

# Brigitte's Newsletter p.1

January 2011

## Spring is a great time to buy

CHICAGO ([Allied Van Lines](#)) – For the sixth year in a row, Texas leads the nation as the number one magnet state, reports Allied Van Lines.

Texas had the highest net relocation gain (inbound moves performed by Allied minus outbound moves).

The moving company's report showed a net gain of 1,640, which is lower than last year's performance but far outpaced all other states.

Allied attributes the states "magnetism" to its diverse, strong economy

### **Apartments in Austin will be in shortage in 2011**

Apartment rents are on the rise again in Central Texas, after a significant rise in occupancy in 2010, according to the latest report from market tracker MPF Research. And the apartment market should get even tighter this year, say MPF analysts, who are forecasting that Austin will be the nation's second-best apartment market performer this year.

**Monthly rents in the Austin area averaged \$854** at the end of 2010, MPF said. Although rent growth didn't kick in until the last half of the year, **December's effective pricing was up 2.4 percent from late 2009**. Annual rent growth of 2.4 percent in Austin nearly mirrored the 2.5 percent bump seen in the nation as a whole, MPF said.

**Apartment occupancy jumped 3.6 percentage points, one of the strongest increases in the country.** The improvement brought occupancy to 93.5 percent, moving Austin's rate from a level well below the U.S. norm to right in line with the national average.

MPF expects local apartment occupancy to firm by another 2.2 percentage points in 2011 and effective **rents to rise 6.8 percent**, taking total revenue change to 9 percent. Only San Jose, Calif., with forecast revenue growth of 10.2 percent is projected to do better.

"Significant further improvement in Austin's apartment occupancy rate looks like a sure thing," said Greg Willett, MPF's vice president of research. "The economy is already expanding at a pace fast enough to spur sizable apartment demand, and 2011's completion volume will plunge to just a handful of units. As for rent growth, it's always a feast-or-famine situation in Austin. Conditions now are coming together to produce one of the area's cyclical pricing pikes."

MPF said the Austin area registered demand for **9,340 apartments last year, more than three times the 3,027 units that were delivered.**

If you can pay **\$ 854 on rent** you should be able to own your own

**"PIECE OF TEXAS"**

Brigitte Mueller. Realtor® TAHS

E-mail: [bm@bmrealty.com](mailto:bm@bmrealty.com) \*\*\* Web: [bmrealty.com](http://bmrealty.com)

# Brigitte's Newsletter p.2

## Annual Home Safety Checklist

No one knows when an emergency will strike that could confine us to our homes, possibly without electricity, running water, or working telephones. That is why experts recommend keeping an "Emergency Preparedness Kit" on hand. Listed below are items to include in your kit:

**Drinking Water** - enough for several days for each family member

**Non-perishable food** - enough to nourish the family for several days. Include a manual can opener .

**Flashlight** - at least one, more if possible, and a portable radio - and charged batteries.

**First aid kit and book**

**Cooler to store ice and food** - one each for ice and food is ideal

**Large plastic garbage bags and duct tape** - for repairs and other mishaps that might occur.

**Infant necessities** - if you have a baby

**Blanket pillows and sleeping bags** - enough for each family member

**Extra clothing** - store several pairs of sweats that can be easily used by different-sized family members

**Crayon and coloring book** - to keep small, restless children occupied.

## Helpful hints

### Balancing Life and Work

People today work hard and wish for more balance between their jobs and their personal lives. It's no surprise that studies show employees who feel they are achieving a balance in their work and personal lives tend to do better and have more satisfaction in both areas. Creating a balance between work and life outside of work can be beneficial to both employees and employers in the following ways:

- Employees show increased productivity, competency and focus.
- There is more flexibility and team work among employees.
- Morale levels among employees increase, which results in increased levels of motivation and commitment.
- There is a reduction in employee absenteeism.
- Employee retention is increased.

Contrary to popular belief, the over-achieving workaholics are not the ones who are the most successful in their careers - or in their personal lives. Those who realize the most success in both areas achieve a healthy balance in life, on and off the job.

Brigitte Mueller. Realtor TAHS

E-mail: [bm@bmrealty.com](mailto:bm@bmrealty.com) \*\*\* Web: [bmrealty.com](http://bmrealty.com)