

Lubbock Apartment Association

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# *Occupancy Survey*

*January 2011*

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# January 2011 Occupancy Survey

The Lubbock Apartment Association conducted their semi-annual occupancy survey for January 15th, 2011.

The total number of units surveyed was 11,557 and the total occupancy was 10,645. These figures yielded an overall occupancy factor of 92.11%.

Units surveyed were divided into four areas of the city (see the attached map). Thirty-fourth Street is used as the North/South divider and Indiana Avenue is used as the East/West divider.

By comparison, the overall occupancy factor of 92.11% is 1.93% higher than the factor determined by the Occupancy Survey of January 2010.

## Occupancy Factor by Total Number Units Surveyed in Each Unit Size

	Units Surveyed	Units Occupied	Occupancy Factor
Efficiency	418	393	94.02%
1 Bedroom	5,083	4,769	93.82%
2 Bedroom	4,988	4,507	90.36%
3 Bedroom	866	795	91.80%
4 Bedroom	181	172	95.03%
<b>TOTALS</b>	<b>11,557</b>	<b>10,645</b>	<b>92.11%</b>

# January 2011 Occupancy Survey

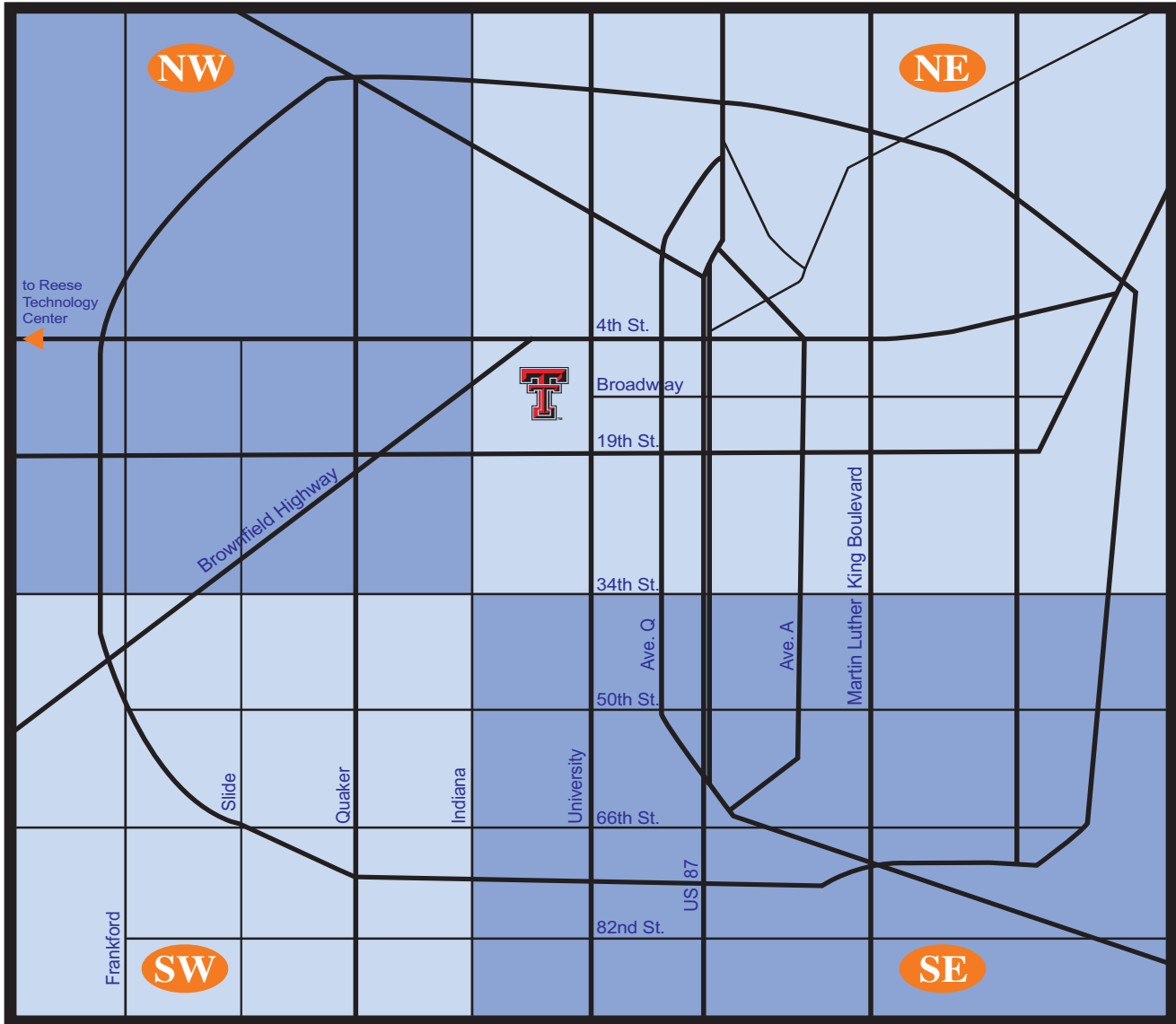
## Average Rental Rate by Bedroom, by Quadrant

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	Average Rental Rate
<b>Northeast</b>	
Efficiency	\$415.00
1 Bedroom	\$630.58
2 Bedroom	\$801.73
3 Bedroom	\$1,127.11
4 Bedroom	\$1,104.40
<b>Northwest</b>	
Efficiency	\$410.20
1 Bedroom	\$588.40
2 Bedroom	\$779.76
3 Bedroom	\$1,275.33
4 Bedroom	\$1,600.00
<b>Southeast</b>	
Efficiency	\$360.00
1 Bedroom	\$454.80
2 Bedroom	\$563.22
3 Bedroom	\$802.50
<b>Southwest</b>	
Efficiency	\$431.00
1 Bedroom	\$602.34
2 Bedroom	\$691.86
3 Bedroom	\$823.33
4 Bedroom	\$1,280.00

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# January 2011 Occupancy Survey

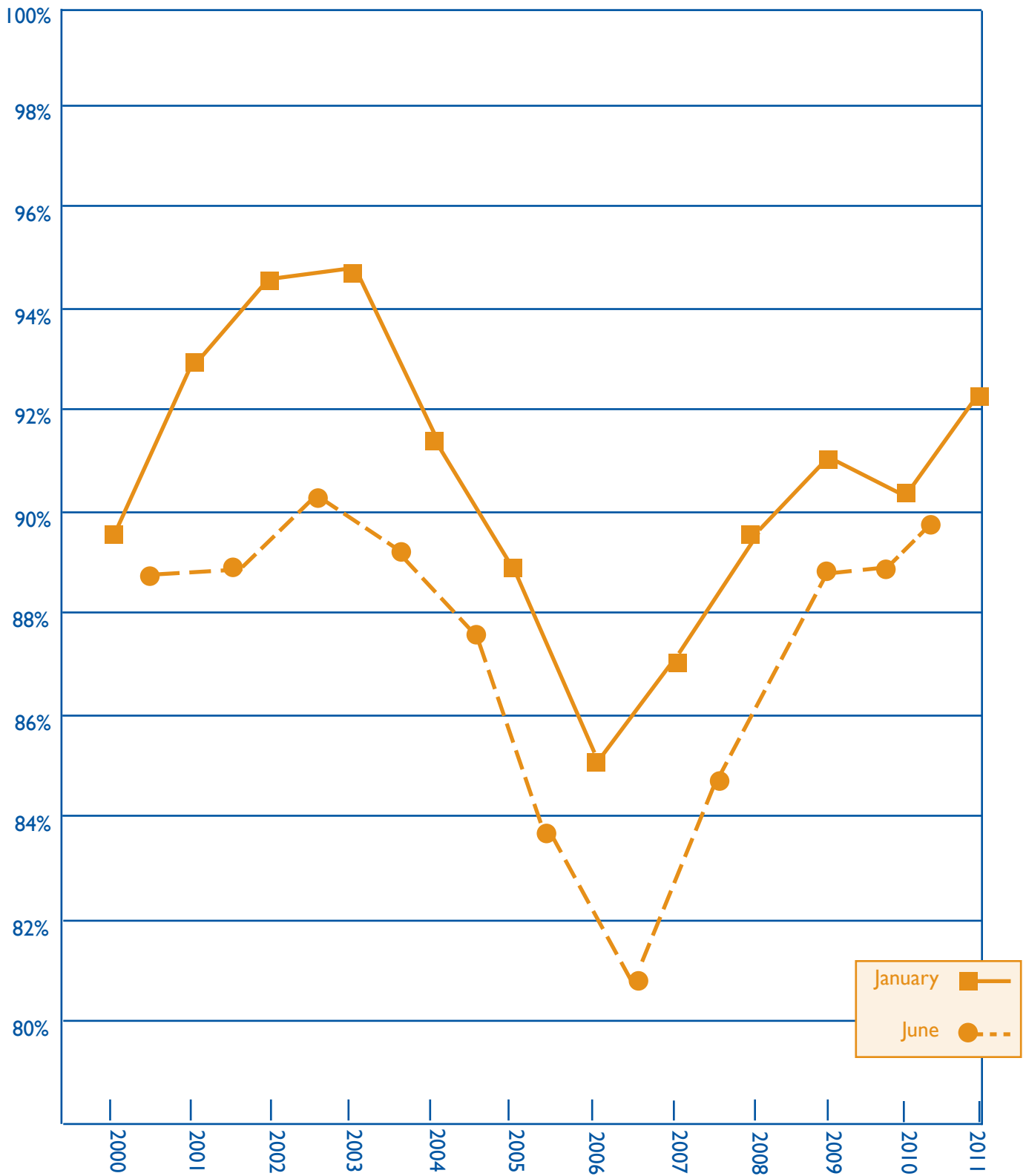


## Units Surveyed Were Divided into Four Areas of Lubbock

	Units Surveyed	Units Occupied	Occupancy Factor
Northeast (NE)	2,572	2,422	94.17%
Northwest (NW)	3,062	2,848	93.01%
Southeast (SE)	547	502	91.77%
Southwest (SW)	5,376	4,873	90.64%

## Summary

	Units Surveyed	Units Occupied	Occupancy Factor
Jan. '01	14,799	13,707	92.62%
Jun. '01	14,828	13,186	88.93%
Jan. '02	15,293	14,449	94.48%
Jun. '02	15,381	13,870	90.18%
Jan. '03	15,504	14,657	94.54%
Jun. '03	15,543	13,822	88.93%
Jan. '04	15,608	14,273	91.45%
Jun. '04	15,522	13,623	87.77%
Jan. '05	16,974	15,069	88.78%
Jun. '05	15,049	12,062	83.74%
Jan. '06	17,481	14,889	85.17%
Jun. '06	15,615	12,696	81.31%
Jan. '07	17,668	15,392	87.12%
Jun. '07	15,160	12,865	84.86%
Jan. '08	16,679	14,953	89.65%
Jun. '08	14,766	13,135	88.95%
Jan. '09	13,102	11,970	91.36%
Jun. '09	15,490	13,781	88.97%
Jan. '10	15,564	14,035	90.18%
Jun. '10	14,705	13,198	89.75%
Jan. '11	11,557	10,645	92.11%



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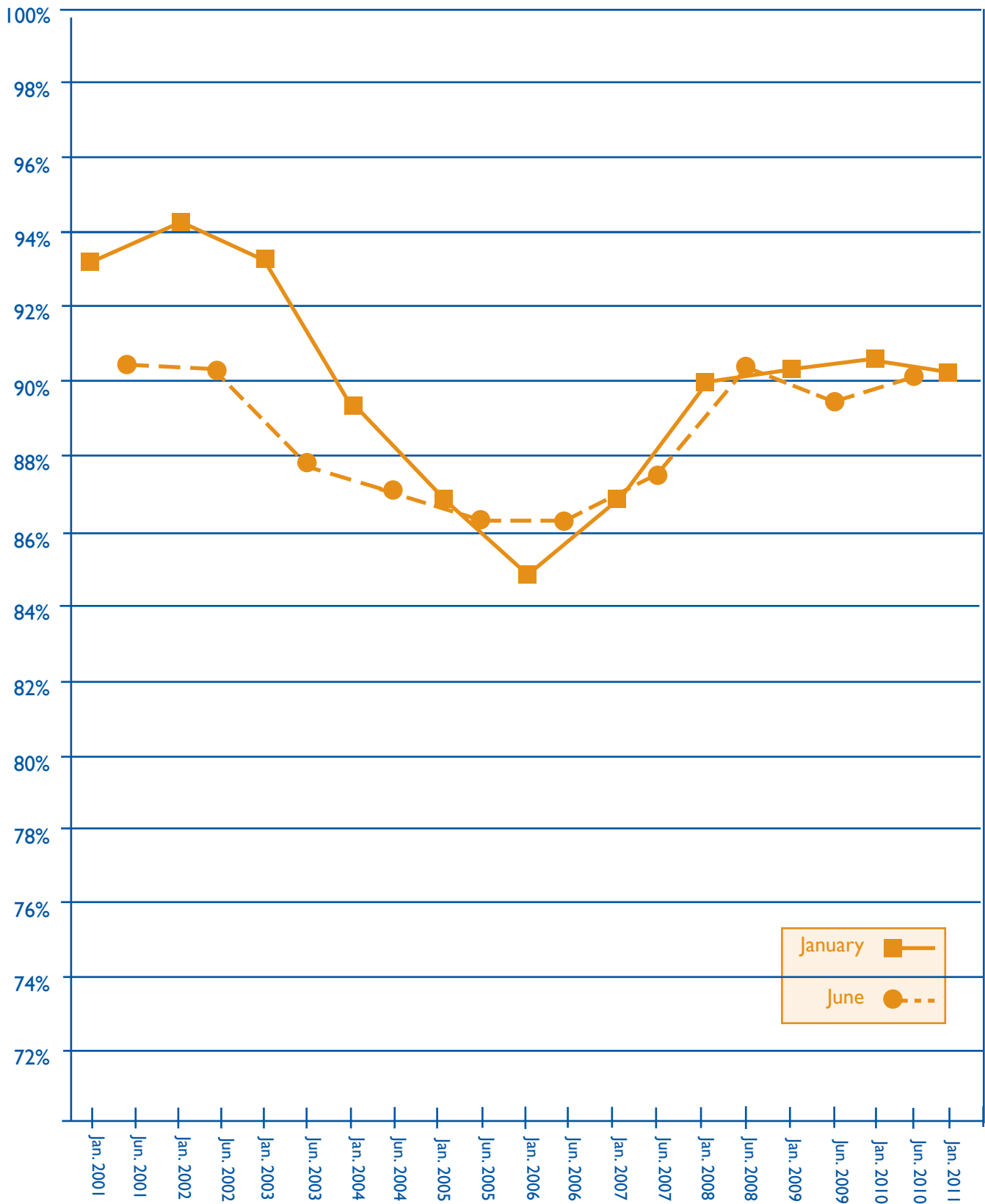
**Southwest Lubbock**  
South of 34th & West of Indiana

## Summary

	Units Surveyed	Units Occupied	Occupancy Factor
Jan. '01	6,037	5,640	93.42%
Jun. '01	6,089	5,534	90.89%
Jan. '02	6,030	5,689	94.34%
Jun. '02	5,832	5,252	90.05%
Jan. '03	5,925	5,550	93.67%
Jun. '03	6,124	5,401	88.19%
Jan. '04	5,926	5,304	89.50%
Jun. '04	5,888	5,150	87.47%
Jan. '05	6,201	5,366	86.53%
Jun. '05	6,135	5,320	86.72%
Jan. '06	5,888	5,034	85.50%
Jun. '06	5,661	4,874	86.10%
Jan. '07	6,113	5,326	87.13%
Jun. '07	5,812	5,113	87.97%
Jan. '08	5,988	5,389	90.00%
Jun. '08	5,489	4,963	90.42%
Jan. '09	5,311	4,789	90.17%
Jun. '09	5,559	4,990	89.76%
Jan. '10	5,562	5,017	90.20%
Jun. '10	5,397	4,878	90.38%
Jan. '11	5,376	4,873	90.64%

# January 2011 Occupancy Survey

Southwest Lubbock  
South of 34th & West of Indiana



# January 2011 Occupancy Survey

**Southeast Lubbock**  
South of 34th & East of Indiana

## Summary

	Units Surveyed	Units Occupied	Occupancy Factor
Jan. '01	1,497	1,395	93.19%
Jun. '01	1,585	1,473	92.93%
Jan. '02	1,761	1,673	95.00%
Jun. '02	2,089	1,948	93.25%
Jan. '03	1,868	1,777	95.13%
Jun. '03	1,854	1,670	90.08%
Jan. '04	1,710	1,540	90.06%
Jun. '04	1,665	1,474	88.53%
Jan. '05	1,746	1,503	86.08%
Jun. '05	1,444	1,200	83.10%
Jan. '06	1,599	1,278	79.93%
Jun. '06	1,203	1,012	84.12%
Jan. '07	1,777	1,477	83.12%
Jun. '07	1,180	968	82.03%
Jan. '08	1,544	1,373	88.92%
Jun. '08	846	738	87.23%
Jan. '09	1,468	1,314	89.51%
Jun. '09	1,584	1,381	87.18%
Jan '10	1,558	1,389	89.15%
Jun. '10	1,295	1,183	91.35%
Jan. '11	547	502	91.77%

# January 2011 Occupancy Survey

Southeast Lubbock  
South of 34th & East of Indiana



# January 2011 Occupancy Survey

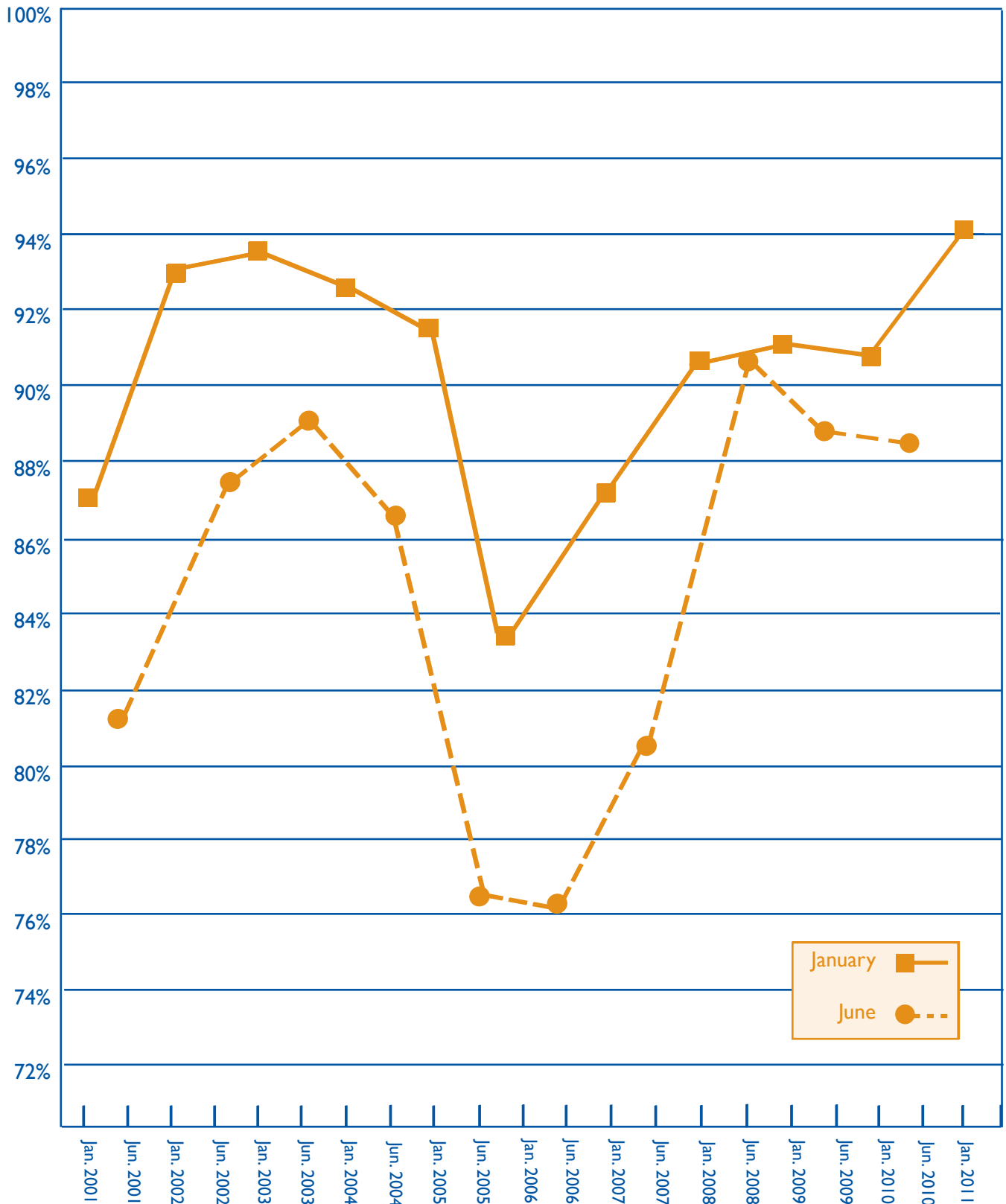
*Northeast Lubbock*  
North of 34th & East of Indiana

## Summary

	Units Surveyed	Units Occupied	Occupancy Factor
Jan. '01	2,568	2,239	87.19%
Jun. '01	2,701	2,182	80.78%
Jan. '02	2,861	2,643	92.38%
Jun. '02	2,437	2,133	87.53%
Jan. '03	2,337	2,193	93.84%
Jun. '03	2,512	2,229	88.73%
Jan. '04	2,691	2,490	92.53%
Jun. '04	2,787	2,409	86.44%
Jan. '05	3,095	2,840	91.76%
Jun. '05	2,217	1,688	76.14%
Jan. '06	3,177	2,655	83.57%
Jun. '06	2,572	1,956	76.05%
Jan. '07	3,325	2,910	87.52%
Jun. '07	2,568	2,101	81.81%
Jan. '08	2,986	2,712	90.82%
Jun. '08	2,899	2,633	90.82%
Jan. '09	1,637	1,495	91.33%
Jun. '09	2,910	2,585	88.83%
Jan. '10	2,494	2,269	90.98%
Jun. '10	2,355	2,085	88.54%
Jan. '11	2,572	2,422	94.17%

# January 2011 Occupancy Survey

Northeast Lubbock  
North of 34th & East of Indiana



# January 2011 Occupancy Survey

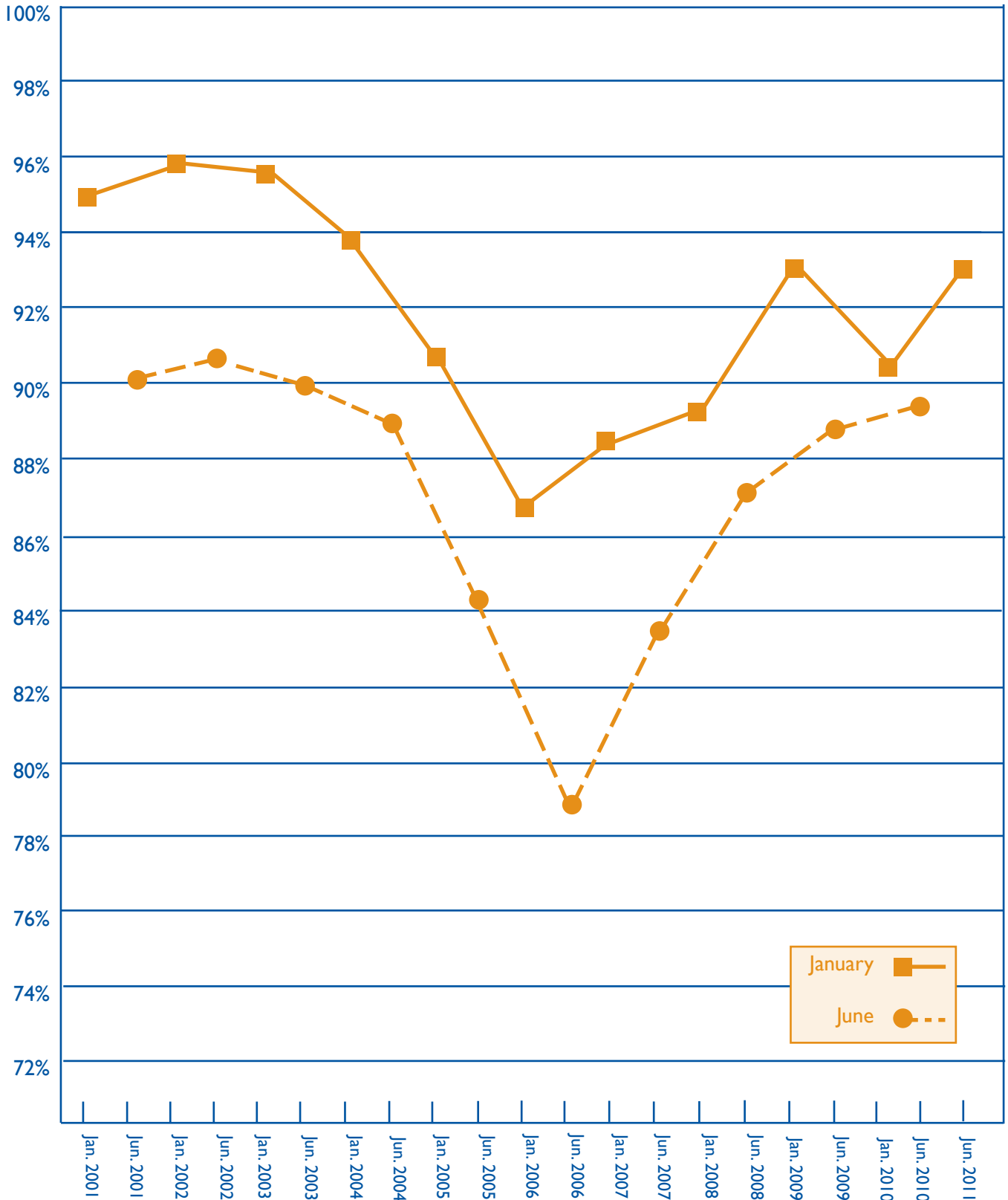
**Northwest Lubbock**  
North of 34th & West of Indiana

## Summary

	Units Surveyed	Units Occupied	Occupancy Factor
Jan. '01	4,697	4,433	94.38%
Jun. '01	4,453	3,997	89.76%
Jan. '02	4,641	4,444	95.76%
Jun. '02	5,023	4,537	90.32%
Jan. '03	5,374	5,137	95.59%
Jun. '03	5,053	4,522	89.49%
Jan. '04	5,281	4,939	93.52%
Jun. '04	5,182	4,590	88.58%
Jan. '05	5,932	5,360	90.36%
Jun. '05	5,381	4,520	84.00%
Jan. '06	6,857	5,922	86.36%
Jun. '06	6,179	4,854	78.56%
Jan. '07	6,453	5,679	88.01%
Jun. '07	5,600	4,683	83.63%
Jan. '08	6,161	5,479	88.93%
Jun. '08	5,532	4,801	86.79%
Jan. '09	4,686	4,372	93.30%
Jun. '09	5,437	4,825	88.74%
Jan. '10	5,590	5,360	90.08%
Jun. '10	5,658	5,052	89.29%
Jan. '11	3,062	2,848	93.01%

# January 2011 Occupancy Survey

Northwest Lubbock  
North of 34th & West of Indiana



# January 2011 Occupancy Survey

## Permits for Single-Family Residences

	Permits Requested	Valuation (\$)	Average Per Permit (\$)
July 2010	n/a	n/a	n/a
August 2010	137	20,956,245	152,965
September 2010	40	9,901,415	247,535
October 2010	36	8,211,225	228,090
November 2010	31	9,659,165	311,586
December 2010	33	7,803,077	236,457
January 2011	41	8,955,947	218,438

*Information courtesy of the City of Lubbock Building Inspection Department*

## Single Family Homes, Townhomes, Condominiums

	Listings	Closed Sales	Dollar Volume (\$)	Average Price of Home Sales (\$)
July 2010	1781	1830	31,597,764	140,435
August 2010	1847	251	34,297,122	136,641
September 2010	1805	189	29,681,315	157,044
October 2010	1770	195	25,702,976	131,810
November 2010	1696	169	23,804,225	140,853
December 2010	1597	220	30,982,194	140,828
January 2011	1662	135	18,354,714	135,960

*Information courtesy of the Lubbock Association of Realtors*