

Austin

Relocation Guide

EVERYTHING YOU NEED TO KNOW BEFORE MOVING



BERKSHIRE HATHAWAY | TEXAS REALTY
HOMESERVICES

Serving the Austin and the
Surrounding Area for the last 40 years

#ForeverAgent #Good to Know

hey there,

NICE TO MEET YOU!

SO YOU'RE THINKING OF BUYING YOUR FIRST HOME?

Hello! I'm your Austin real estate expert. With many years of experience in Central Texas, I'm equipped to make your move smooth and enjoyable.

I focus on understanding your specific homebuying needs, whether you're buying your first home, expanding for a growing family, or downsizing.

Let's find your perfect Austin home and start this exciting new chapter! Ready to begin? I'm here to help turn your homeownership dreams into reality in Austin.



Vedara Stevenson | REALTOR®



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Austin, Texas 78731

Inside This Guide

- ✓ Austin Neighborhoods
- ✓ Cost of Living
- ✓ Schools & Education
- ✓ Healthcare
- ✓ Home Buying Process
- ✓ Local Tips & Resources



Welcome to Austin

AUSTIN: YOUR GUIDE TO LIFE IN CENTRAL TEXAS

Austin, Texas, is one of the fastest-growing and most desirable regions in the country, offering a unique blend of career opportunities, outdoor recreation, and an exceptional quality of life.

The greater Austin area extends well beyond the city limits, with popular communities such as Round Rock, Cedar Park, Leander, Georgetown, Lakeway, and Dripping Springs. Each offers its own unique appeal, from excellent schools and family-friendly neighborhoods to Hill Country views, lake living, charming downtown districts, and convenient access to major employers throughout the region.

Residents enjoy a strong economy fueled by technology, healthcare, education, and business innovation, along with abundant outdoor activities including Lake Travis, local parks, hiking trails, golf courses, and miles of scenic Hill Country landscapes. The area is also known for its diverse dining scene, local shopping, entertainment, and year-round community events.

Whether you're seeking the energy of the city, the convenience of a suburb, or a peaceful Hill Country retreat, the Austin area offers a lifestyle for everyone. It's no surprise that people from across the country continue to choose Central Texas as a place to live, work, and thrive.

Austin's Housing Market

HOME PRICES, RENTAL RATES, AND NEIGHBORHOOD CHOICES



MEDIAN HOME SALE PRICE

Approximately \$415,000 in the Greater Austin area (2025-2026 market averages).

HIGHER-PRICED AREAS

Westlake: \$1.5M+

Lakeway: \$750K+

Bee Cave: \$700K+

Downtown Austin: \$600K+

MORE AFFORDABLE AREAS

Hutto: \$350K-\$400K

Kyle: \$325K-\$400K

Buda: \$375K-\$450K

Manor: \$350K-\$425K

***Note that home values vary based on location, size, condition, lot size, and community amenities.

RENTAL RATES

Rental pricing varies throughout the region, with urban areas generally commanding higher rents than suburban communities.

ONE BEDROOM APARTMENTS

- Downtown Austin: \$1,800 - \$2,800+
- The Domain/North Austin: \$1,500 - \$2,200
- Round Rock: \$1,200 - \$1,800

TWO BEDROOM APARTMENTS

- Downtown Austin: \$2,400 - \$3,500+
- Cedar Park/Leander: \$1,700 - \$2,400
- Georgetown/Kyle: \$1,500 - \$2,200

Popular Residential Areas

THERE ARE SO MANY GREAT AREAS TO LIVE

- **DOWNTOWN AUSTIN**
City center, average home \$650K (condos and residential) (2026), population 14,000.
- **MUELLER**
4 miles northeast of downtown, average home \$625K (2026), population 6,000.
- **ROUND ROCK**
18 miles north of downtown, average home \$450K (2026), population 133,000.
- **DRIPPING SPRINGS**
25 miles southwest of downtown, average home \$650K (2026), population 8,000.
- **LAKEWAY**
25 miles west of downtown, average home \$800K (2026), population 20,000.

Whether you're relocating across Texas or across the country, having a trusted real estate professional by your side can make the transition smoother by providing local expertise, market knowledge, and guidance throughout the home-buying journey.



Employment Opportunities

MAJOR INDUSTRIES AND TOP EMPLOYERS

01. TECHNOLOGY
Tesla, Dell Technologies, Apple, Oracle, Samsung,
Amazon

02. HEALTHCARE
Ascension Seton, St. David's HealthCare, Baylor Scott &
White Health

03. PUBLIC SECTOR & EDUCATION
State of Texas, The University of Texas at Austin, Public School
Districts: Austin ISD, Round Rock ISD, and Leander ISD

04. CORPORATE, RETAIL & LOGISTICS
H-E-B, Whole Foods Market, Amazon

05. FINANCE/BANKING
Charles Schwab, JPMorgan Chase, Visa



Job Market Outlook and Growth Areas

THRIVING JOB MARKET AND KEY GROWTH SECTORS

TECHNOLOGY

Ranked among the nation's leading technology and innovation centers with thousands of software, AI, semiconductor, and cybersecurity jobs available.

HEALTHCARE

Nearly 9,000 healthcare job openings were posted in a single month, representing approximately 13% of all available jobs in the region.

CORPORATE, RETAIL & LOGISTICS

Austin attracted 80+ corporate headquarters relocations in recent years, ranking among the top U.S. metros.

PUBLIC SECTOR & EDUCATION

Austin serves as the headquarters for Texas state government, one of the region's largest employment sectors.

RESOURCES FOR JOB SEEKERS

Texas Workforce Commission - www.twc.texas.gov

Austin Chamber of Commerce - www.austinchamber.com

WorkInTexas Job Search Portal - www.workintexas.com/vosnet/default.aspx

Austin Young Chamber Network - www.austinyc.org



Austin Cost of Living

AFFORDABLE COST OF LIVING: WHAT TO EXPECT

The Greater Austin area offers a wide range of living options, from urban condos in Downtown Austin to family-friendly communities in Round Rock, Georgetown, Cedar Park, Leander, Buda, Kyle, and Hutto.

BREAKDOWN OF TYPICAL EXPENSES

➤ HOUSING

- Median home prices generally range from \$350,000–\$550,000 across the Greater Austin area.
- Luxury communities such as Westlake, Bee Cave, and Lakeway often exceed \$700,000+, while Kyle, Hutto, and Manor generally often range from \$325,000–\$450,000

➤ RENTAL RATES

- **One-bedroom apartments:**
Approximately \$1,200–\$1,800/month
- **Two-bedroom apartments:**
Approximately \$1,600–\$2,400/month
- Downtown Austin and luxury communities often command higher rents.

➤ UTILITIES

Electricity, water, wastewater, internet, and natural gas typically cost \$200–\$400+ per month, depending on home size and usage.

➤ GROCERIES

A family of four can generally expect to spend \$800–\$1,200 per month on groceries.

➤ TRANSPORTATION

Most residents commute by car, with gas prices typically ranging from \$2.50–\$3.50 per gallon.



Education in Austin

FROM TOP-RATED SCHOOLS TO WORLD-CLASS UNIVERSITIES

OVERVIEW OF PUBLIC SCHOOL SYSTEM:

The Greater Austin area is served by several highly regarded school districts, including Austin ISD, Round Rock ISD, Leander ISD, Georgetown ISD, Lake Travis ISD, Eanes ISD, and Hays CISD. Together, they educate more than 300,000 students and are known for strong academics, fine arts, athletics, advanced coursework, and career-focused programs. Austin ISD, the region's largest district, serves approximately 70,000 students.

HIGHLIGHTS OF TOP-RATED SCHOOLS:

- **Westlake High School (Eanes ISD)** – Consistently ranked among the top public high schools in Texas, known for academics, athletics, and college preparation.
- **Liberal Arts & Science Academy (LASA)** – Austin ISD's nationally recognized magnet high school, frequently ranked among the best public high schools in the United States.
- **Vandegrift High School (Leander ISD)** – Highly rated for academics, fine arts, athletics, and student achievement.
- **Round Rock High School (Round Rock ISD)** – Award-winning academics, AP programs, and strong college readiness outcomes.
- **Lake Travis High School (Lake Travis ISD)** – Known statewide for academic excellence, athletics, and extracurricular opportunities.

PRE-K SCHOOLS/ELEMENTARY

- Bridge Point Elementary - *Eanes ISD*
- Cedar Creek Elementary - *Eanes ISD*
- Forest Trail Elementary - *Eanes ISD*
- Valley View Elementary - *Eanes ISD*
- Lake Pointe Elementary - *Lake Travis ISD*

ELEMENTARY SCHOOLS

- Canyon Creek Elementary - *Round Rock ISD*
- Laurel Mountain Elementary - *Round Rock ISD*
- Elsa England Elementary - *Round Rock ISD*
- River Ridge Elementary - *Leander ISD*
- Laura Welch Bush Elementary - *Leander ISD*

MIDDLE SCHOOLS

- Canyon Vista Middle School - *Round Rock ISD*
- Walsh Middle School - *Round Rock ISD*
- Cedar Valley Middle School - *Round Rock ISD*
- Bee Cave Middle School - *Lake Travis ISD*
- Hill Country Middle School - *Eanes ISD*

HIGH SCHOOLS:

- Westlake High School - *Eanes ISD*
- Vandegrift High School - *Leander ISD*
- Lake Travis High School - *Lake Travis ISD*
- Round Rock High School - *Round Rock ISD*
- LASA (Liberal Arts & Science Academy) - *Austin ISD*

HIGHER EDUCATION:

- University of Texas at Austin
- St. Edward's University
- Texas State University
- Austin Community College





School Zoning & Districts

FINDING THE RIGHT FIT FOR YOUR FAMILY

The Greater Austin area is served by multiple public school districts, with school assignments typically based on a home's address. Each district offers its own combination of elementary, middle, and high schools, along with specialized programs, magnet options, and transfer opportunities.

MAJOR SCHOOL DISTRICTS INCLUDE:

- **Austin ISD** – Austin's largest district, serving approximately 70,000 students throughout Central Austin and surrounding neighborhoods.
- **Round Rock ISD** – Serves Round Rock, portions of North Austin, Cedar Park, and Pflugerville. Known for strong academics and highly rated campuses.
- **Leander ISD** – Covers Leander, Cedar Park, Steiner Ranch, Northwest Austin, and portions of Georgetown. One of the area's fastest-growing districts.
- **Lake Travis ISD** – Serves Lakeway, Bee Cave, Spicewood, and surrounding Hill Country communities. Consistently ranked among the top districts in Texas.
- **Eanes ISD** – Serves Westlake and Rollingwood. Home to nationally recognized schools and Westlake High School.
- **Georgetown ISD & Hays CISD** – Popular choices for families relocating to Georgetown, Kyle, Buda, and the rapidly growing northern and southern suburbs.

School attendance boundaries can change as the Austin area continues to grow, and many families also explore charter, magnet, and specialized academic programs when evaluating their educational options.

Healthcare in Austin

ACCESS TO TOP-TIER CARE ACROSS CENTRAL TEXAS

The Greater Austin area is home to several leading healthcare systems, specialty hospitals, and medical centers. Residents have access to comprehensive care ranging from primary and pediatric services to advanced trauma, cardiac, cancer, and specialty treatment.

MAJOR HOSPITALS AND HEALTHCARE FACILITIES:

- St. David's HealthCare
- Ascension Seton
- Baylor Scott & White Health
- Dell Children's Medical Center
- Texas Children's Hospital North Austin Campus

INSURANCE OPTIONS IN TEXAS

Most Austin-area residents receive health insurance through their employer, while others purchase coverage through the Health Insurance Marketplace or private providers. Texas offers a variety of plans to fit different healthcare needs and budgets.

COMMON HEALTH INSURANCE PROVIDERS

Blue Cross Blue Shield of Texas, UnitedHealthcare, Aetna, Cigna Healthcare, Oscar Health

The Austin area offers convenient access to quality healthcare and nationally recognized hospital systems.





Entertainment and Lifestyle

ENTERTAINMENT, DINING, AND NIGHTLIFE FUN

RESTAURANTS:

- Aba
- Matt's El Rancho
- Franklin Barbecue
- Home Slice Pizza
- Uchi

NIGHTLIFE:

- Firehouse Lounge
- Edge Rooftop
- Rainey Street Historic District
- West 6th Street Entertainment District
- East Austin Entertainment District

ENTERTAINMENT:

- Austin City Limits Live
- Mohawk
- Texas State Capitol
- Blanton Museum of Art
- Congress Avenue Bridge Bat Colony

PARKS:

- Pease Park
- Zilker Metropolitan Park
- Mount Bonnell
- Mayfield Park and Nature Preserve
- Mueller Lake Park

OUTDOOR ACTIVITIES:

- Paddleboard or kayak on Lady Bird Lake
- Swim at Barton Springs Pool
- Hike the Ann & Roy Butler Trail
- Visit Mount Bonnell
- Spend a day on Lake Travis

FAMILY-FRIENDLY ACTIVITIES:

- Thinkery
- Austin Nature & Science Center
- Austin Zoo
- Alliance Children's Garden
- Congress Avenue Bridge Bat Watching

VENUES:

- Austin City Limits Live
- Mohawk
- The Long Center for the Performing Arts
- Paramount Theatre
- Moody Center

SPORTS:

- Austin FC
- Texas Longhorns
- Round Rock Express
- Austin Spurs
- Circuit of The Americas (Formula 1, MotoGP, NASCAR)



Annual Festivals & Events

THERE'S ALWAYS SOMETHING HAPPENING IN AUSTIN



SXSW (South by Southwest)	●	March 13–21
May (Memorial Day Weekend)	●	Hot Luck Festival
Pecan Street Festival	●	First Weekend in May
August 22, 2026	●	Austin Pride Festival & Parade
Bat Fest	●	September 5, 2026
October 2–4 & October 9–11	●	Austin City Limits Music Festival
LEVITATION Music Festival	●	October (Annual)
October (Day of the Dead Celebration)	●	Viva La Vida Festival & Parade
Austin Food & Wine Foundation Event	●	November 6–7,
December	●	Armadillo Christmas Bazaar



Relocation Tips

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE

Moving to the Greater Austin area can be overwhelming, but with the right preparation and resources, your transition can be smooth and stress-free. Here are some tips to help:

MOVING COMPANIES AND SERVICES:

- Einstein Moving Company
- Square Cow Movers
- All My Sons Moving & Storage
- College Hunks Hauling Junk & Moving
- Bellhop Moving

SETTING UP UTILITIES AND SERVICES:

- Electric: Austin Energy (within Austin city limits), Pedernales Electric Cooperative (PEC), or Oncor service areas depending on location.
- Natural Gas: Texas Gas Service.
- Water/Wastewater: City utility providers or local Municipal Utility Districts (MUDs).
- Internet & Cable: AT&T Fiber, Spectrum, Google Fiber, T-Mobile Home Internet, and Xfinity (availability varies by community).

OTHER ESSENTIAL SERVICES TO SETUP:

- Submit a Change of Address with the U.S. Postal Service
- Update your Texas Driver License and Vehicle Registration
- Register to Vote in Texas
- Update Banking, Insurance, and Employer Records
- Enroll Children in School and Transfer Records

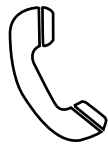
The Moving Timeline

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE



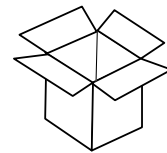
2 Months Out

Purge before packing, schedule the moving truck, finalize your moving date, and reserve a storage unit if needed



1 Month Out

Purchase moving supplies, contact services to cancel or transfer, start packing seldom-used items, and host a moving sale.



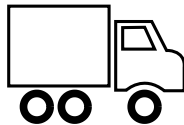
2 Weeks Out

Submit a postal change of address, ensure all repairs are completed, gather financial and legal documents, and keep packing.



After the Move

Unpack, organize, take inventory to ensure nothing is missing, confirm your new address with all services, and enjoy your new home!



Moving Day

Ensure movers know of any special instructions, complete a final clean and walk-through to ensure nothing is left behind, and enjoy your move!



1-7 Days Out

Continue packing, confirm the movers, prepare an essentials box, pack outdoor furniture, and ready suitcases for the first few days.



Vendor Recommendations

TITLE COMPANY

AUSTIN TITLE

512-306-0988

www.austintitle.com

1601 South MoPac Expwy.
Ste. C-120, Austin, TX 78746

MORTGAGE LENDER

ATX MORTGAGE LENDING

Jackson Roberts

512-799-9271

www.atxmortgagelending.com

jackson.roberts@atxmortgagelending.com

HOME WARRANTY

FIDELITY NATIONAL HOME WARRANTY

Elaine Maxey

512-699-1387

www.homewarranty.com

elaine.maxey@fnf.com

HOME INSPECTOR

BPG INSPECTIONS

Randall Pitts

800-285-3001 Ext 3637

www.bpginspections.com

INSURANCE

FARMERS INSURANCE

James Stubbs

210-850-4044

www.stubbsinsuranceagency.com

james.astubbs@farmersagency.com





I hope this guide has provided valuable insights as you explore a move to Austin and the surrounding Central Texas area. Whether you're relocating from across the country or just across town, I'm here to help make the process as smooth and enjoyable as possible.

From finding the right neighborhood and understanding the local market to connecting you with trusted local resources, I'll be there to guide you every step of the way.

Whether you're buying, renting, investing, or simply learning more about the area, please don't hesitate to reach out. For additional market updates, local insights, and Austin lifestyle tips, be sure to follow me on social media and explore the resources I share online.





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Let's connect

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