

WELCOME TO

# *San Antonio and Austin, Texas*

A BRIEF INTRODUCTION TO  
ALAMO CITY & ATX

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A REAL ESTATE EBOOK FROM



## INTRODUCING TWO OF AMERICA'S FASTEST-GROWING METROS

# *San Antonio and Austin, Texas*

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From the bustling big cities to the star-spangled night skies of West Texas, there are many reasons to adore the Lone Star state. Among them are two of America's fastest-growing and most unique metropolises; the architectural gem of Texas: San Antonio, and the cradle of creativity: Austin.

Both are considered to be some of the best places to live, both are home to the best places to eat, and both are some of the best places to do business which is why each has seen over a decade of positive growth, and why experts predict there's more to come. So without further ado, here's your introduction to some of San Antonio and Austin's hottest neighborhoods.





# Hottest Spots in San Antonio

## #4: DOWNTOWN SAN ANTONIO

‘San Antone’ has long been sentimentalized by country and western singers, and rightfully so. There’s just something about taking a nighttime stroll along the river amid the soft glow of the city lights, the restaurants, and the architecture that makes you feel at peace, if not a bit romantic. Its central location and proximity to the city’s highest concentration of office space also makes it a great place for both empty nesters and young professionals alike.

**Local Tip:** When you have visitors come into town, walk them by the Alamo and make your way to the Little Rhein Steak House. A San Antonio staple for over 50 years, the Little Rhein is located in the historic La Villita, a place where human activity can be traced back to the 1500s.

The median home value in Downtown San Antonio is \$419,084, which is a 2.4% increase from the previous year. Zillow predicts this will rise another 2.9% within the next year.



### #3: TOBIN HILL/THE PEARL DISTRICT

As the beating heart of the Pearl District, the historic Hotel Emma is a 19th-century brewhouse turned 146-room work of art. One part industrial-chic, one part steampunk, one part classical opulence, and a bar that's beyond imagination, the hotel sets the mood of the surrounding neighborhood.

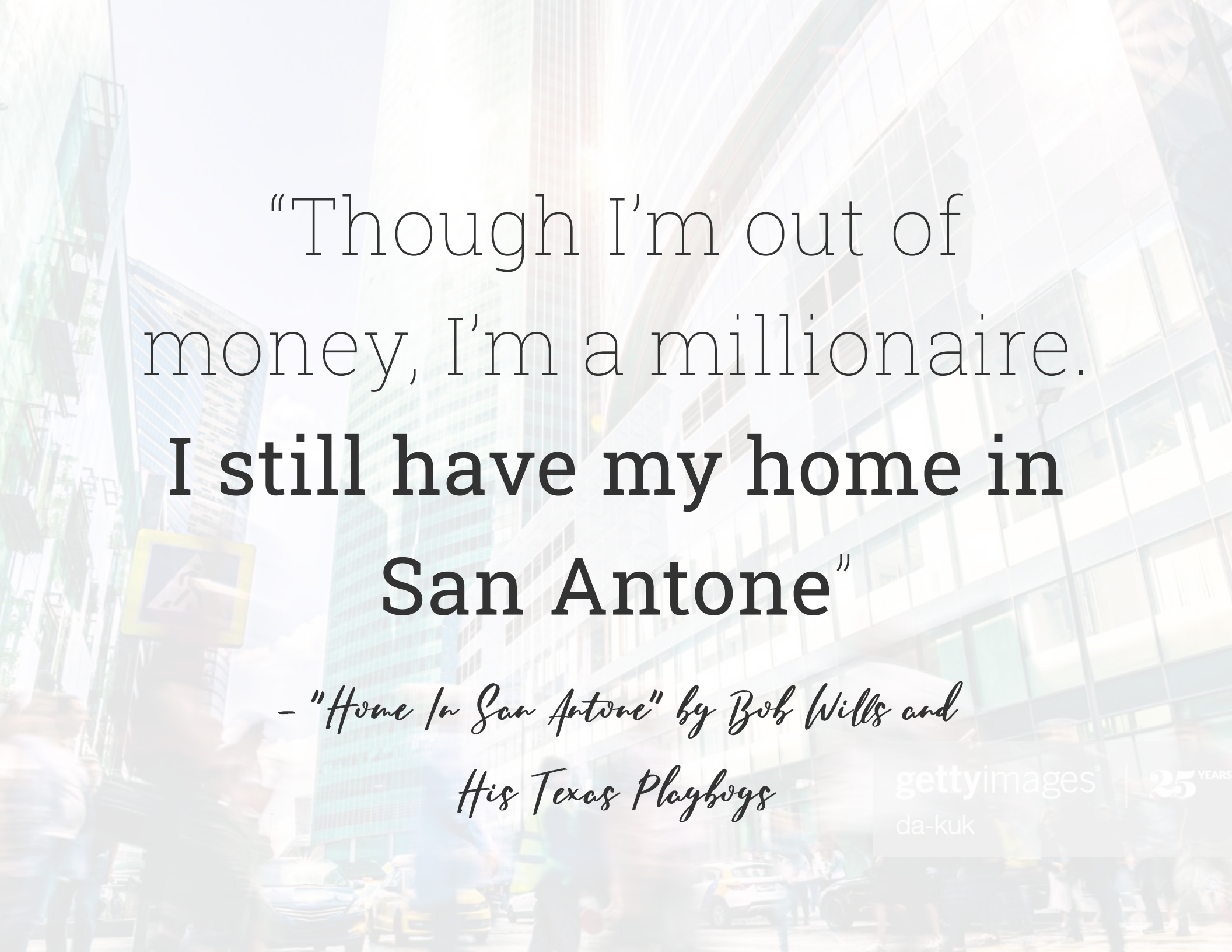
**Local tip:** Not surprisingly, there's no shortage of chic little small plate haunts, but catch a meal at Supper and it'll change you. Attached to the Hotel Emma, the design language continues through the restaurant, making it one of the most unique restaurant experiences in the country.

The median home value in Tobin Hill is \$311,753, which is a 6 % increase from the previous year. Zillow predicts this will rise another 4.1% within the next year.

## Hottest spots in San Antonio







“Though I’m out of  
money, I’m a millionaire.  
**I still have my home in  
San Antone”**

*- “Home In San Antone” by Bob Wills and  
His Texas Playboys*

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25 YEARS





## *Hottest spots in San Antonio*

### #2: WEST CANYON LAKE

For those who prefer to get out of town but don't want to be too far from civilization, West Canyon Lake might be the answer. Located approximately 45 miles from San Antonio, this coveted Texas Hill Country escape has a lot to offer in terms of views, parks, and water-based recreation.

**Local tip:** Take a minute to relax on a bench in Canyon Overlook Park, or take the dogs for an evening walk to take in all that Canyon Lake has to offer.

The median home value in West Canyon Lake is \$276,963, which is a 6.9% increase from the previous year. Zillow predicts this will rise another 4.8% within the next year.





## Hottest spots in San Antonio

### #1: RIVER CHASE/ NEW BRAUNFELS

Just east of Canyon Lake is the sprawling suburb of River Chase. It wouldn't be Texas if you couldn't live big, and there's definitely square footage to be had in River Chase. Big homes come with a big price, however, with one of the area's lowest 'days on market' counts, that doesn't seem to be slowing anyone down

**Local tip:** combat the summer heat by grabbing a burger and a cold one at the Lone Star Float House and Grill. Nestled along the banks of the Guadalupe River, the Lone Star Float House serves those traveling by intertube or car.

The median home value in New Braunfels is \$275,532, which is a 3.3% increase from the previous year. Zillow predicts this will rise another 3.7% within the next year.



## Hottest spots in Austin

### #3: SOUTH CONGRESS *Keep Austin Weird*

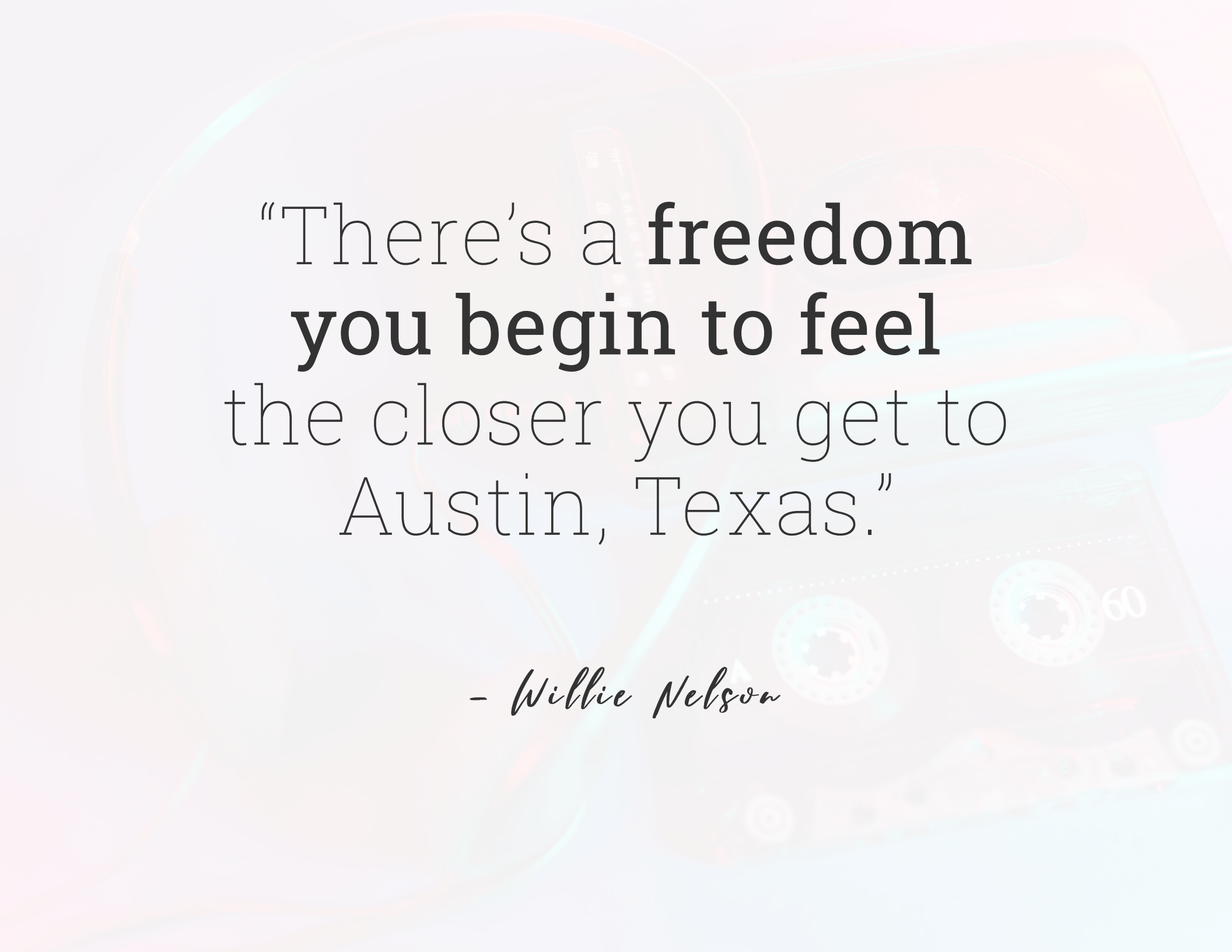
With chic boutiques, fancy eats, and temples of Americana like the Continental Club, South Congress has long grabbed headlines for being one of the country's hippest neighborhoods. And while that attention might be shifting to more affordable areas of the city, SoCo will always ooze charisma and be the scene that attracted people there in the first place.

**Local tip:** For the adventurous, worldly eaters among you, purchase tickets to Otoko's multi-course omakase Japanese dining experience. Not your style? Not a problem, grab a quick slice at Homeslice Pizza and wash it down with some brews and hard-drivin' Texas-style blues at the Continental.

The median home value in South Austin is \$620,572, which is a 6.3% increase from the previous year. Zillow predicts this will rise another 4.0% within the next year







“There’s a **freedom**  
**you begin to feel**  
the closer you get to  
Austin, Texas.”

*- Willie Nelson*



## #2: EAST AUSTIN

Long time residents of Austin may remember the east side of town as a vibrant, diverse, working-class neighborhood, but these days it's the place to be. Here you'll find galleries, condos, food trucks, craft cocktail bars, and more than enough places to sip high-end espresso all juxtaposed with relics of East Austin's humble and artistic past.

**Local tip:** Seek out Discada's tacos. A humble street-taco trailer in East Austin, Discada's menu is limited to a few perfected styles of the Mexico City staple, but it's about as close to street-food heaven as you can get.

The median home value in South Austin is \$462,338 which is a 5.2% increase from the previous year. Zillow predicts this will rise another 4.6% within the next year.

## Hottest spots in Austin







## *Hottest spots in Austin*

### *#1:* BRUSHY CREEK

Located about 30 -minutes north of Austin, the family-friendly suburb of Brushy Creek isn't too far from the action, yet it's home to one of Austin's most desirable school districts. With a median home price that hovers around the mid-300s, Brushy Creek is quickly becoming Austin's go-to area for young families.

**Local tip:** With Lake Travis so close, it's hard not to spend summer days in and around the water, and nights in downtown Austin.

The median home value in Brushy Creek is \$323,560 which is a 2.3% increase from the previous year. Zillow predicts this will rise another 4.4% within the next year.





# Why San Antonio and Austin Real Estate?

With Texas-sized demand for real estate, great jobs, and undeniable charm, both markets are some of the best in the country for real estate professionals.

## Quick Stats - SAN ANTONIO, TEXAS

YEAR/YEAR MEDIAN HOME PRICES (MAY 2018-MAY 2019):	<b>4.5%</b>
MEDIAN HOME VALUE:	<b>\$258,992</b>
MEDIAN RENT PRICE:	<b>\$1,375</b>
AVERAGE DAYS LISTED:	<b>84</b>
HOMES WITH NEGATIVE EQUITY:	<b>8.2%</b>
DELINQUENT MORTGAGES:	<b>1.6%</b>

## Quick Stats - AUSTIN, TEXAS

YEAR/YEAR MEDIAN HOME PRICES (MAY 2018-MAY 2019):	<b>5%</b>
MEDIAN HOME VALUE:	<b>\$394,095</b>
MEDIAN RENT PRICE:	<b>\$1,750</b>
AVERAGE DAYS LISTED:	<b>64</b>
HOMES WITH NEGATIVE EQUITY:	<b>8.2%</b>
DELINQUENT MORTGAGES:	<b>0.4%</b>



THERE'S NEVER A BETTER TIME TO BECOME A

# *San Antonio or Austin Real Estate Agent*

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Between the world-class dining, the wealth of jobs, and the fact that there's always something unique going on, both San Antonio and Austin are appealing destinations for employers, individuals, and real estate agents alike. In January 2020, **over \$726 million worth of single-family homes, townhomes, and condos were sold** in Austin. As for San Antonio, 2019 saw a **10.8% increase in year-over-year luxury home sales volume for a total of \$319 million**. With numbers projected to grow in each respective market, now is the time for new real estate agents to start selling in San Antonio & Austin, especially in the Austin and San Antonio areas.

If you want to learn more about how you can easily get your license and join the ranks of San Antonio & Austin real estate agents, visit us at [TheCEshop.com/Texas/San-Antonio-Austin-real-estate](https://TheCEshop.com/Texas/San-Antonio-Austin-real-estate). There you'll be able to find out what exactly you'll need to do to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.



# About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education. With industry-leading pass rates, and support from Pre-Licensing through SAE and CE, our students are better prepared to set themselves up for success.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, SAE, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

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