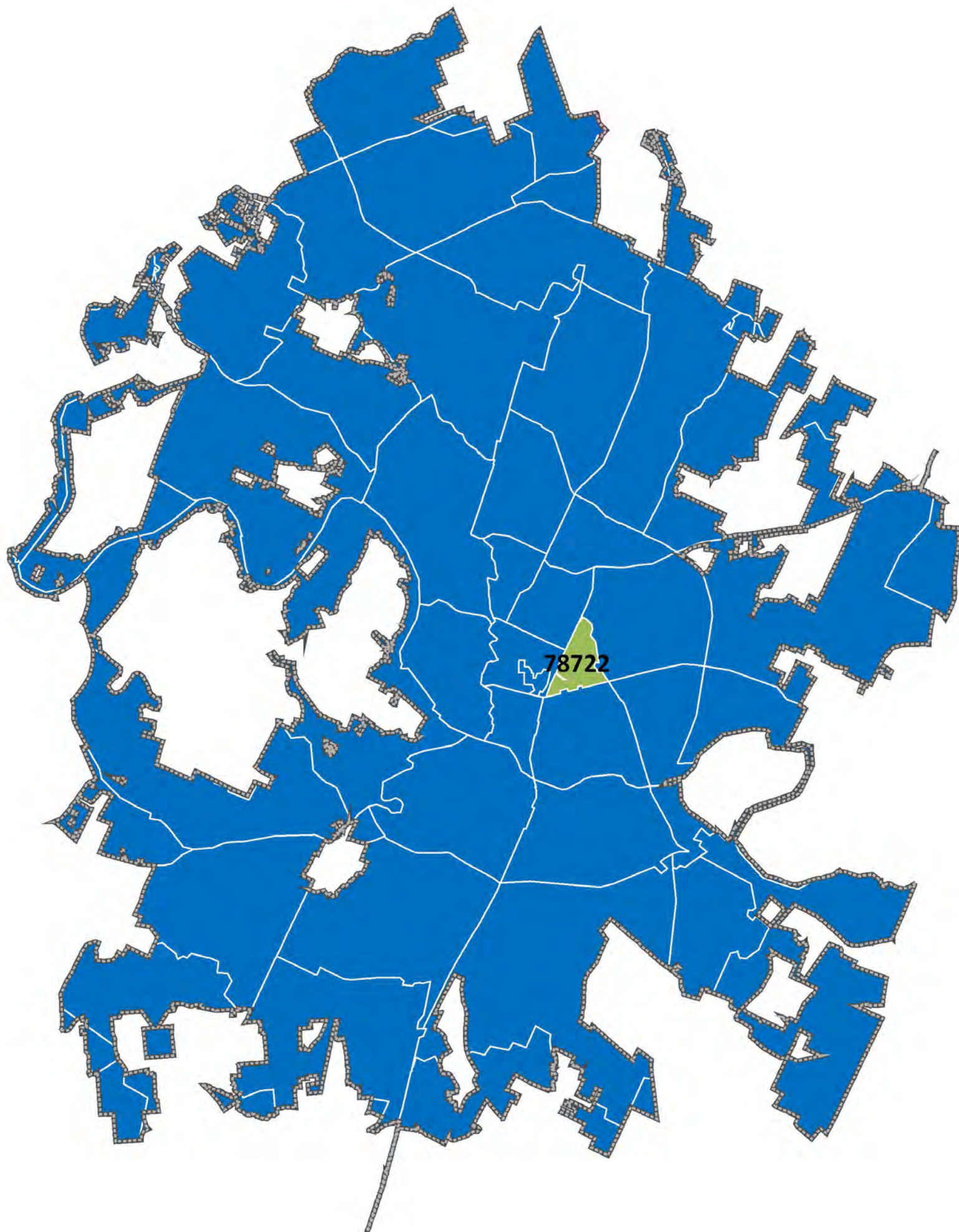
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

98% of ZIP code residents live within a quarter mile of a transit stop

\$590 is the average monthly transportation cost for residents of this ZIP code

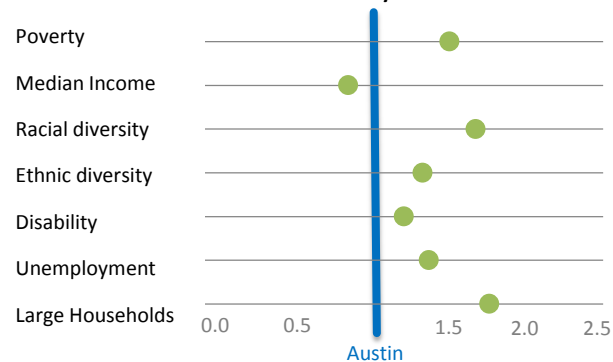
33% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78723

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

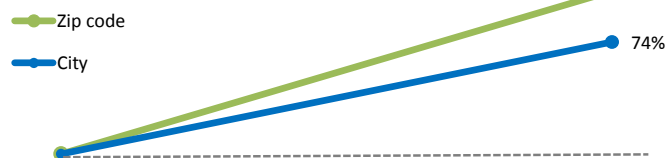
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$176,500

Median Rent \$817

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **33%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **22%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy

Rent



Retail and service workers
(earning about \$24,000 per year)

1%

18%



Artists & Musicians
(earning about \$31,000 per year)

4%

44%



Teachers
(earning about \$48,000 per year)

28%

82%



Tech sector professionals
(earning about \$84,000 per year)

83%

99%

Compared to the city overall, this ZIP code has...

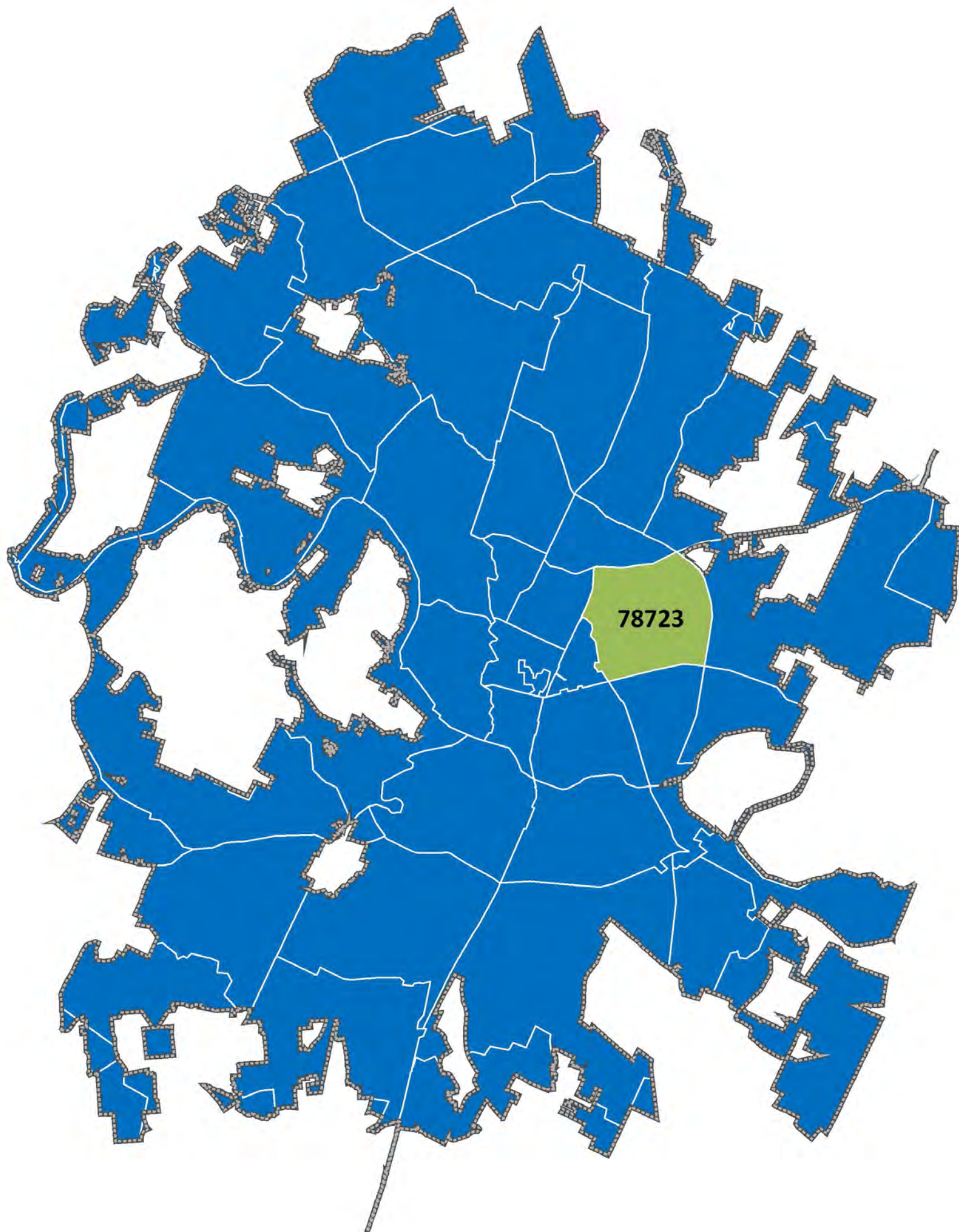
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

84% of ZIP code residents live within a quarter mile of a transit stop

\$668 is the average monthly transportation cost for residents of this ZIP code

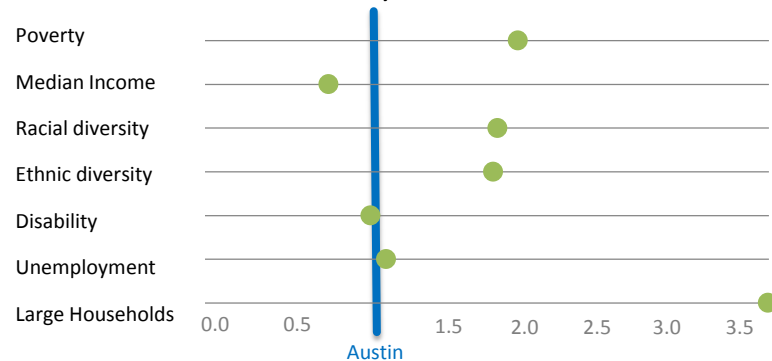
43% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78724

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



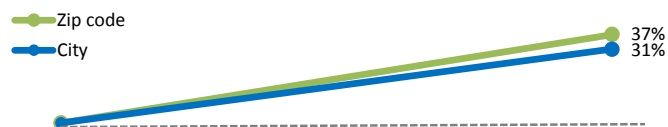
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

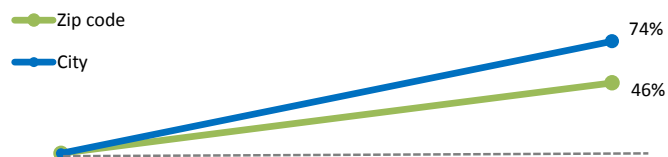
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$105,700

Median Rent \$962

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 85%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 16%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

28%

Rent

15%



Artists & Musicians
(earning about \$31,000 per year)

42%

22%



Teachers
(earning about \$48,000 per year)

84%

78%



Tech sector professionals
(earning about \$84,000 per year)

96%

100%

Compared to the city overall, this ZIP code has...

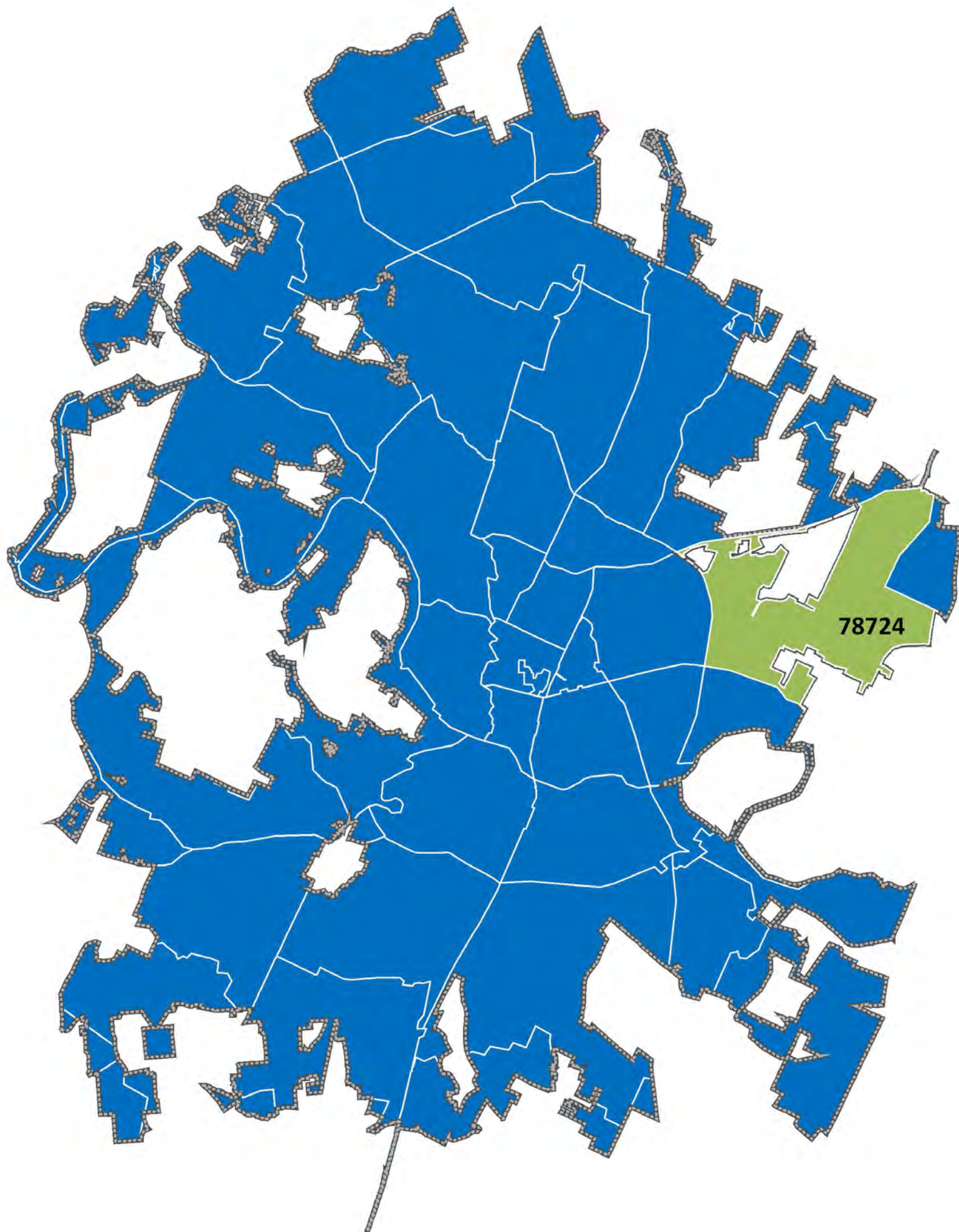
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

21% of ZIP code residents live within a quarter mile of a transit stop

\$786 is the average monthly transportation cost for residents of this ZIP code

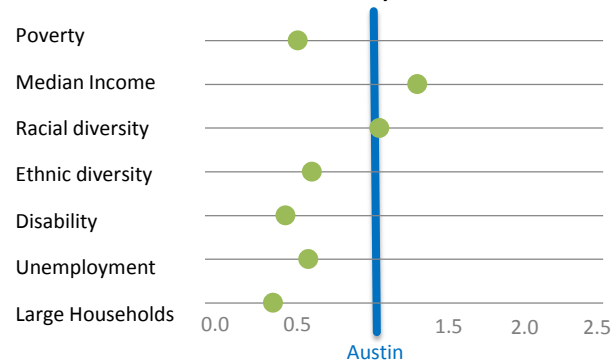
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78726

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



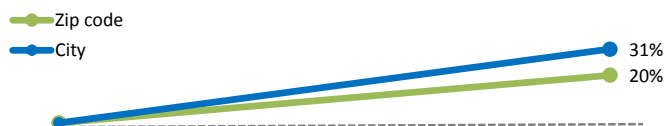
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

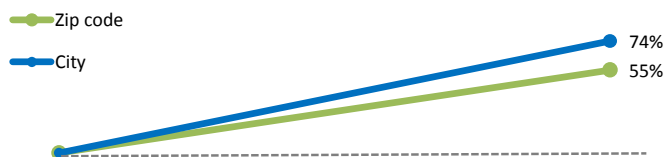
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$349,900

Median Rent \$1,050

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **0%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **1%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

0%

0%



Artists & Musicians
(earning about \$31,000 per year)

0%

8%



Teachers
(earning about \$48,000 per year)

0%

70%



Tech sector professionals
(earning about \$84,000 per year)

17%

99%

Compared to the city overall, this ZIP code has...

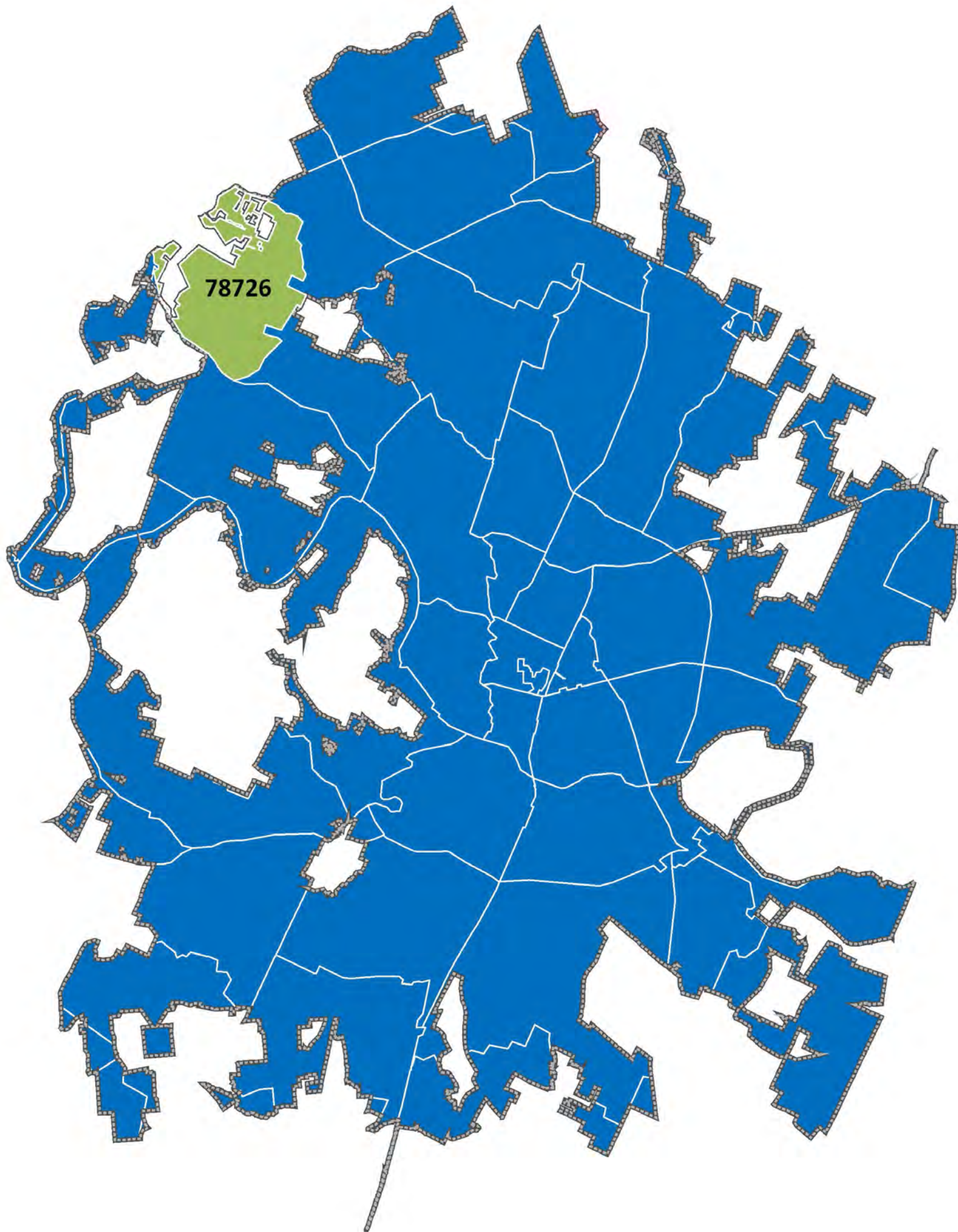
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

2% of ZIP code residents live within a quarter mile of a transit stop

\$786 is the average monthly transportation cost for residents of this ZIP code

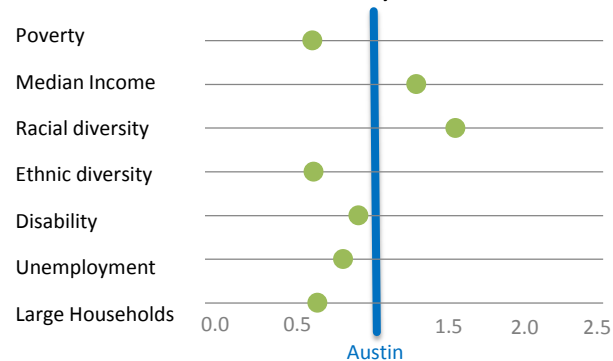
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78727

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



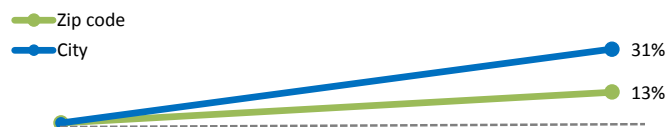
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

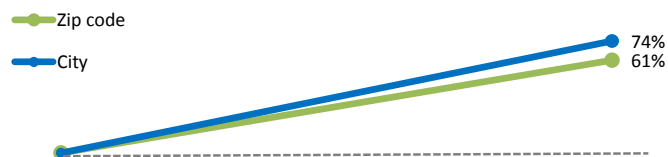
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$198,500

Median Rent \$1,050

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **32%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **2%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

0%

Rent

1%



Artists & Musicians
(earning about \$31,000 per year)

1%

11%



Teachers
(earning about \$48,000 per year)

29%

67%



Tech sector professionals
(earning about \$84,000 per year)

90%

99%

Compared to the city overall, this ZIP code has...

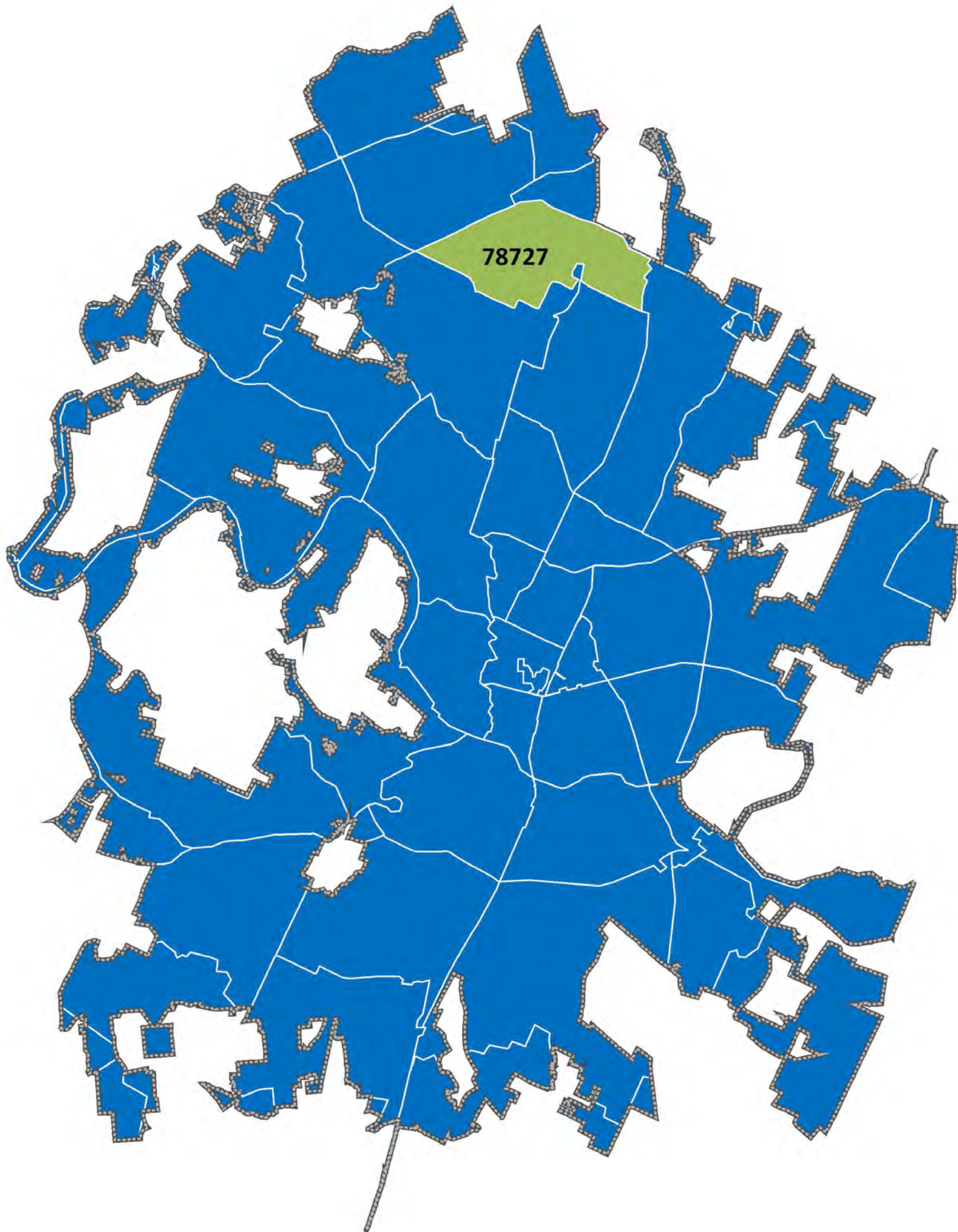
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

24% of ZIP code residents live within a quarter mile of a transit stop

\$708 is the average monthly transportation cost for residents of this ZIP code

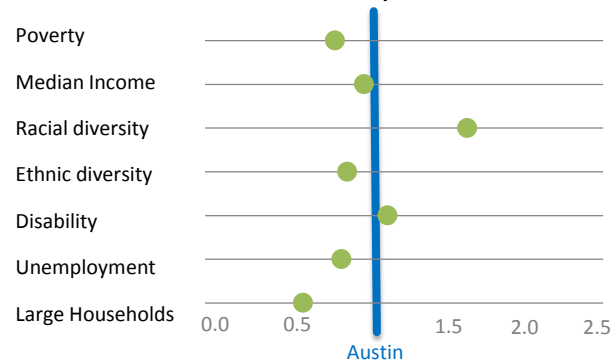
41% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78728

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



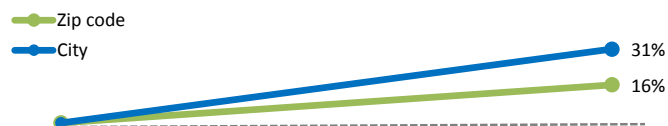
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

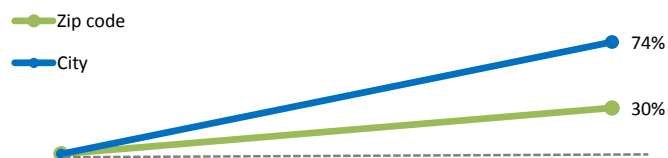
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$168,600

Median Rent \$901

Homeownership for residents earning less than \$50,000

29%

of owners city-wide earn less than \$50,000

vs.

46%

of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33%

of renters city-wide earn less than \$25,000

vs.

4%

of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy

Rent



Retail and service workers
(earning about \$24,000 per year)

0%

2%



Artists & Musicians
(earning about \$31,000 per year)

1%

24%



Teachers
(earning about \$48,000 per year)

35%

83%



Tech sector professionals
(earning about \$84,000 per year)

100%

99%

Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

28%

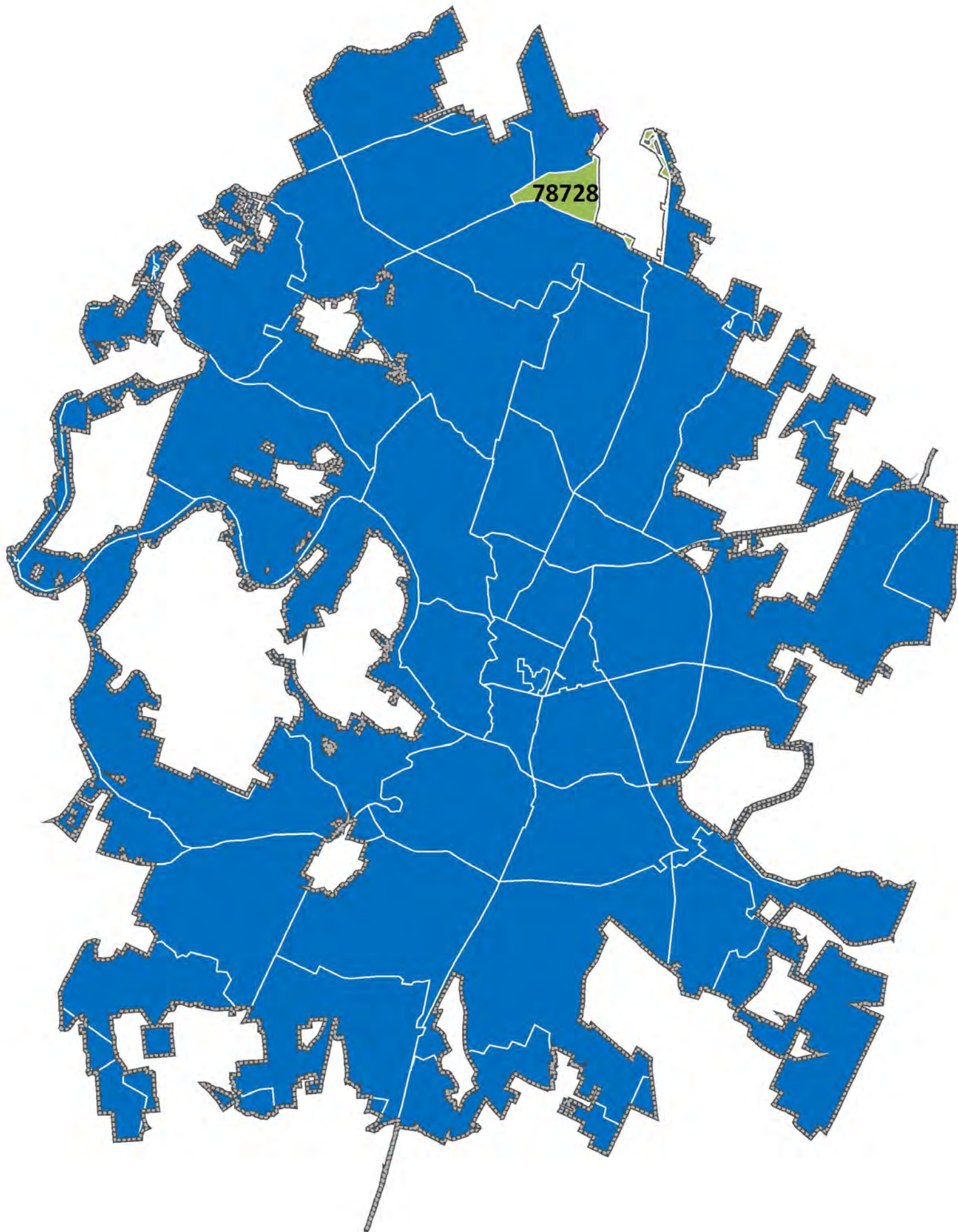
of ZIP code residents live within a quarter mile of a transit stop

\$668

is the average monthly transportation cost for residents of this ZIP code

40%

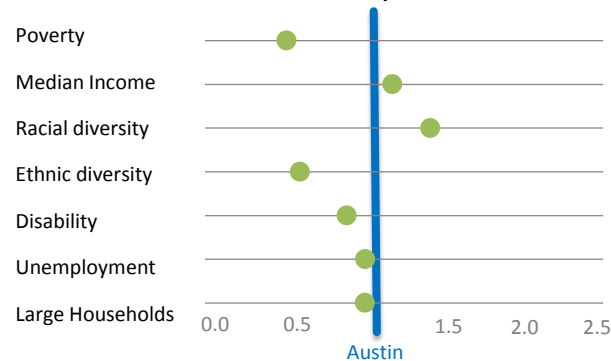
of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78729

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



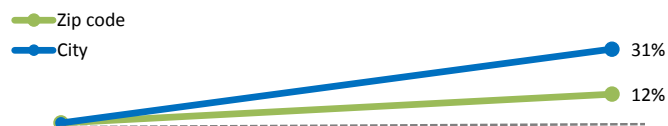
Income balance: does this ZIP code have a healthy mix of incomes?

This zip code is mostly MIDDLE INCOME households

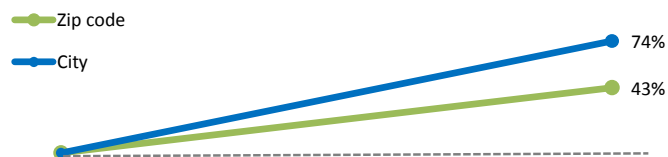
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$192,300

Median Rent \$1,008

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **26%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **3%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

0%

2%



Artists & Musicians
(earning about \$31,000 per year)

1%

17%



Teachers
(earning about \$48,000 per year)

22%

73%



Tech sector professionals
(earning about \$84,000 per year)

96%

100%

Compared to the city overall, this ZIP code has...

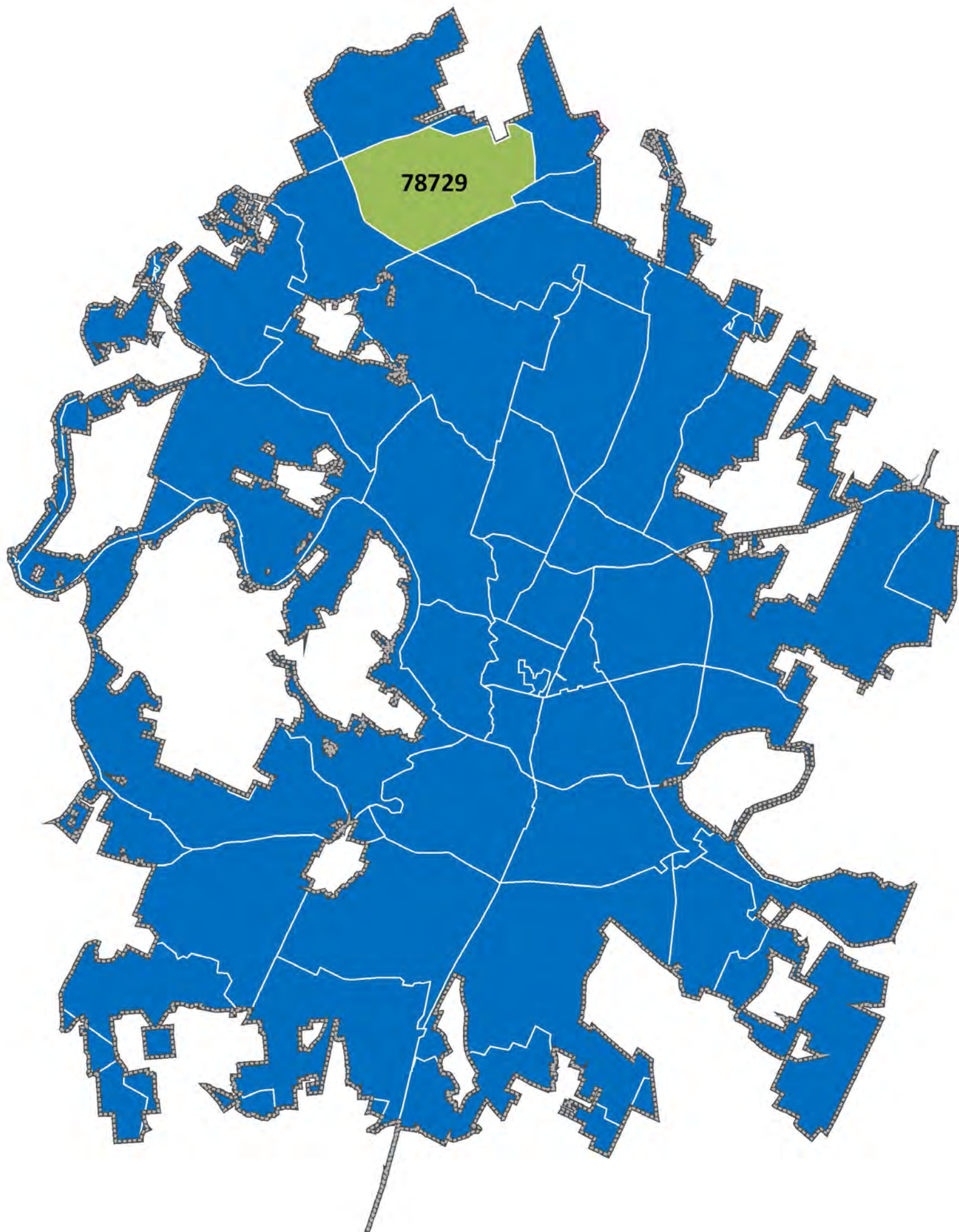
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

13% of ZIP code residents live within a quarter mile of a transit stop

\$747 is the average monthly transportation cost for residents of this ZIP code

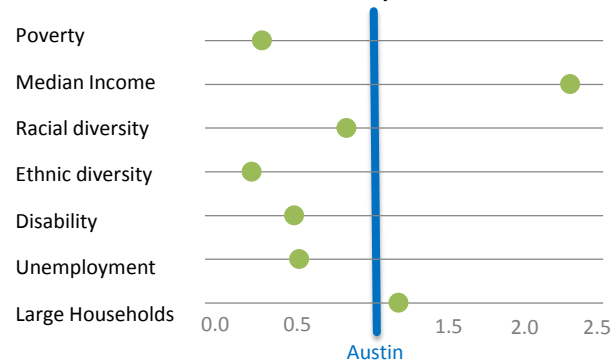
37% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78730

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
HIGH INCOME households*

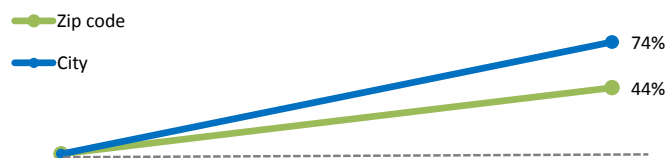
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$570,400

Median Rent \$1,106

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **19%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **0%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

0%

Rent

0%



Artists & Musicians
(earning about \$31,000 per year)

1%

3%



Teachers
(earning about \$48,000 per year)

17%

64%



Tech sector professionals
(earning about \$84,000 per year)

25%

99%

Compared to the city overall, this ZIP code has...

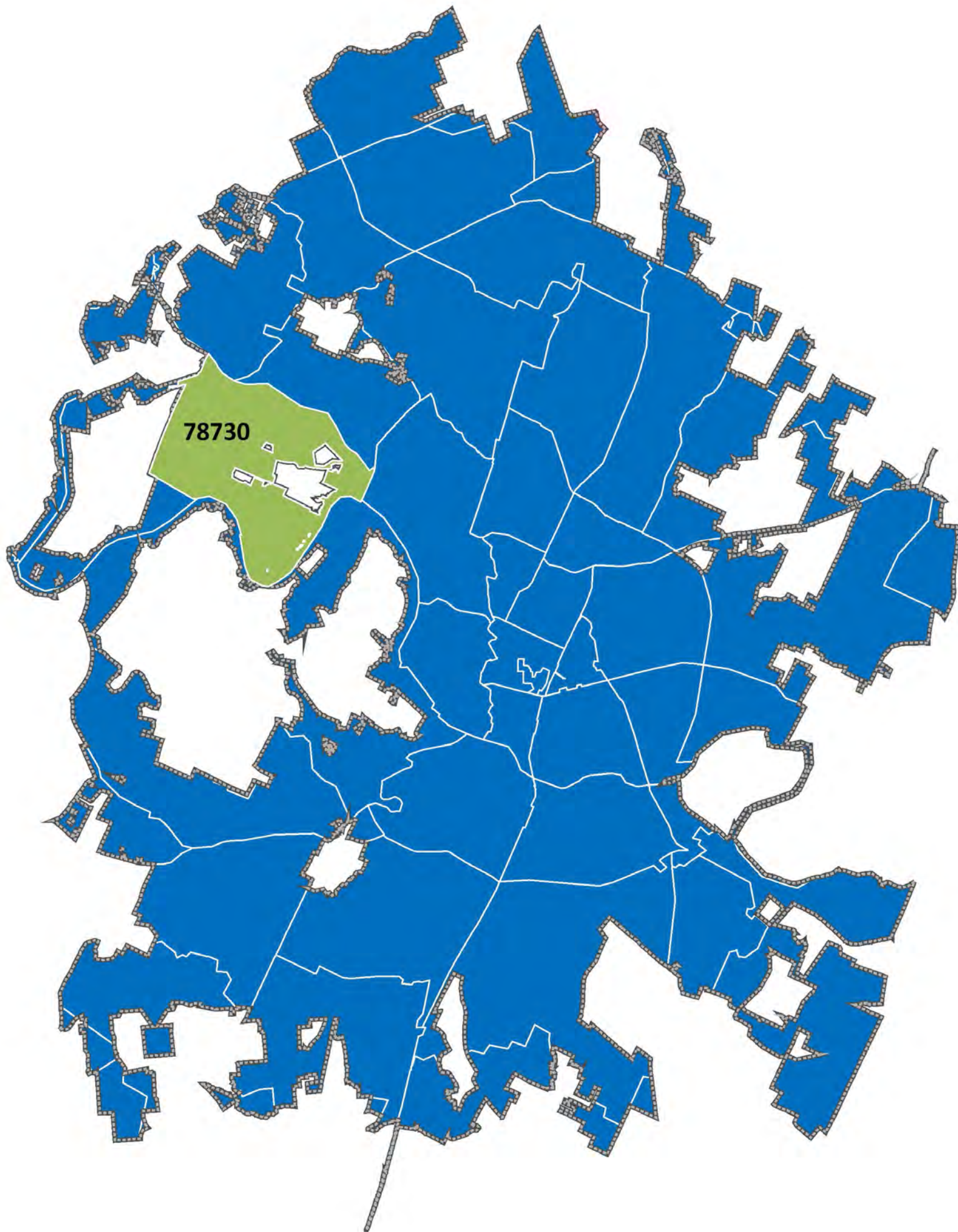
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

2% of ZIP code residents live within a quarter mile of a transit stop

\$786 is the average monthly transportation cost for residents of this ZIP code

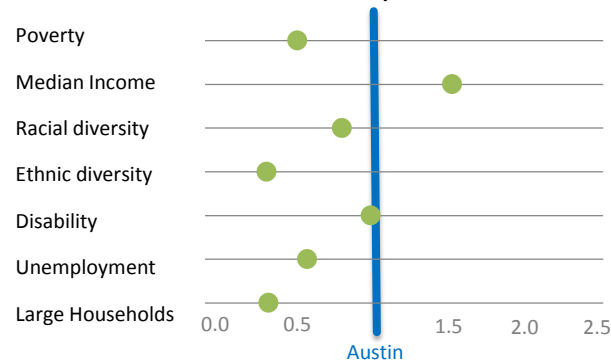
34% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78731

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

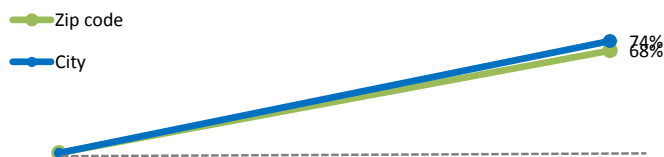
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$436,800

Median Rent \$1,016

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 13%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 4%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

0%

Rent

2%



Artists & Musicians
(earning about \$31,000 per year)

2%

24%



Teachers
(earning about \$48,000 per year)

12%

67%



Tech sector professionals
(earning about \$84,000 per year)

26%

97%

Compared to the city overall, this ZIP code has...

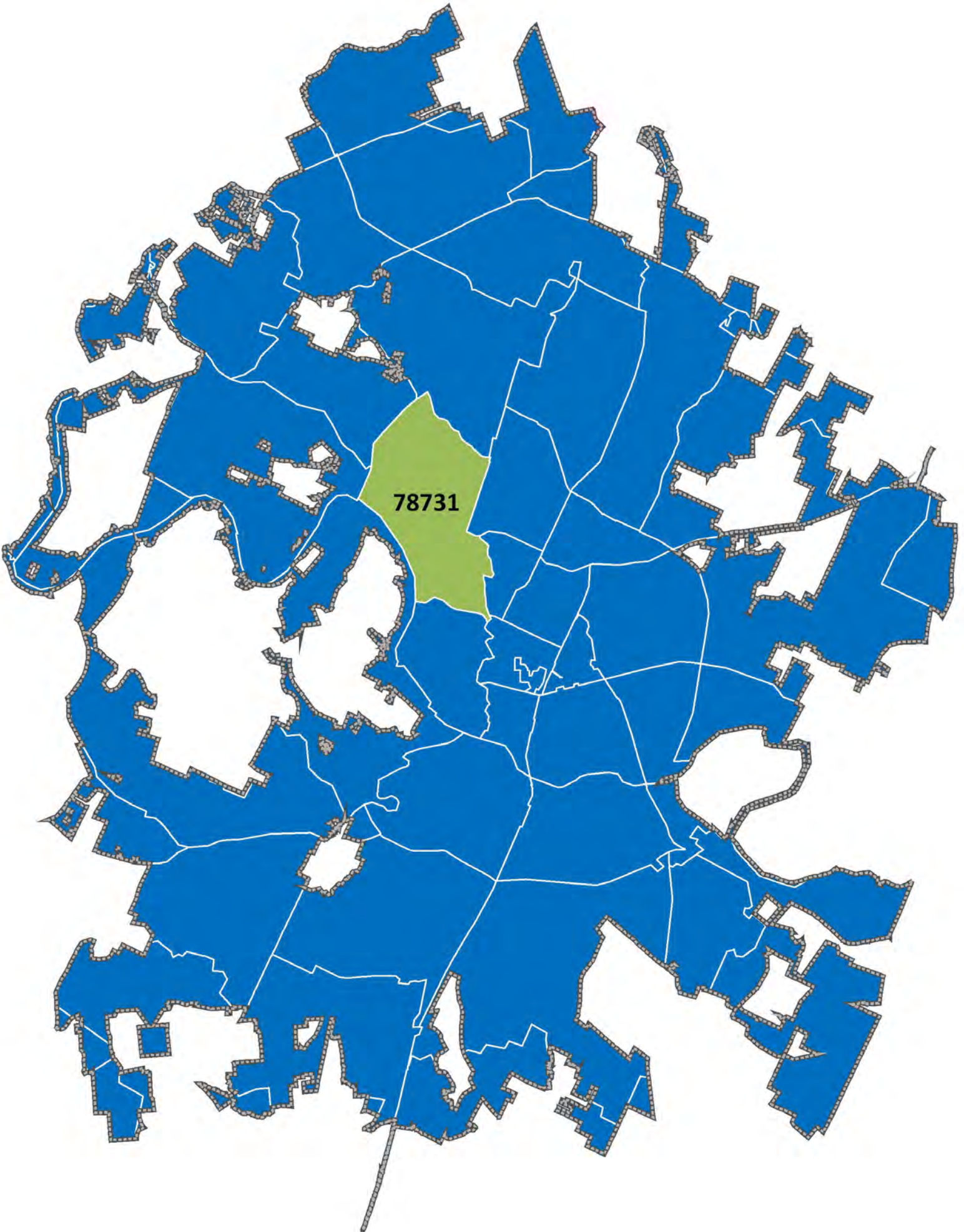
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

44% of ZIP code residents live within a quarter mile of a transit stop

\$747 is the average monthly transportation cost for residents of this ZIP code

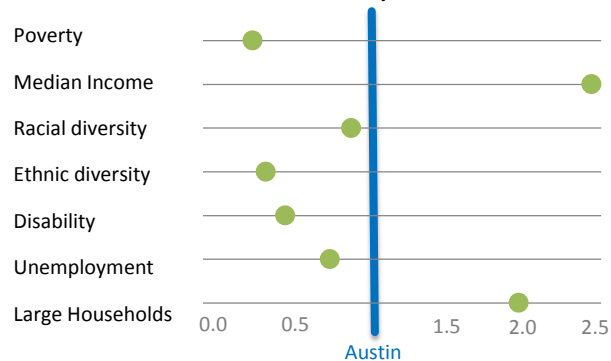
32% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78732

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



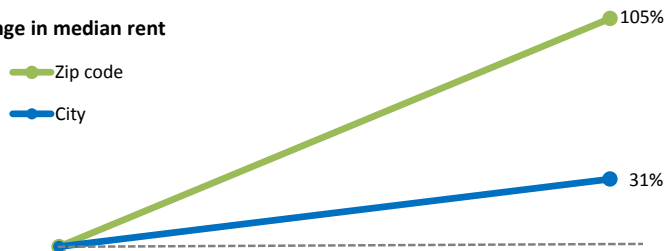
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
HIGH INCOME households*

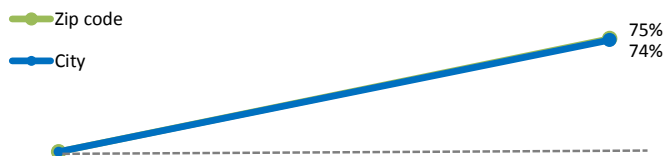
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$388,600

Median Rent \$1,688

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **0%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **0%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

0%

0%



Artists & Musicians
(earning about \$31,000 per year)

0%

0%



Teachers
(earning about \$48,000 per year)

0%

26%



Tech sector professionals
(earning about \$84,000 per year)

15%

80%

Compared to the city overall, this ZIP code has...

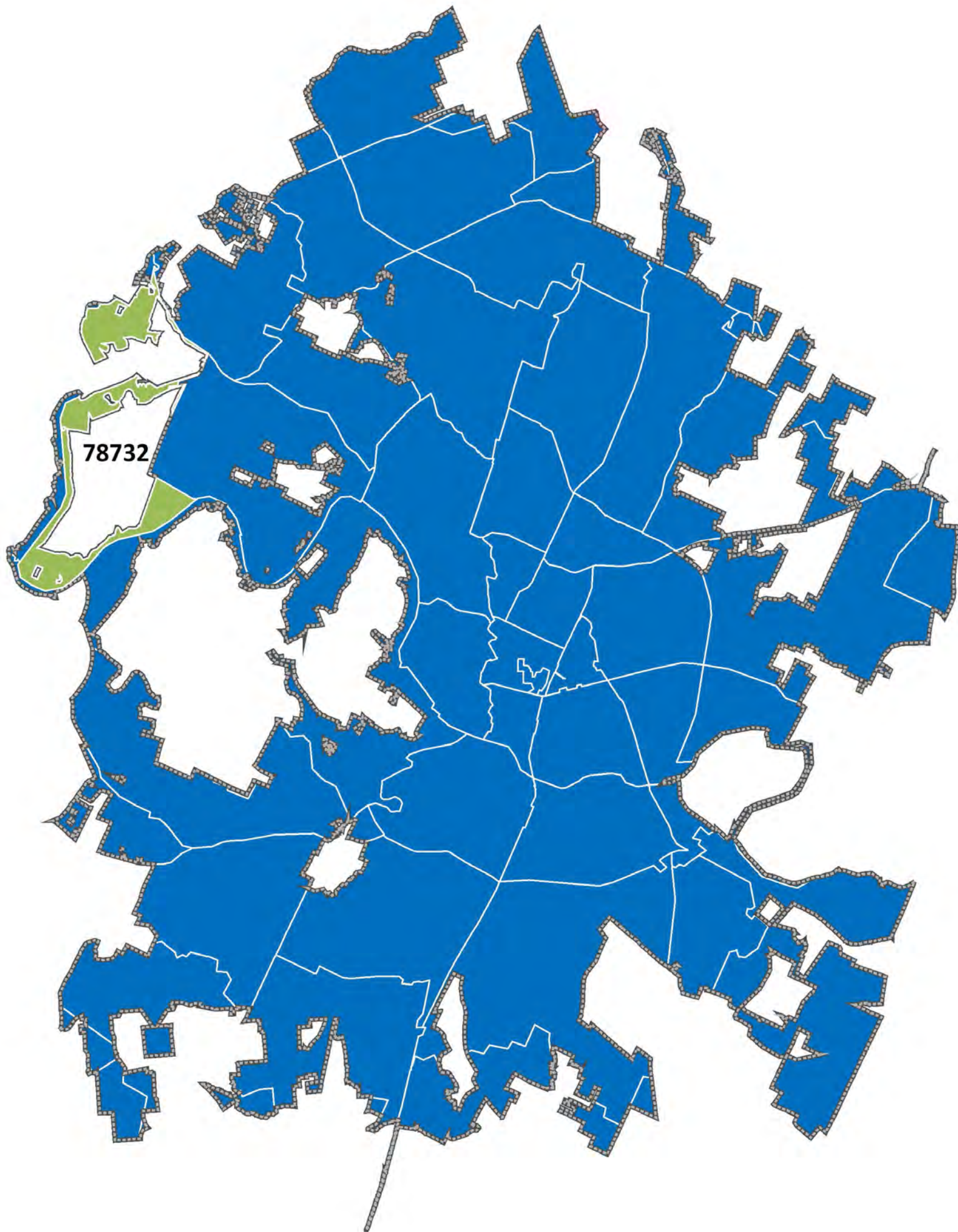
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

0% of ZIP code residents live within a quarter mile of a transit stop

\$786 is the average monthly transportation cost for residents of this ZIP code

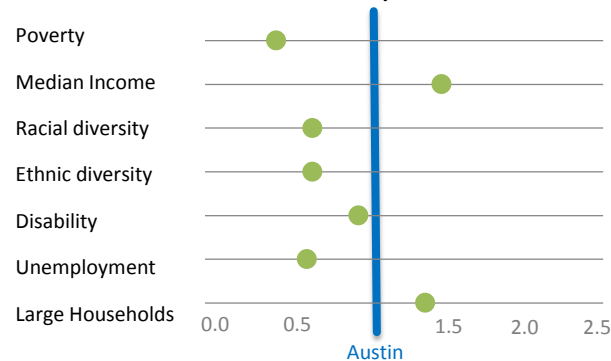
33% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78735

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

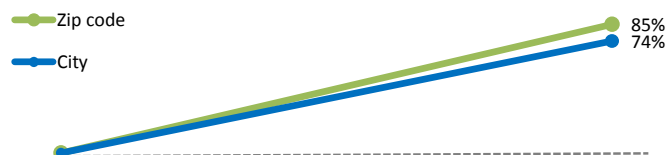
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$379,900

Median Rent \$1,122

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **8%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **4%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

2%

Rent

4%



Artists & Musicians
(earning about \$31,000 per year)

2%

7%



Teachers
(earning about \$48,000 per year)

5%

62%



Tech sector professionals
(earning about \$84,000 per year)

23%

97%

Compared to the city overall, this ZIP code has...

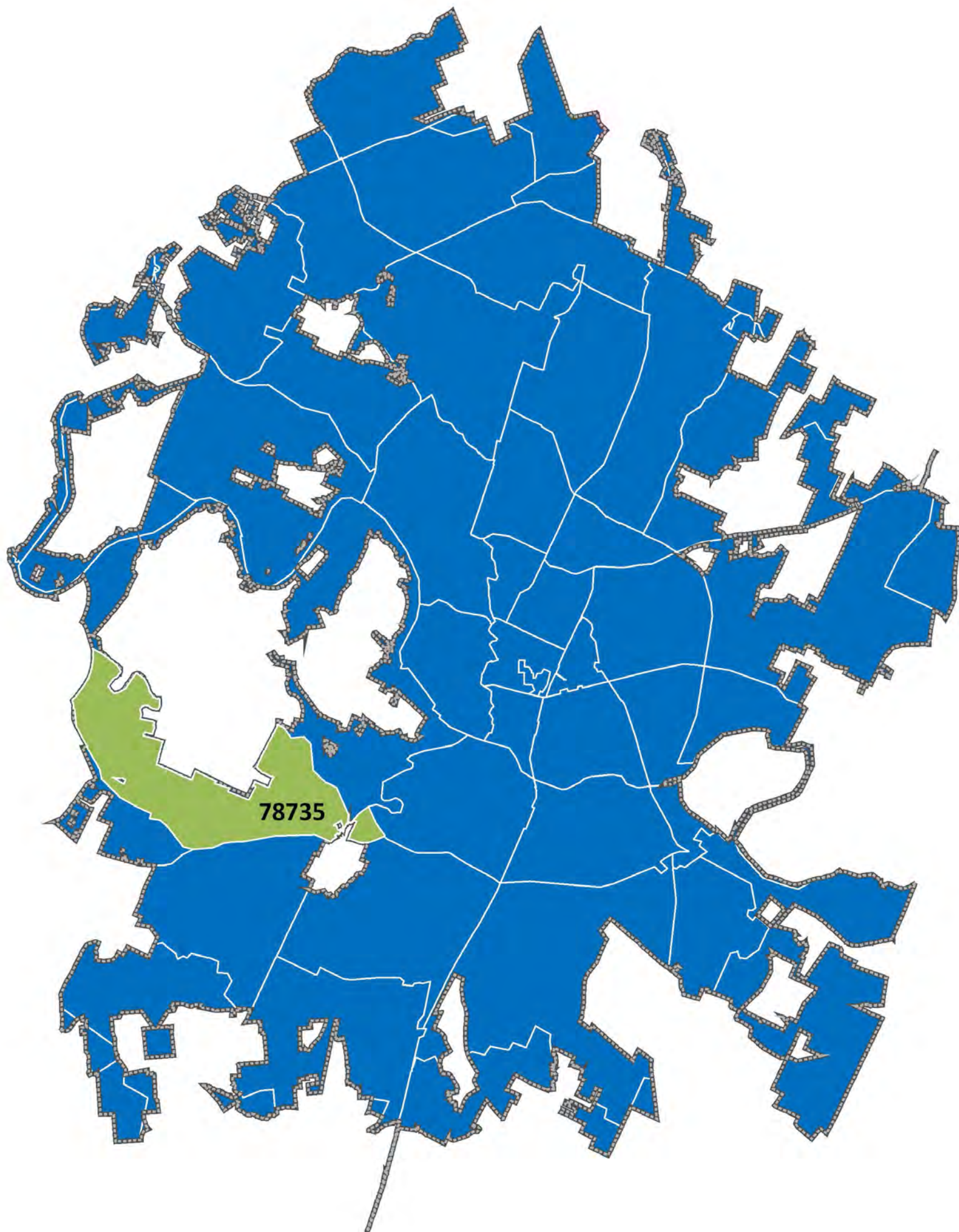
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

9% of ZIP code residents live within a quarter mile of a transit stop

\$747 is the average monthly transportation cost for residents of this ZIP code

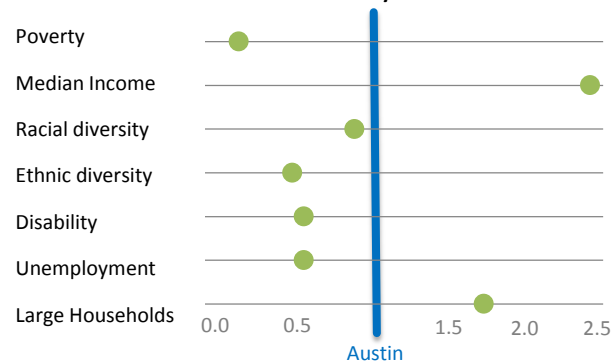
38% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78739

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



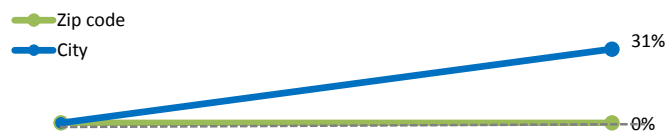
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
HIGH INCOME households*

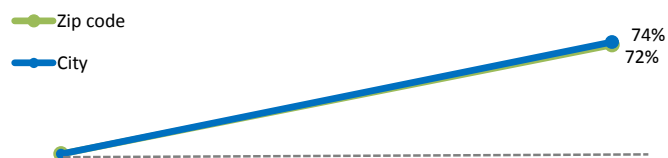
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$350,500

Median Rent \$2,000

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **0%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **0%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

0%

0%



Artists & Musicians
(earning about \$31,000 per year)

0%

0%



Teachers
(earning about \$48,000 per year)

0%

8%



Tech sector professionals
(earning about \$84,000 per year)

11%

71%

Compared to the city overall, this ZIP code has...

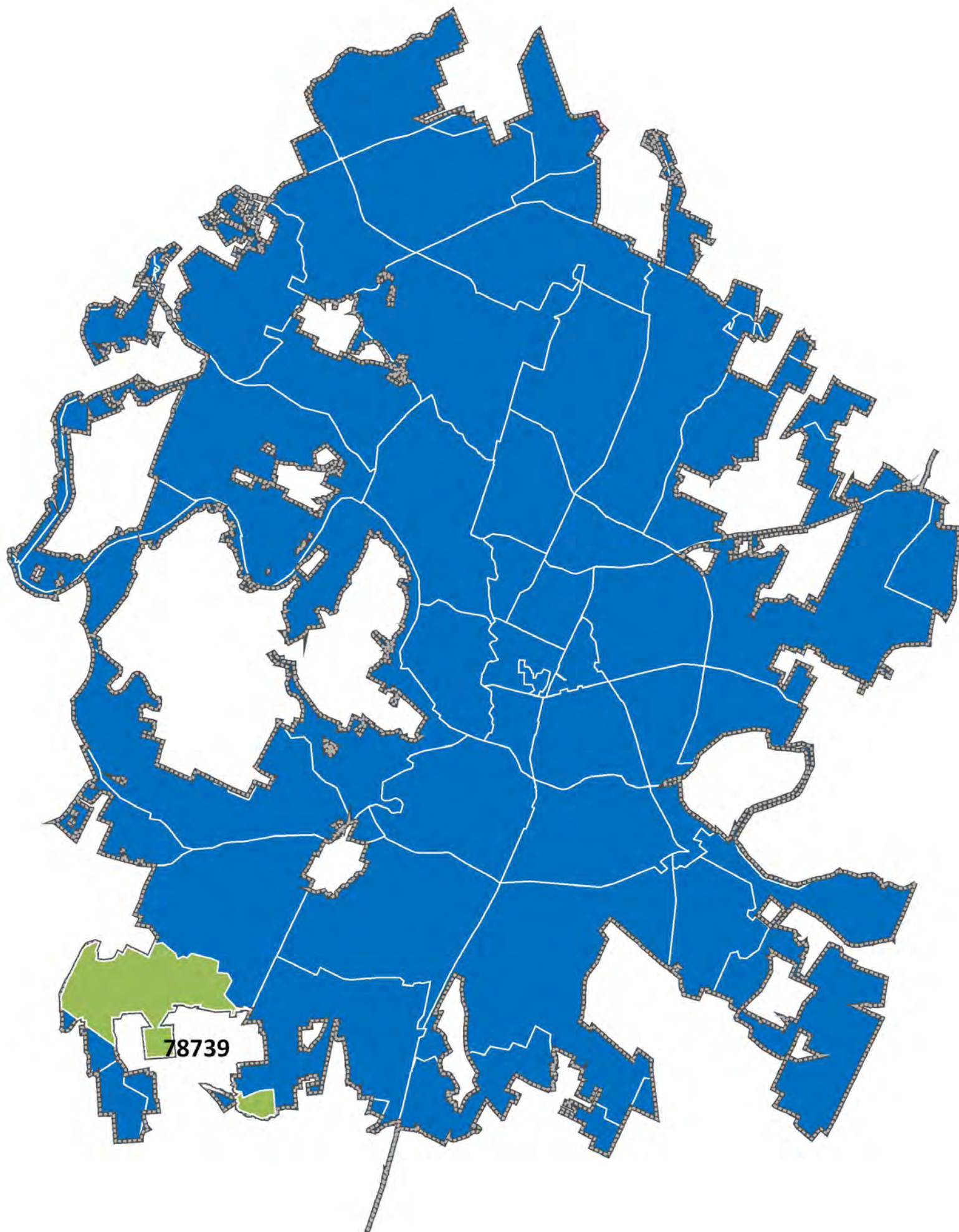
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

8% of ZIP code residents live within a quarter mile of a transit stop

\$786 is the average monthly transportation cost for residents of this ZIP code

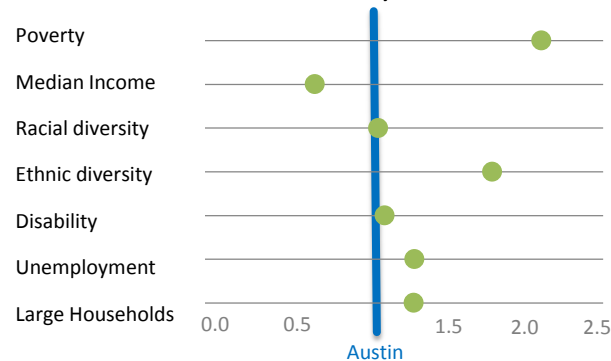
34% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78741

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



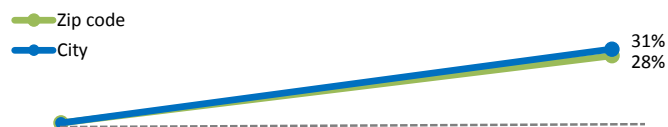
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

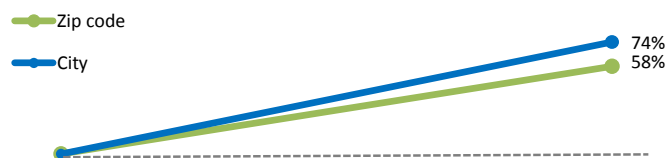
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$120,200

Median Rent \$835

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 76%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 15%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

28%

Rent

11%



Artists & Musicians
(earning about \$31,000 per year)

39%

40%



Teachers
(earning about \$48,000 per year)

76%

86%



Tech sector professionals
(earning about \$84,000 per year)

93%

100%

Compared to the city overall, this ZIP code has...

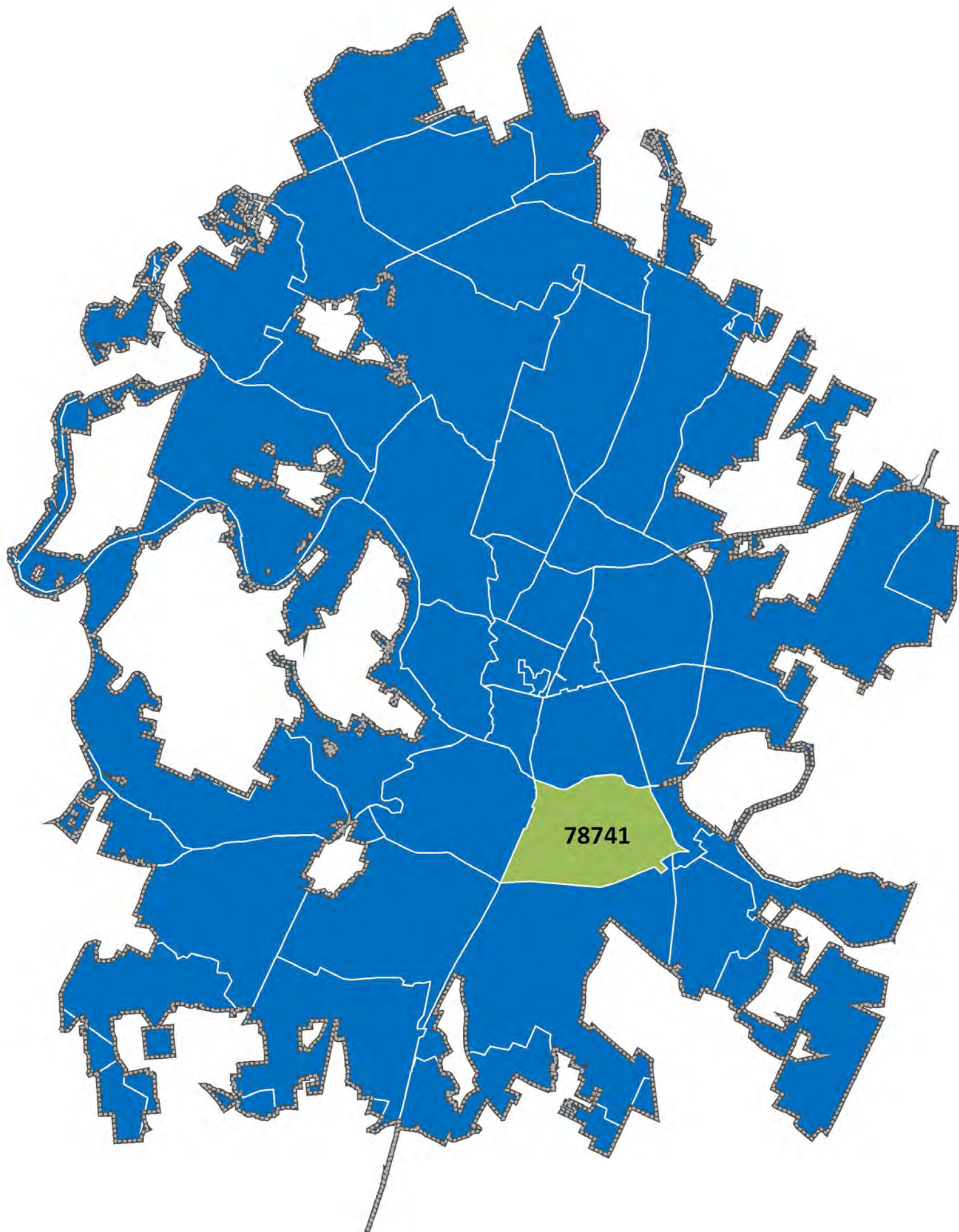
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

80% of ZIP code residents live within a quarter mile of a transit stop

\$668 is the average monthly transportation cost for residents of this ZIP code

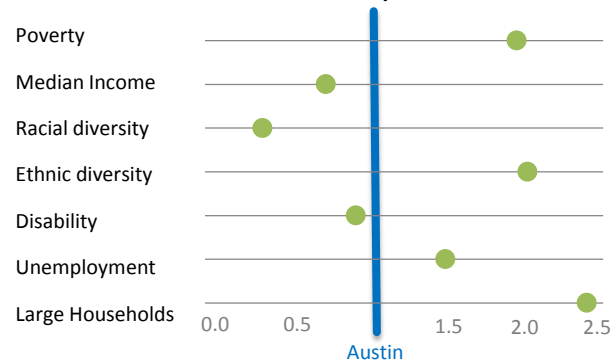
43% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78742

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



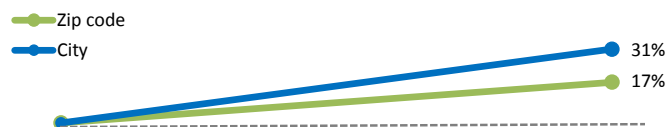
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

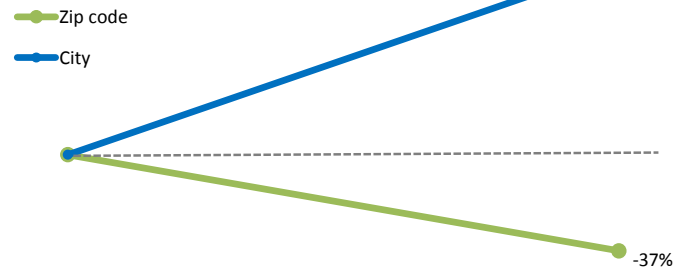
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$54,400

Median Rent \$639

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. N/A** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 40%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

N/A

23%



Artists & Musicians
(earning about \$31,000 per year)

N/A

76%



Teachers
(earning about \$48,000 per year)

N/A

100%



Tech sector professionals
(earning about \$84,000 per year)

N/A

100%

Compared to the city overall, this ZIP code has...

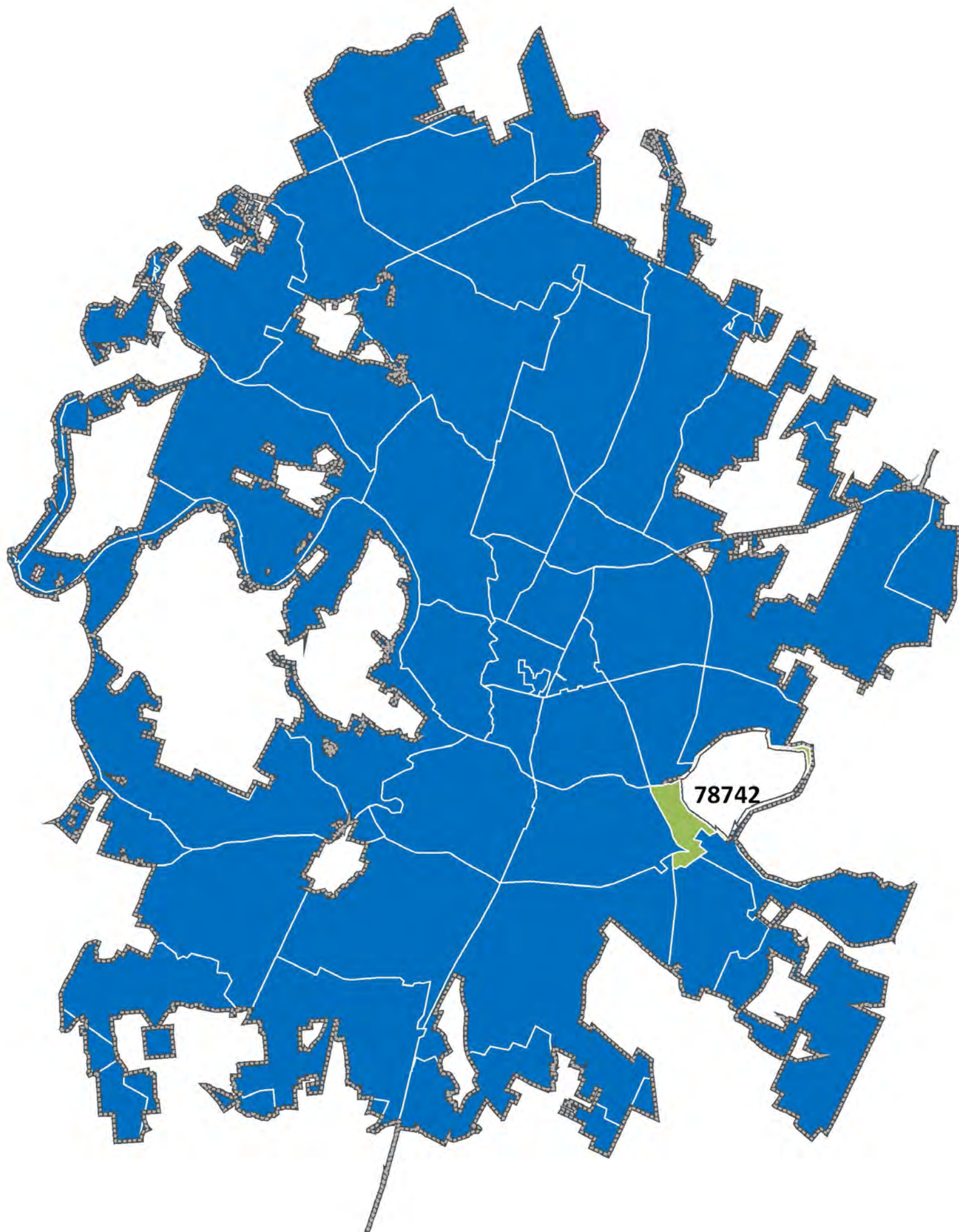
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

3% of ZIP code residents live within a quarter mile of a transit stop

\$747 is the average monthly transportation cost for residents of this ZIP code

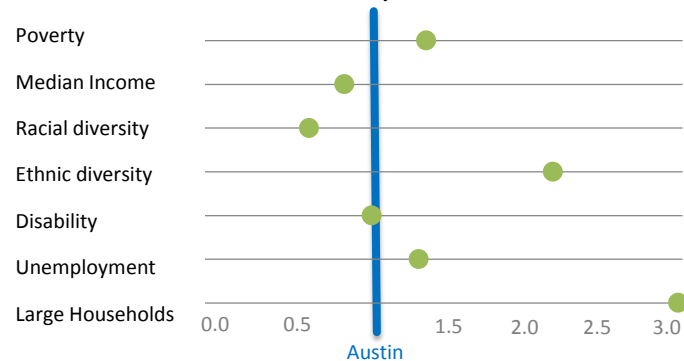
43% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78744

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



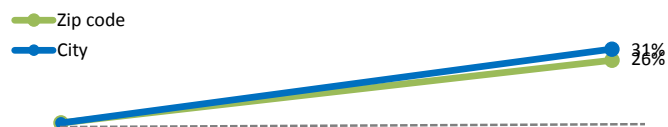
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

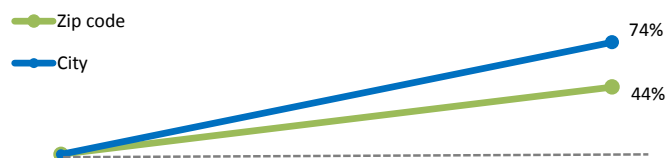
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$108,100

Median Rent \$946

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 93%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 7%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

13%

Rent

6%



Artists & Musicians
(earning about \$31,000 per year)

33%

22%



Teachers
(earning about \$48,000 per year)

87%

81%



Tech sector professionals
(earning about \$84,000 per year)

100%

100%

Compared to the city overall, this ZIP code has...

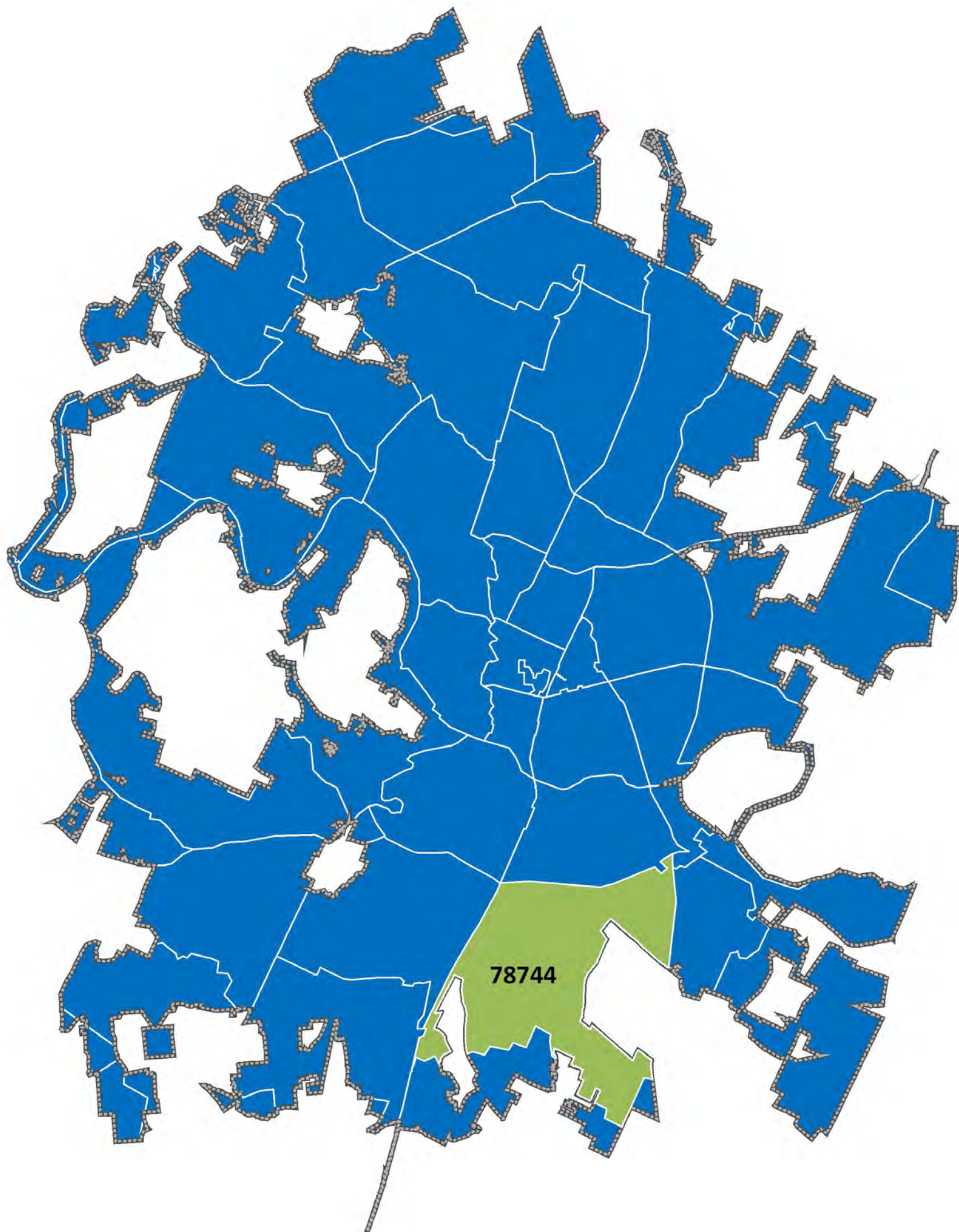
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

63% of ZIP code residents live within a quarter mile of a transit stop

\$708 is the average monthly transportation cost for residents of this ZIP code

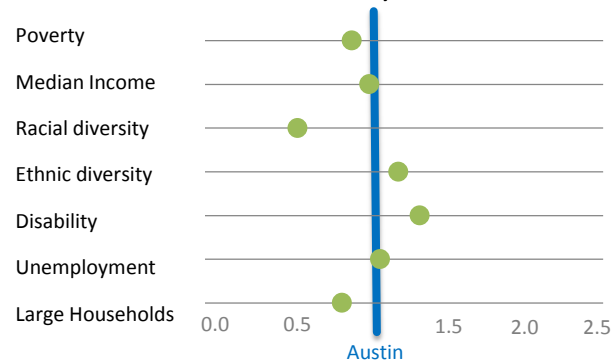
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78745

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



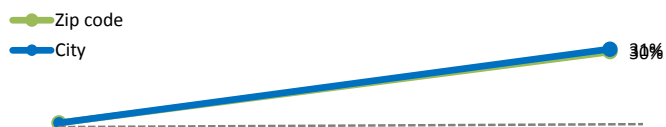
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

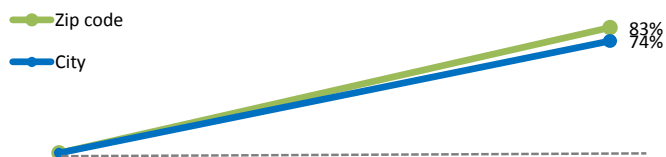
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$166,200

Median Rent \$990

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **33%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **8%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

1%

6%



Artists & Musicians
(earning about \$31,000 per year)

3%

24%



Teachers
(earning about \$48,000 per year)

29%

72%



Tech sector professionals
(earning about \$84,000 per year)

96%

99%

Compared to the city overall, this ZIP code has...

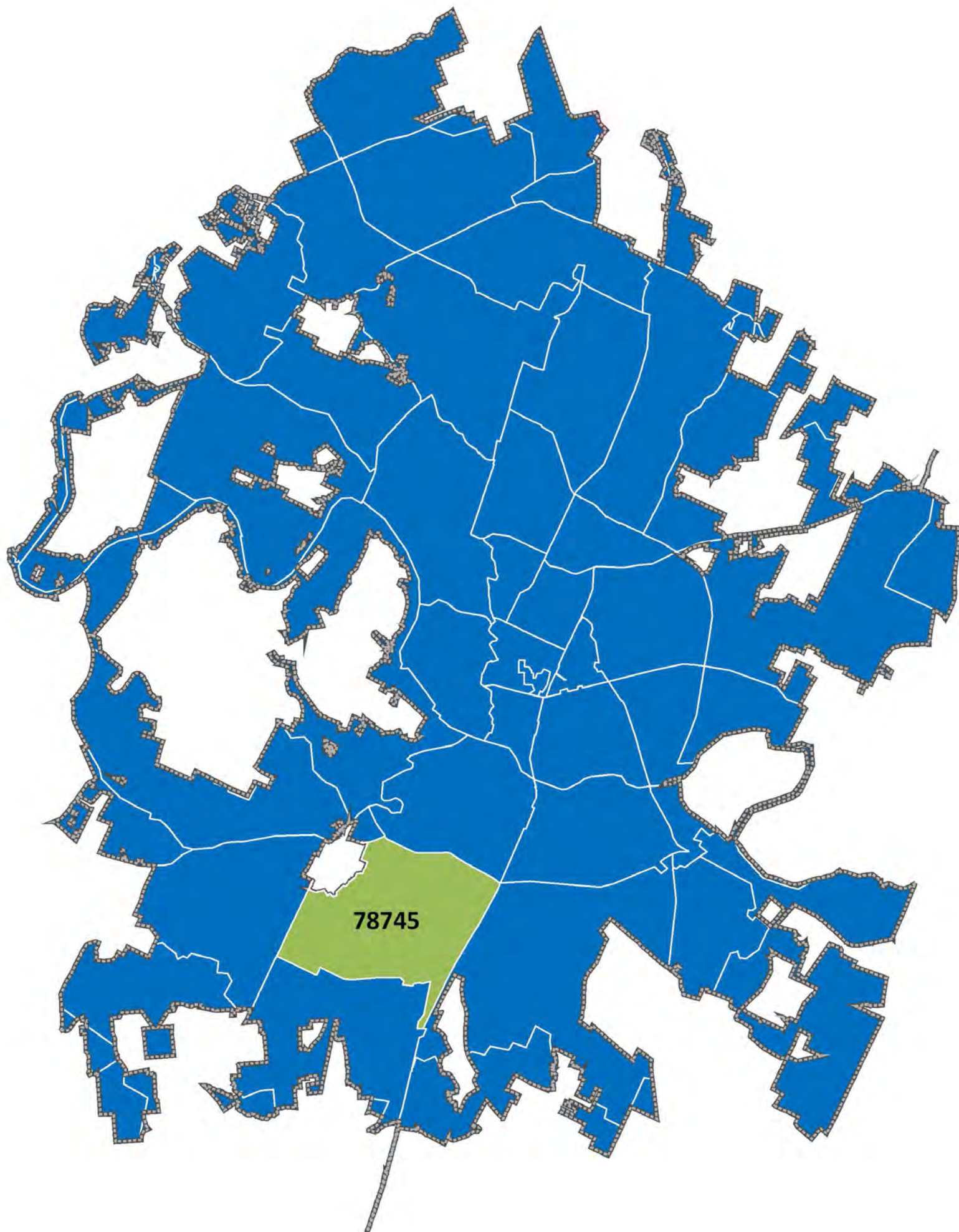
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

76% of ZIP code residents live within a quarter mile of a transit stop

\$668 is the average monthly transportation cost for residents of this ZIP code

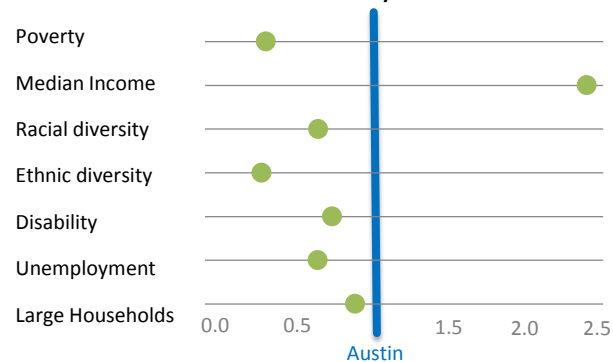
35% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78746

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



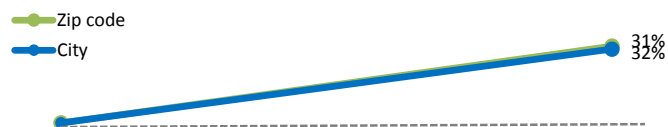
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
HIGH INCOME households*

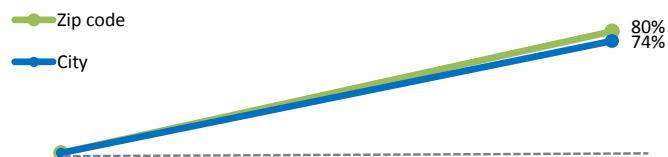
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$619,900

Median Rent \$1,221

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **1%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **4%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

0%

4%



Artists & Musicians
(earning about \$31,000 per year)

0%

8%



Teachers
(earning about \$48,000 per year)

1%

48%



Tech sector professionals
(earning about \$84,000 per year)

6%

94%

Compared to the city overall, this ZIP code has...

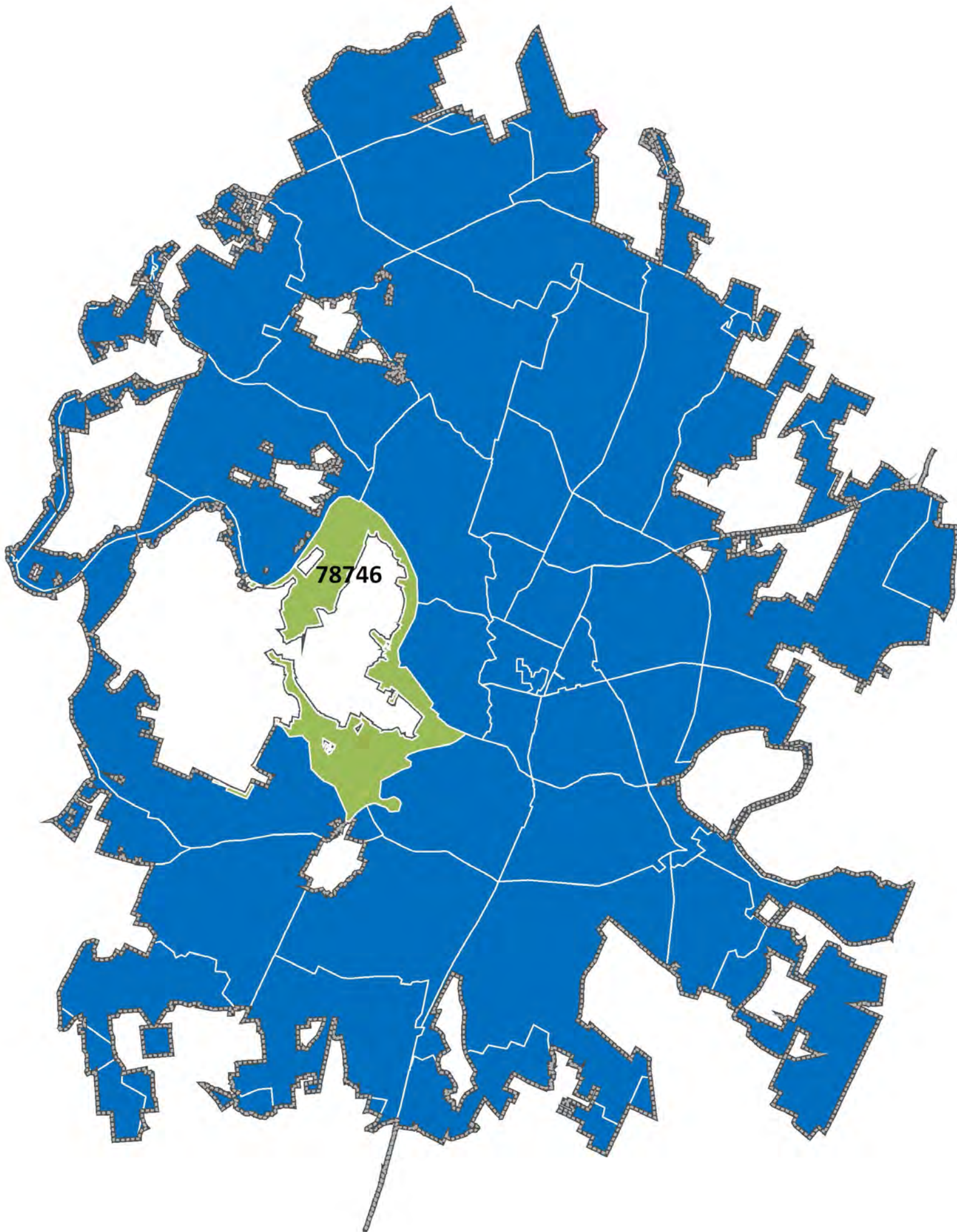
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

14% of ZIP code residents live within a quarter mile of a transit stop

\$786 is the average monthly transportation cost for residents of this ZIP code

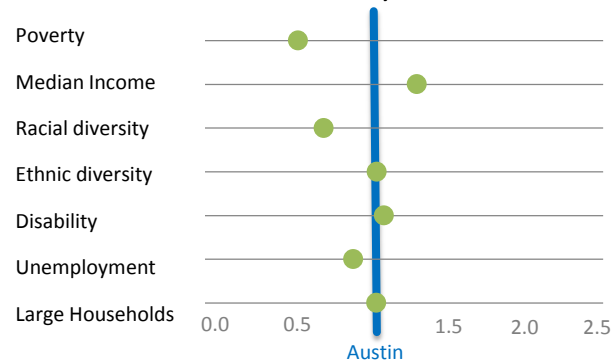
29% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78748

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



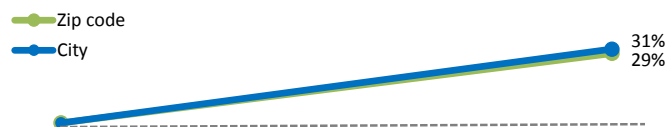
Income balance: does this ZIP code have a healthy mix of incomes?

This zip code is mostly MIDDLE INCOME households

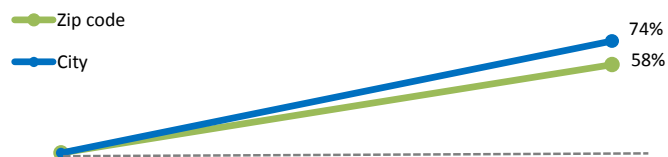
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$185,500

Median Rent \$1,095

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 29%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 4%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

0%

4%



Artists & Musicians
(earning about \$31,000 per year)

0%

12%



Teachers
(earning about \$48,000 per year)

22%

63%



Tech sector professionals
(earning about \$84,000 per year)

92%

100%

Compared to the city overall, this ZIP code has...

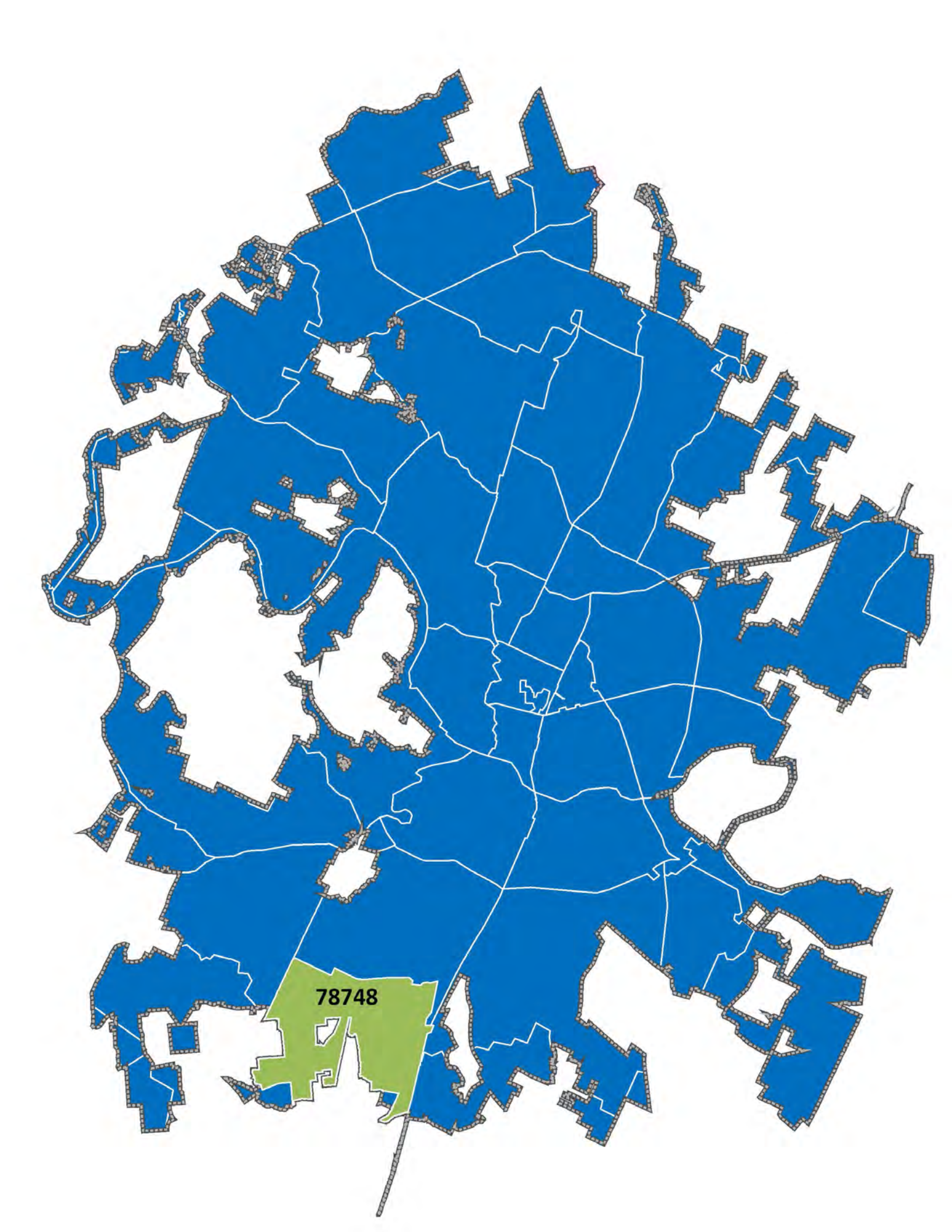
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

40% of ZIP code residents live within a quarter mile of a transit stop

\$747 is the average monthly transportation cost for residents of this ZIP code

44% of housing + transportation costs in this ZIP code are from transportation costs



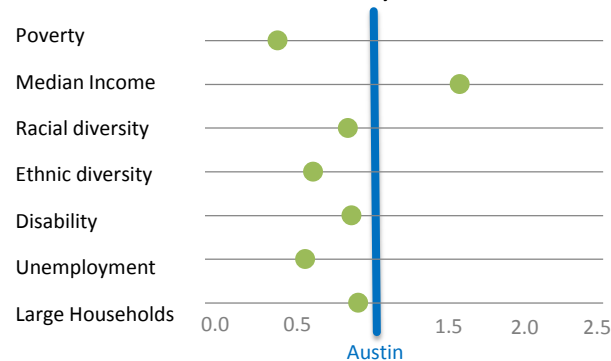
A map of a coastal region, likely a bay or fjord, with numerous islands and peninsulas. The land areas are colored blue, while the water areas are white. A network of white lines represents roads or administrative boundaries. A specific area in the lower-left portion of the map is highlighted in green and labeled with the number 78748. The coastline is irregular and detailed, showing many small inlets and points of land.

78748

AUSTIN ZIP CODE 78749

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



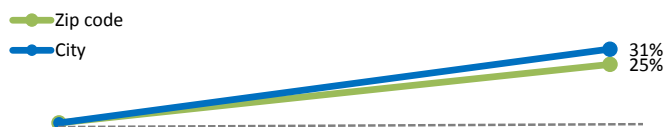
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

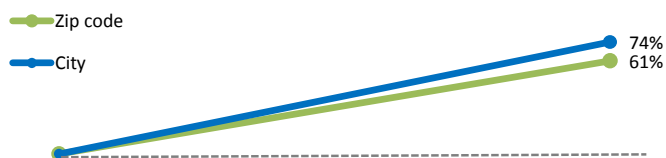
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$233,900

Median Rent \$1,150

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **5%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **1%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

0%

Rent

1%



Artists & Musicians
(earning about \$31,000 per year)

0%

6%



Teachers
(earning about \$48,000 per year)

3%

57%



Tech sector professionals
(earning about \$84,000 per year)

70%

97%

Compared to the city overall, this ZIP code has...

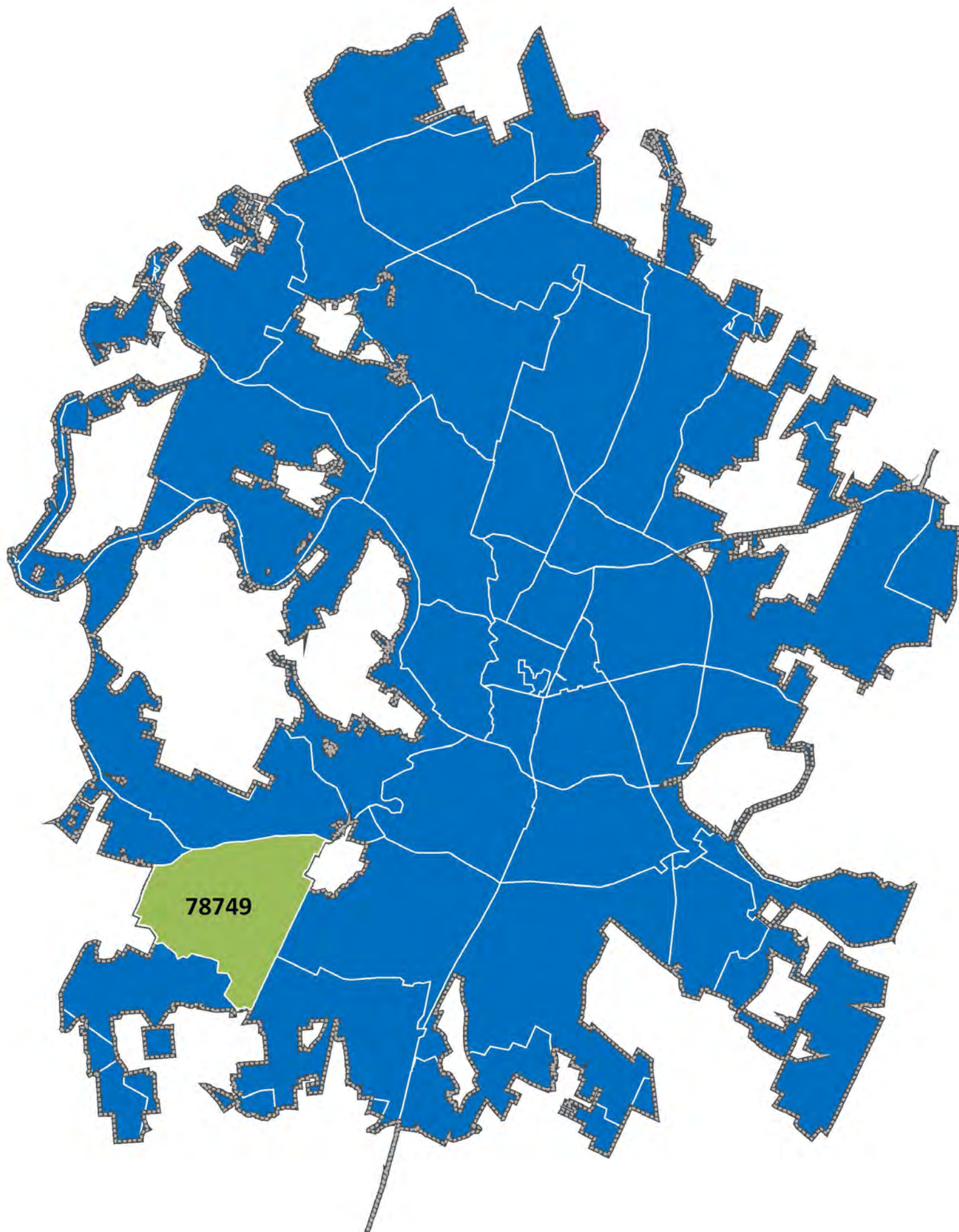
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

37% of ZIP code residents live within a quarter mile of a transit stop

\$708 is the average monthly transportation cost for residents of this ZIP code

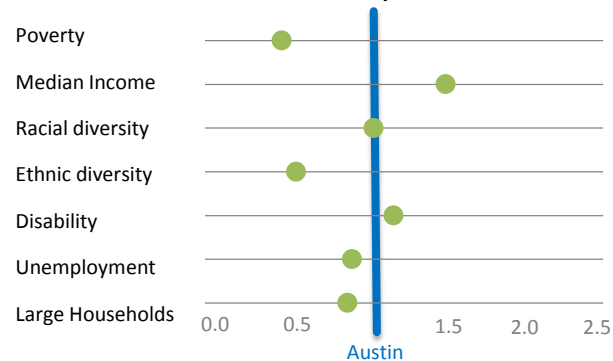
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78750

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



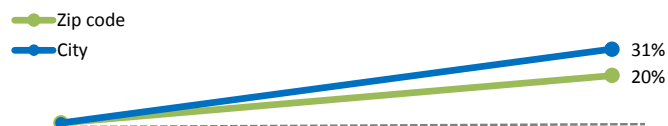
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

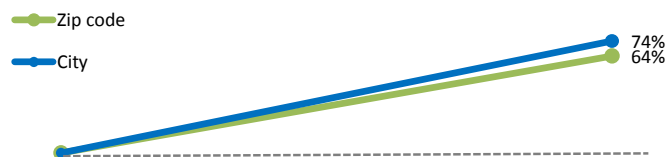
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$303,100

Median Rent \$1,012

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 19%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 2%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

4%

Rent

1%



Artists & Musicians
(earning about \$31,000 per year)

5%

15%



Teachers
(earning about \$48,000 per year)

15%

70%



Tech sector professionals
(earning about \$84,000 per year)

51%

99%

Compared to the city overall, this ZIP code has...

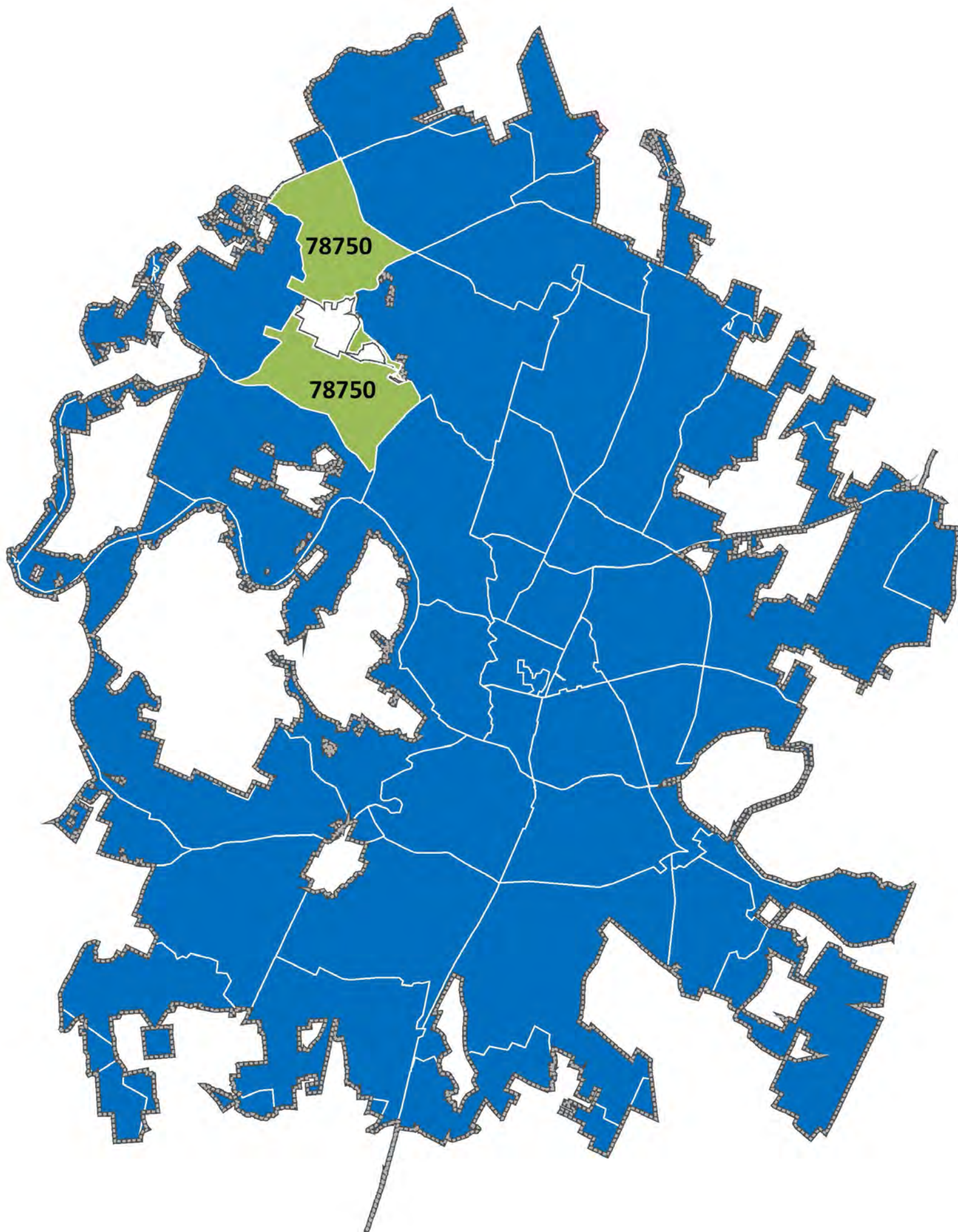
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

21% of ZIP code residents live within a quarter mile of a transit stop

\$747 is the average monthly transportation cost for residents of this ZIP code

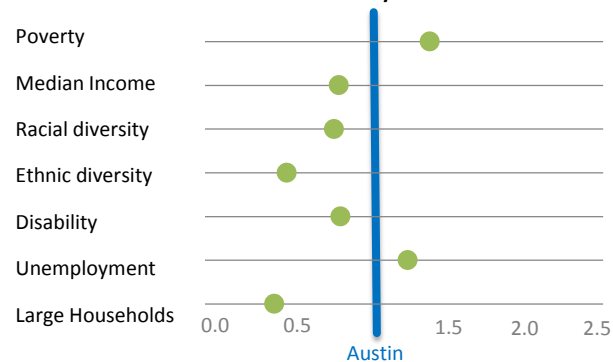
33% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78751

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



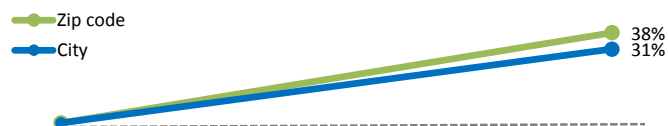
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

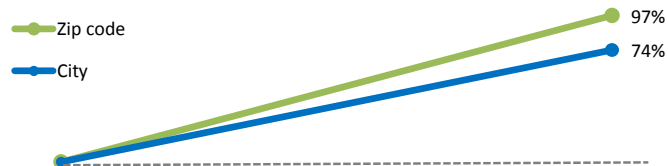
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$292,200

Median Rent \$865

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 11%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 13%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

0%

Rent

9%



Artists & Musicians
(earning about \$31,000 per year)

2%

38%



Teachers
(earning about \$48,000 per year)

10%

68%



Tech sector professionals
(earning about \$84,000 per year)

42%

97%

Compared to the city overall, this ZIP code has...

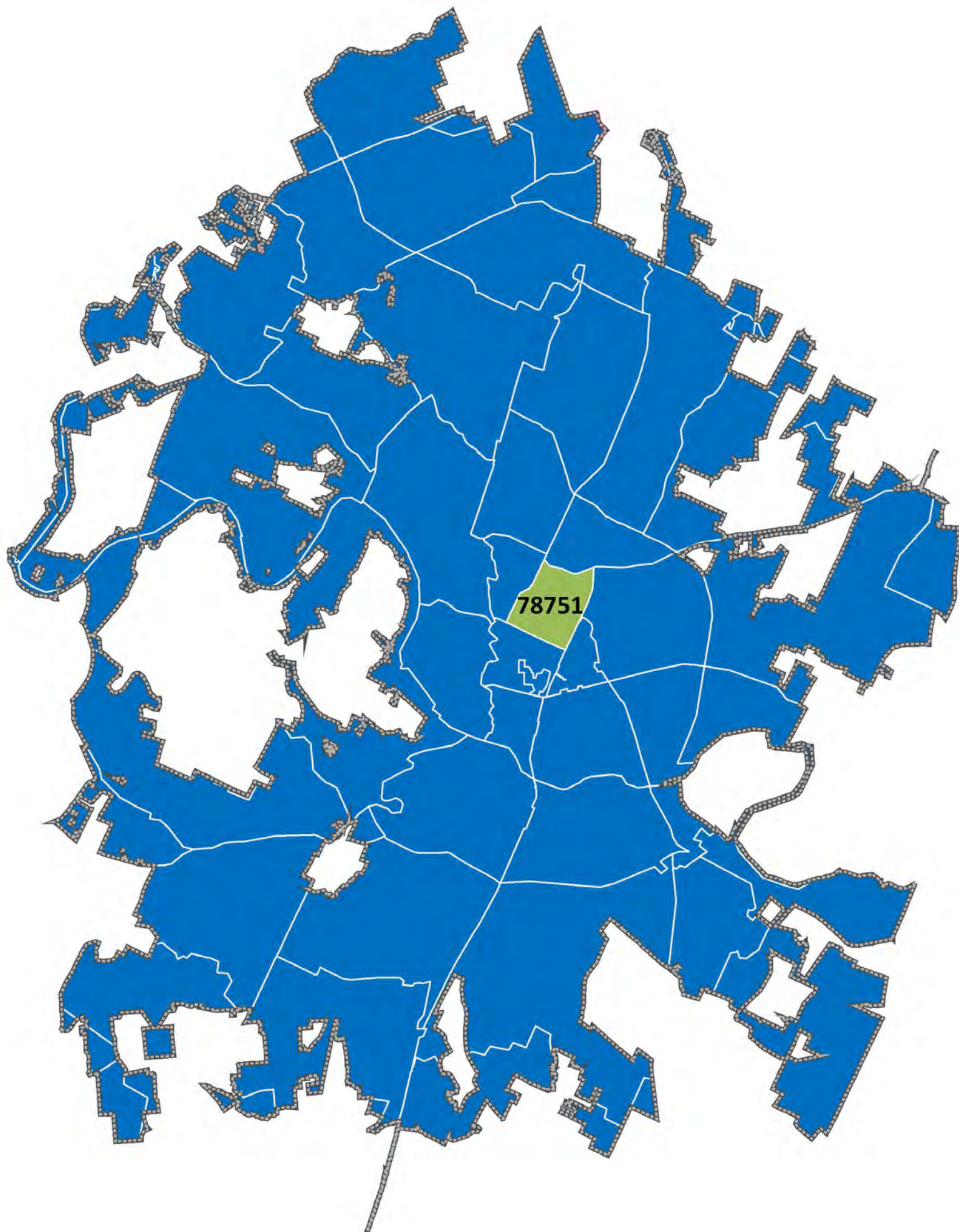
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

98% of ZIP code residents live within a quarter mile of a transit stop

\$550 is the average monthly transportation cost for residents of this ZIP code

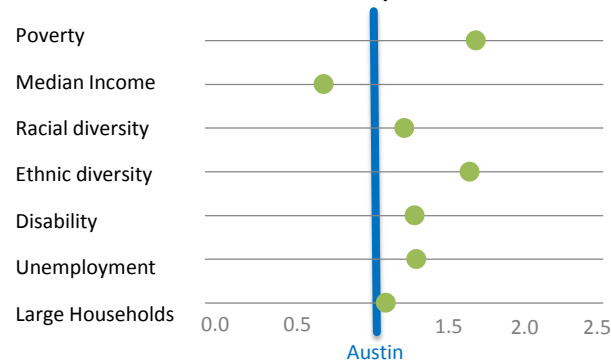
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78752

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

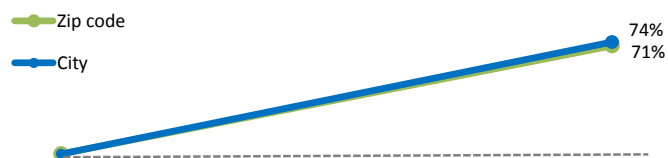
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$153,000

Median Rent \$752

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 43%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 20%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

5%

14%



Artists & Musicians
(earning about \$31,000 per year)

8%

55%



Teachers
(earning about \$48,000 per year)

39%

92%



Tech sector professionals
(earning about \$84,000 per year)

86%

100%

Compared to the city overall, this ZIP code has...

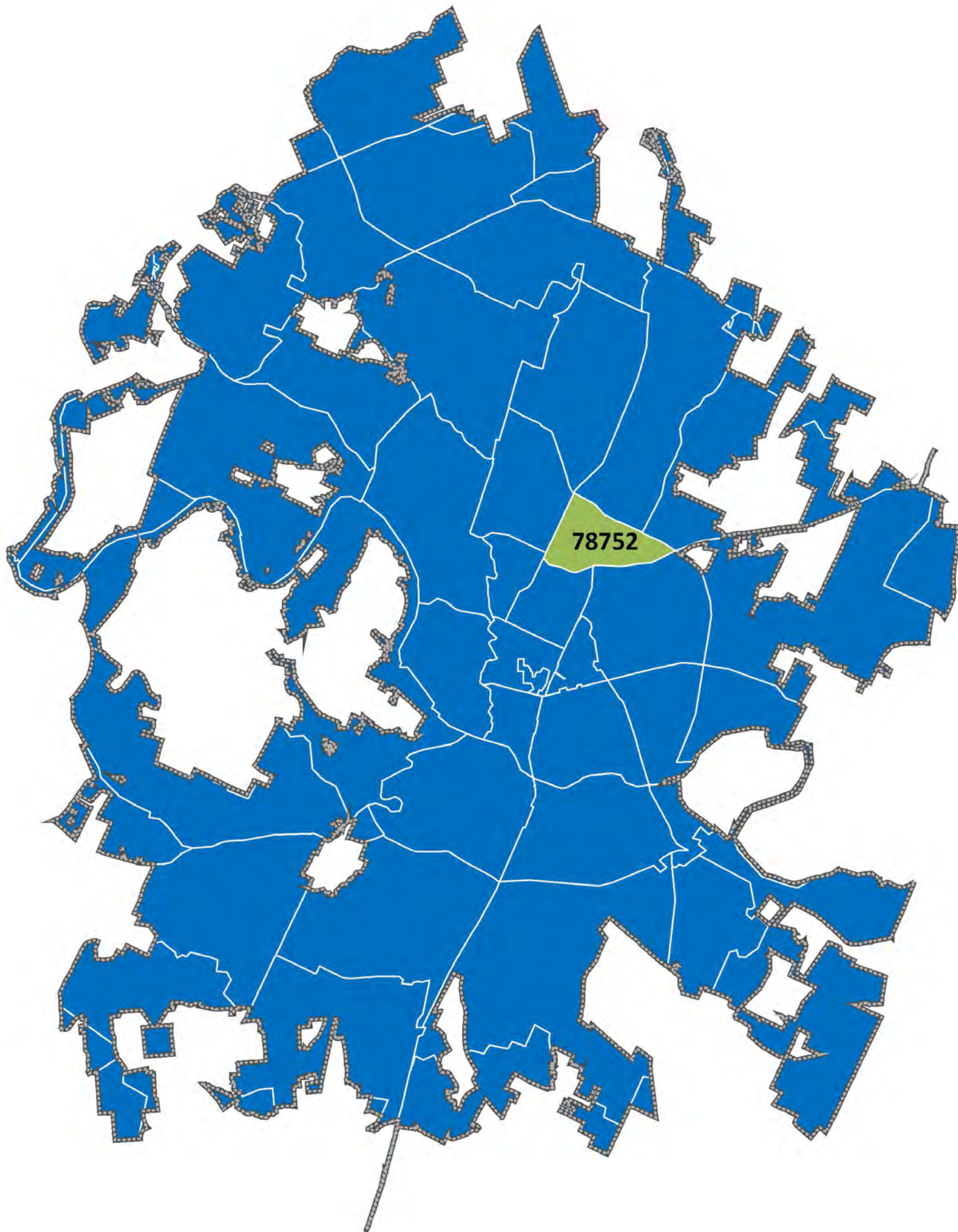
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

80% of ZIP code residents live within a quarter mile of a transit stop

\$629 is the average monthly transportation cost for residents of this ZIP code

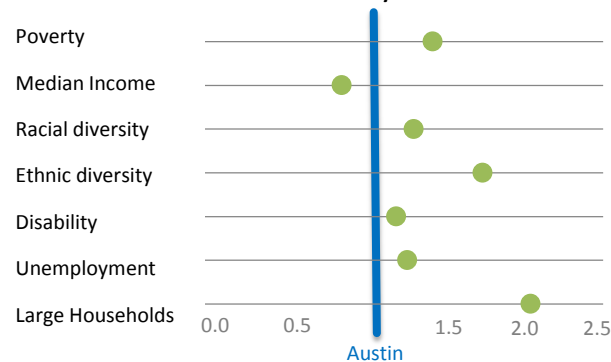
37% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78753

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



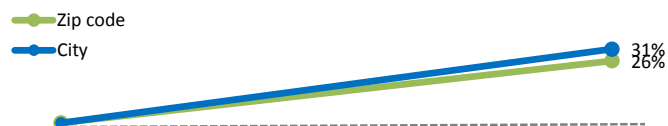
Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of
LOW INCOME households*

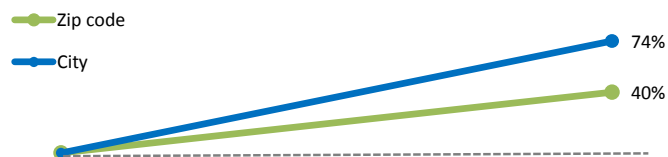
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$134,900

Median Rent \$826

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 78%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 14%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

8%

11%



Artists & Musicians
(earning about \$31,000 per year)

24%

40%



Teachers
(earning about \$48,000 per year)

75%

89%



Tech sector professionals
(earning about \$84,000 per year)

98%

100%

Compared to the city overall, this ZIP code has...

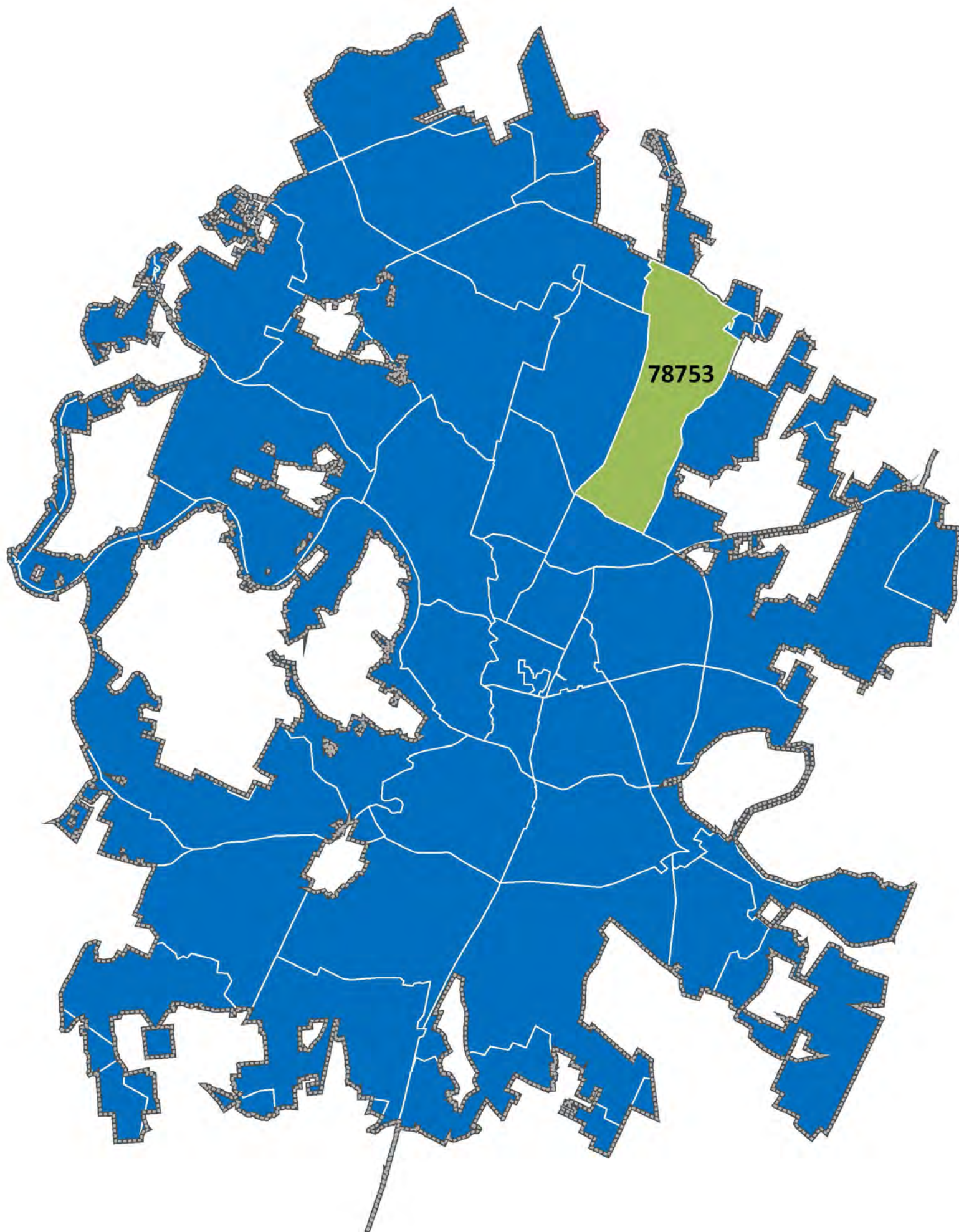
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

59% of ZIP code residents live within a quarter mile of a transit stop

\$708 is the average monthly transportation cost for residents of this ZIP code

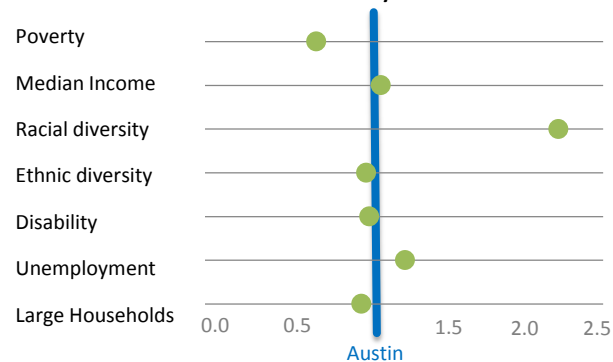
44% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78754

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



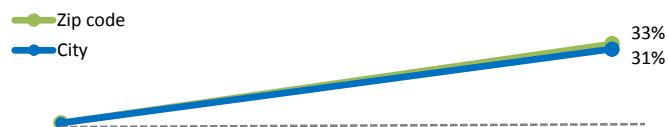
Income balance: does this ZIP code have a healthy mix of incomes?

This zip code is mostly MIDDLE INCOME households

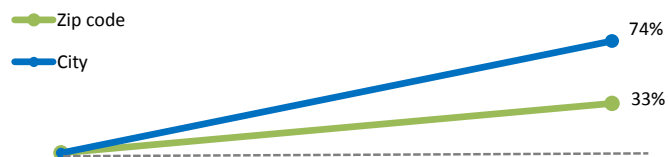
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$167,600

Median Rent \$969

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 70%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 4%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

1%

1%



Artists & Musicians
(earning about \$31,000 per year)

4%

22%



Teachers
(earning about \$48,000 per year)

59%

74%



Tech sector professionals
(earning about \$84,000 per year)

100%

100%

Compared to the city overall, this ZIP code has...

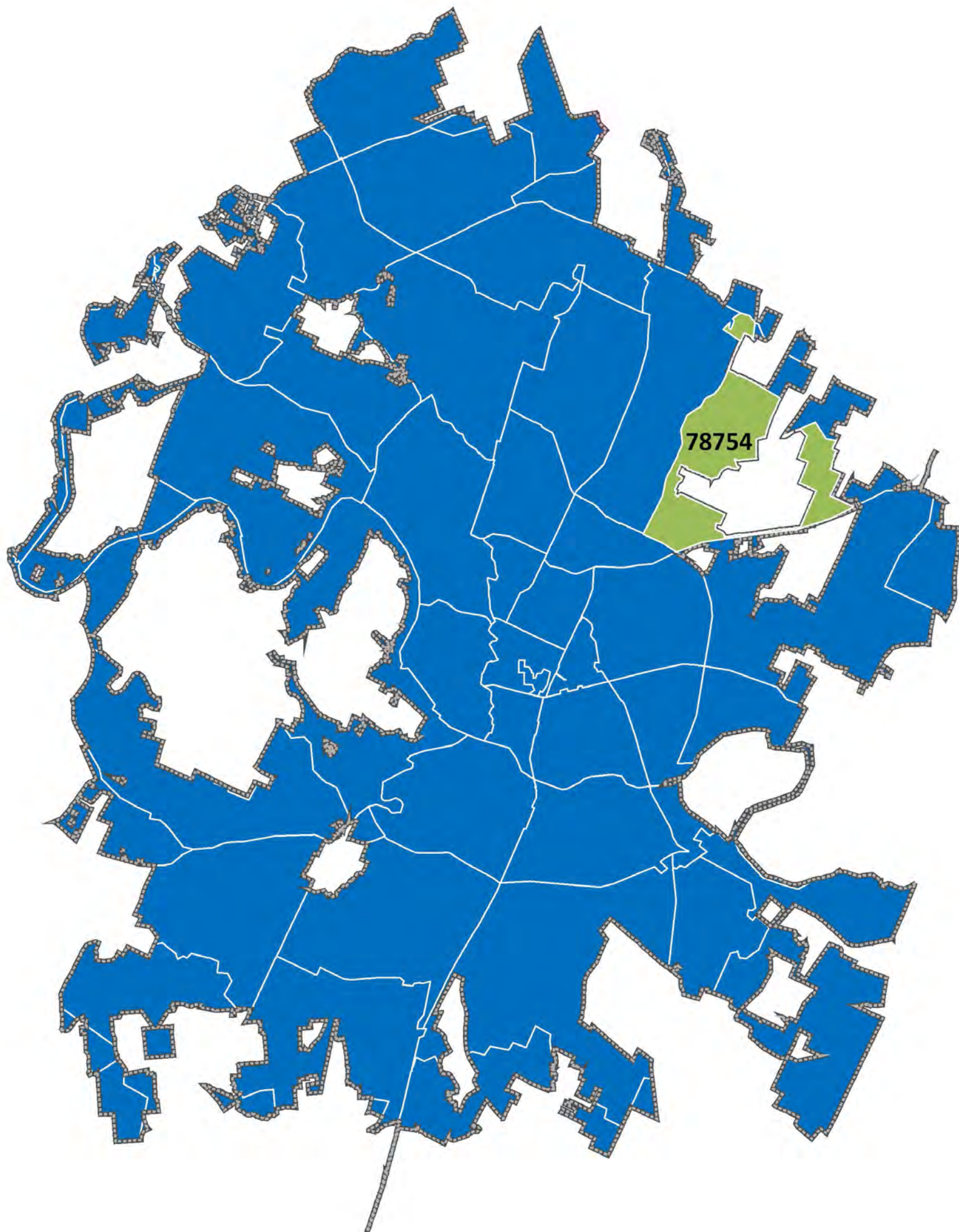
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

19% of ZIP code residents live within a quarter mile of a transit stop

\$708 is the average monthly transportation cost for residents of this ZIP code

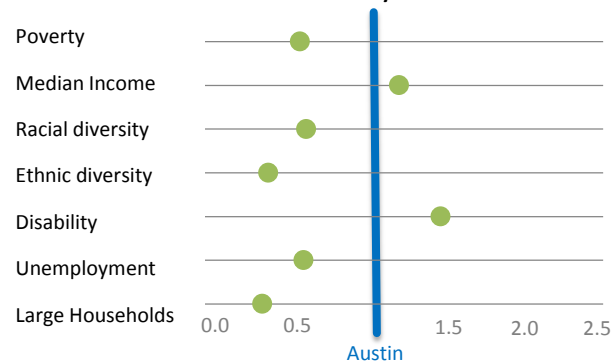
41% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78756

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

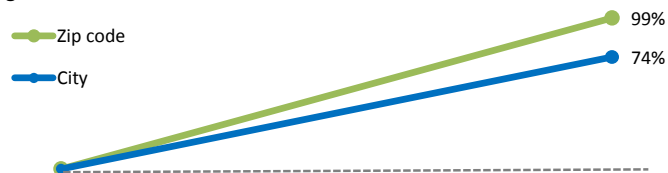
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$342,300

Median Rent \$888

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **20%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **17%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

2%

Rent

13%



Artists & Musicians
(earning about \$31,000 per year)

3%

34%



Teachers
(earning about \$48,000 per year)

19%

76%



Tech sector professionals
(earning about \$84,000 per year)

37%

99%

Compared to the city overall, this ZIP code has...

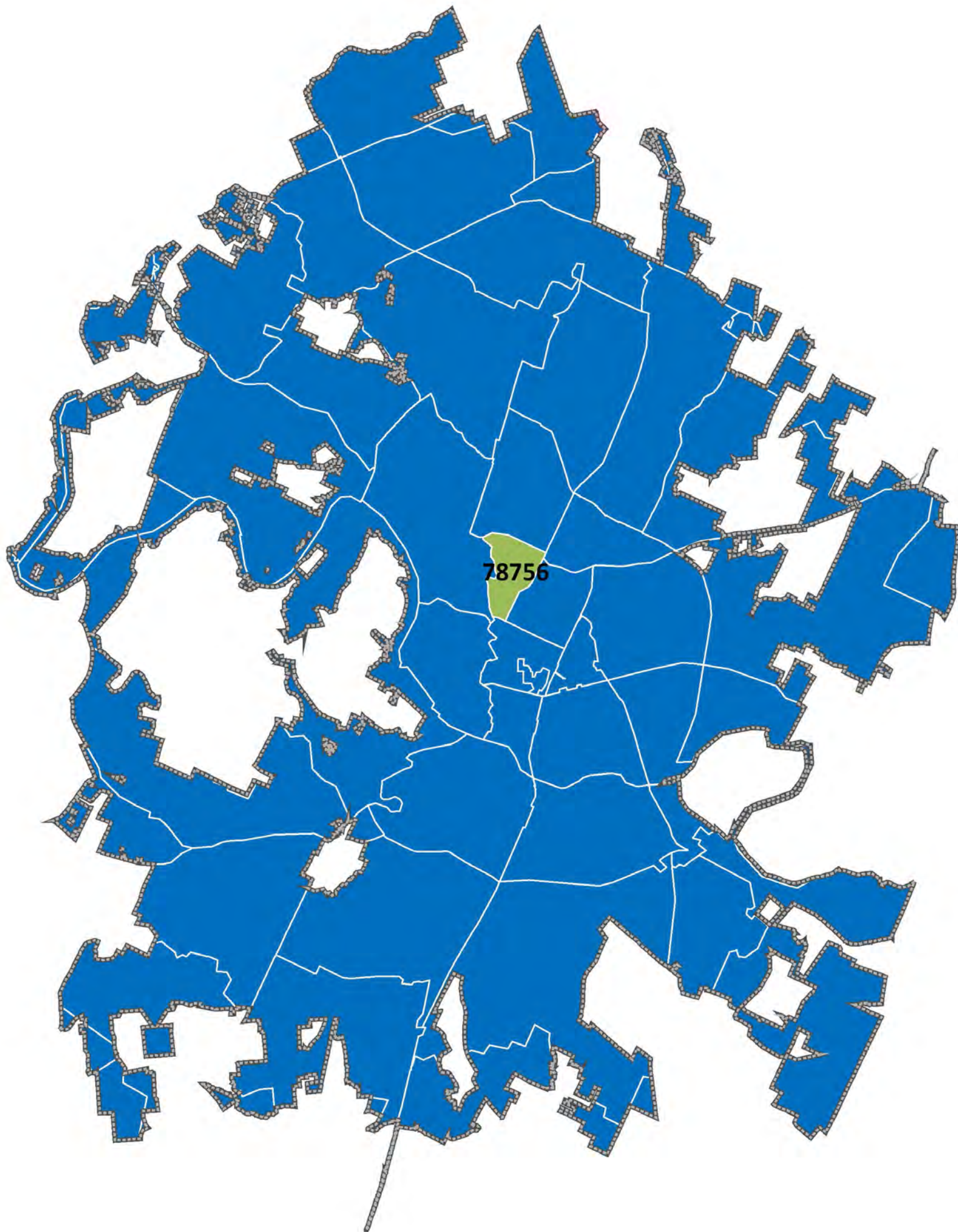
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

90% of ZIP code residents live within a quarter mile of a transit stop

\$550 is the average monthly transportation cost for residents of this ZIP code

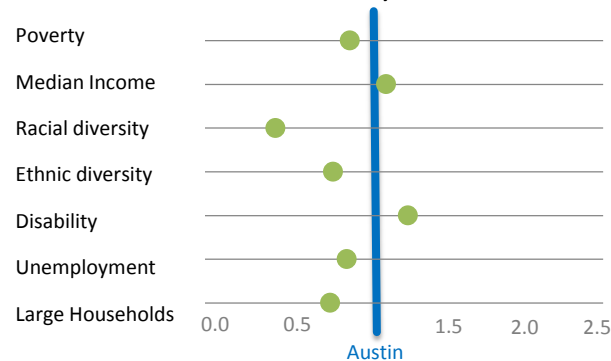
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78757

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

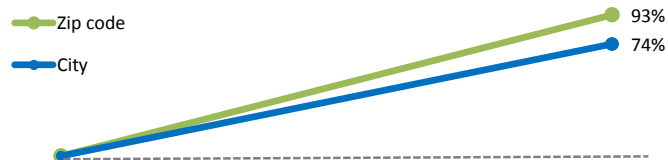
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$253,300

Median Rent: \$895

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **21%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **8%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

2%

Rent

6%



Artists & Musicians
(earning about \$31,000 per year)

8%

32%



Teachers
(earning about \$48,000 per year)

21%

75%



Tech sector professionals
(earning about \$84,000 per year)

56%

100%

Compared to the city overall, this ZIP code has...

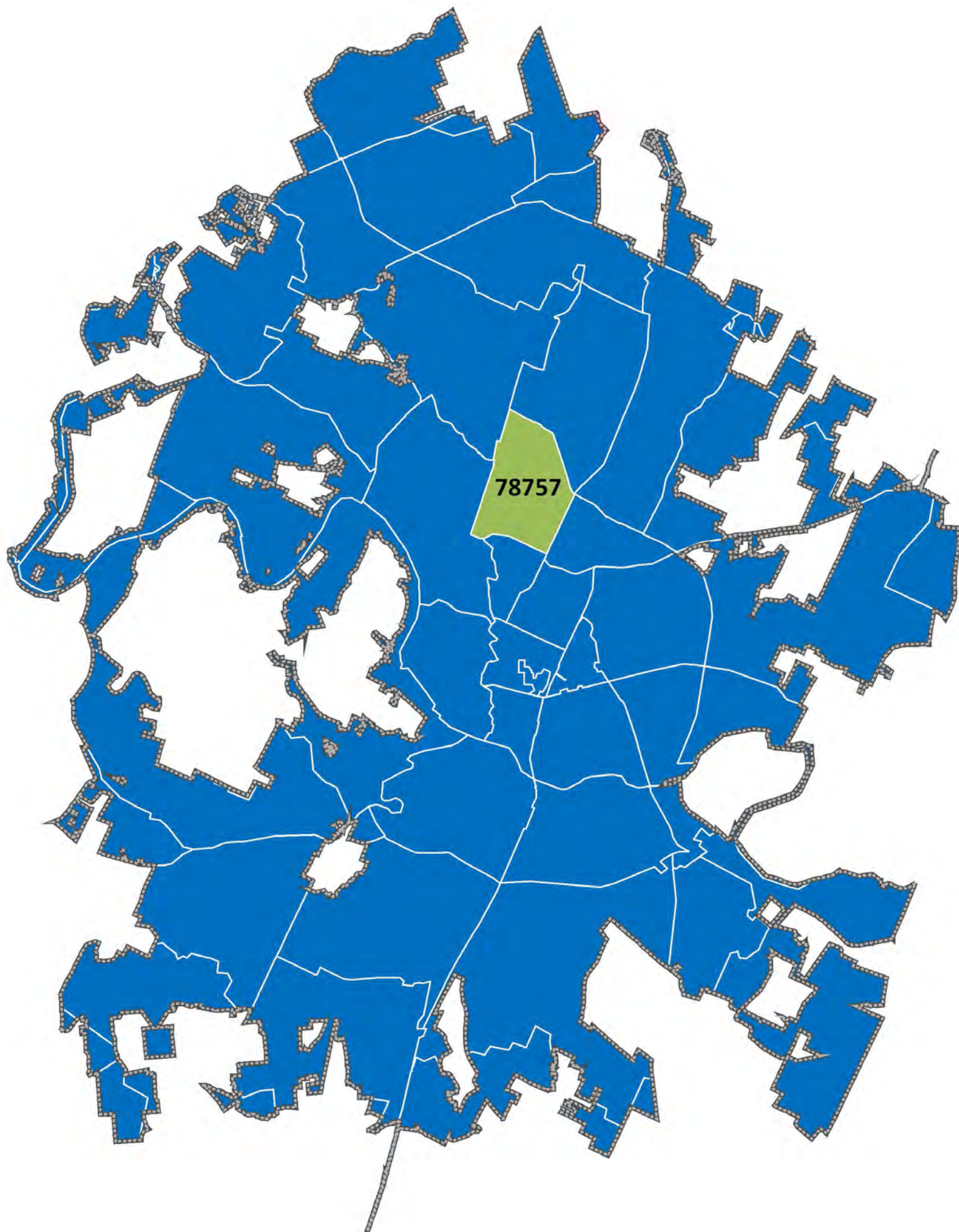
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

79% of ZIP code residents live within a quarter mile of a transit stop

\$590 is the average monthly transportation cost for residents of this ZIP code

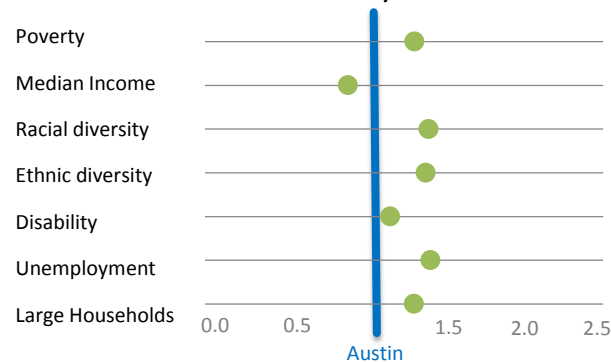
36% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78758

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



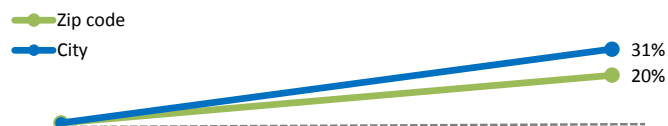
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

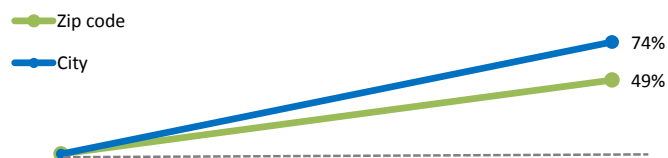
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$144,200

Median Rent \$898

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs. 71%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs. 11%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

13%

Rent

8%



Artists & Musicians
(earning about \$31,000 per year)

23%

32%



Teachers
(earning about \$48,000 per year)

69%

83%



Tech sector professionals
(earning about \$84,000 per year)

99%

99%

Compared to the city overall, this ZIP code has...

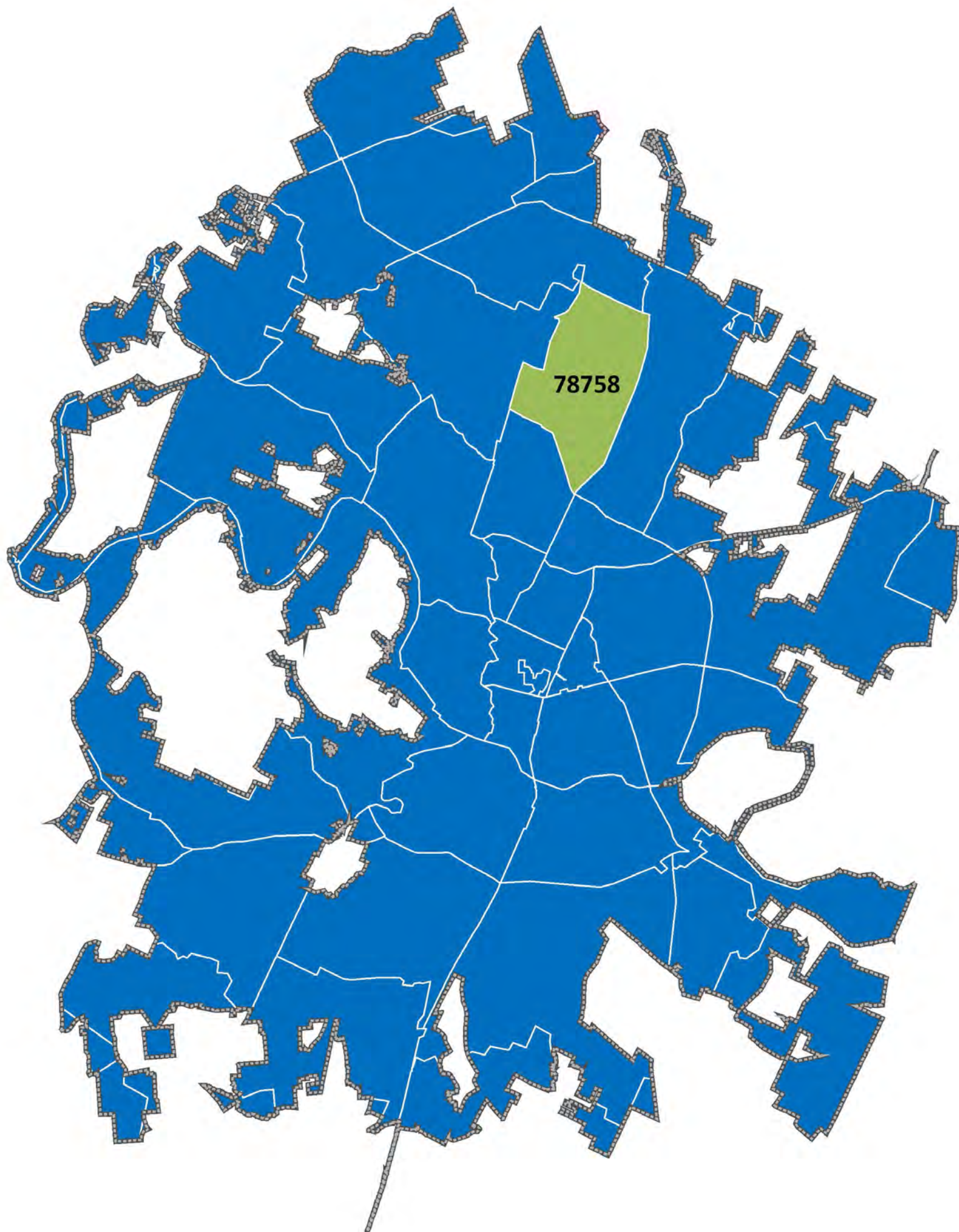
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

75% of ZIP code residents live within a quarter mile of a transit stop

\$668 is the average monthly transportation cost for residents of this ZIP code

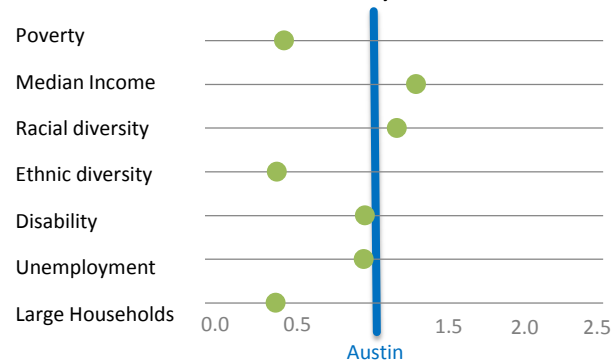
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78759

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

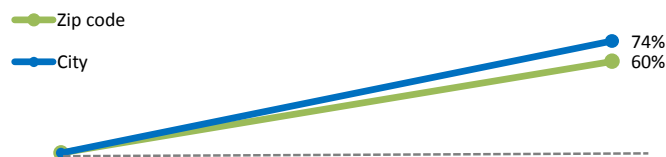
Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



Housing Affordability

Median Home Value: \$307,800

Median Rent \$962

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **13%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

33% of renters city-wide earn less than \$25,000 **vs.** **3%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers
(earning about \$24,000 per year)

Buy

Rent

2%

2%



Artists & Musicians
(earning about \$31,000 per year)

3%

18%



Teachers
(earning about \$48,000 per year)

13%

75%



Tech sector professionals
(earning about \$84,000 per year)

45%

99%

Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

28% of ZIP code residents live within a quarter mile of a transit stop

\$629 is the average monthly transportation cost for residents of this ZIP code

40% of housing + transportation costs in this ZIP code are from transportation costs

