

THE AUSTIN, TX *COMMUNITY GUIDE*



Your guide to getting to know the area
and *feeling right at home in it!*

Brought to you by:
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Simple as 1-2-3



WELCOME TO LIFE IN **AUSTIN, TX**

Buying a home somewhere new is more than just changing your address—it's about finding a new place to feel at home, getting familiar with the community, and navigating all the details that come with a big move.

Whether you're just starting to explore the area or seriously considering making the leap, *this guide is here to support you.*

Inside, you'll find practical tips to help you prepare for a smooth transition, plus helpful insights into what life is like here—from everyday living to local highlights. It's designed to give you a feel for the community while also answering some of the most common questions that come up when planning a move.

Wherever you are in the process, this guide is a starting point to *help you plan with confidence and feel more at home before you even arrive.*

As your local expert, I'm here to help you every step of the way. I look forward to welcoming you to your new community!



WHAT IT'S LIKE TO LIVE IN **AUSTIN, TX**

Living in Austin, TX, means embracing a lifestyle that's as laid-back as it is vibrant. Known for its creative energy and strong sense of individuality, Austin has a way of making people feel like they belong—whether you've been here for a day or a decade. The city's mix of natural beauty, music, and a deep appreciation for all things local gives it a magnetic charm that continues to draw new residents from all walks of life.

The community vibe here is friendly and open-minded, with a strong culture of supporting small businesses, live events, and outdoor living. There's a spirit of curiosity that runs through the city, where people value self-expression and aren't afraid to try something new. That easygoing but dynamic rhythm shows up in everything from morning coffee runs to weekend adventures along the trails or water.

What really sets Austin apart is its balance. It's a place where creativity and entrepreneurship thrive alongside quiet green spaces and casual hangouts. Whether you're looking to grow roots, explore new ideas, or simply enjoy a slower kind of hustle, Austin welcomes you with a warmth that's hard to resist.



LOCAL TIP

What I love most about the area is how easy it is to blend city life with nature. You can go from downtown energy to a quiet hike or paddle on the water in minutes.

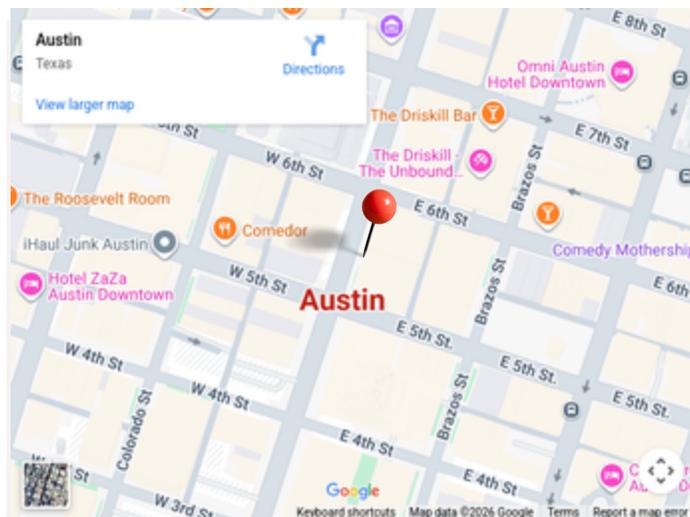
GETTING TO KNOW AUSTIN, TX



Getting to know the area is one of the most exciting parts of planning a move. Whether you're already a little familiar or just starting to explore, it helps to get a feel for the key details—

LOCATION & REGIONAL OVERVIEW

Austin, TX sits in the heart of Central Texas, about 80 miles northeast of San Antonio and 165 miles west of Houston. It's a quick 2.5-hour drive to Dallas and roughly an hour to the Texas Hill Country's rolling vineyards and scenic views. The city hugs the banks of the Colorado River and is surrounded by greenbelt trails, limestone cliffs, and spring-fed swimming holes. With easy access to I-35 and Highway 71, Austin feels both tucked away and well-connected.



WHAT THE AREA IS KNOWN FOR

Austin, TX is known for its vibrant blend of creativity, innovation, and laid-back charm. The city's personality shines through in its live music scene, colorful art culture, and love for keeping things “weird”—a nod to its independent, spirited vibe. It's home to major events like SXSW and Austin City Limits, which draw visitors from around the world, along with a year-round lineup of local festivals, food truck gatherings, and outdoor concerts. With a strong tech presence—thanks to companies like Dell, Apple, and Tesla—Austin has become a major player in the startup and innovation space. The city also thrives on education, anchored by the University of Texas, and has a growing healthcare and research sector. Whether you're enjoying the trails around Lady Bird Lake, discovering a new band, or working remotely from a sunny patio, Austin offers a lifestyle that's equal parts inspiring and easygoing.

HISTORY & BACKGROUND

Austin was founded in the 1830s along the banks of the Colorado River and became the capital of Texas in 1839. Originally a quiet government town, it grew steadily as a hub for education, music, and innovation. Over the years, Austin has transformed into a vibrant city known for its creative spirit, tech scene, and strong sense of individuality. While it's evolved, the city still holds onto its laid-back charm and love for all things local.



NAVIGATING THE AUSTIN, TX REAL ESTATE MARKET

Understanding the local real estate market and becoming prepared as a buyer are key steps to successfully closing on the right home for you!

HERE ARE A FEW TIPS TO KEEP IN MIND WHEN BUYING A HOME IN THE AREA:

- Get pre-approved so you're ready when the right home comes along
- Know your top priorities—like location, layout, and features that matter most
- Explore the different options you have on where to live and what the benefits are to each area

Every move is different, and so is every market. That's why I'm here for you! From reviewing local market data and identifying areas that align with your needs, to coordinating showings and negotiating your offer, you'll have a local real estate expert on your side every step of the way when we work together.



EXPERT TIP

"Let's break this all down over coffee in my signature Home Buyers Consultation. Reach out to schedule and learn more about the local marketing and homebuying process."



MARKET SNAPSHOT

- **Homes sold** for a **MEDIAN**) price of **\$435,000** in 2025
- **The average days a home** was on the market was 73
- **Inventory levels are up** by 14.6% compared to 2024
- **Home values** also **DECREASED** since 2024 in Austin, TX

*Market info pulled from unlockMLS on January 2026
<https://kimberlymurphree.com/december-2025-market-update/>



LOCAL FAVORITES TO TRY & VISIT

Exploring what the area has to offer is one of the best ways to start feeling at home. Here's a look at what locals love and where you might find a few new favorites of your own -



RESTAURANTS

- Ember Kitchen — Upscale, globally inspired dishes in a vibrant downtown setting.
- Corner Restaurant — Casual all-day eatery with local favorites and great brunch.
- Odd Duck — Creative seasonal small plates showcasing Texas ingredients.



COFFEE & TREATS

- Texas Coffee Traders Cafe — Classic coffeehouse with friendly vibe and top-rated brews.
- Terrible Love — Cozy neighborhood coffee with laid-back atmosphere.
- Figure 8 Coffee Purveyors Cafe & Roastery — Artisan roasts and espresso in East Austin.

PARKS & OUTDOOR SPACES

- Zilker Metropolitan Park — Iconic green space with trails, fields, and festival grounds.
- Mayfield Park and Nature Preserve — Quiet gardens with peacocks and scenic paths.
- Pease Park — Scenic urban park great for walks and picnics.



ATTRACTIONS, ARTS & CULTURE

- HOPE Outdoor Gallery (Outdoor Art Park & Mural Space) — Legendary outdoor mural park reborn with painted walls and community canvas.
- Lady Bird Lake Boardwalk — Relaxing waterside trail with skyline views.
- Historic Scoot Inn — Classic East Austin music venue with rotating local/indie shows.



LOCAL FAVORITES TO TRY & VISIT

WEEKEND FAVORITES

- Paddleboarding or biking around Lady Bird Lake — classic Austin outdoor fun.
- Barton Springs Pool — refreshing year-round swimming in natural spring water.
- Attend live music shows or festivals — music is part of Austin culture.

FARMERS MARKETS & FRESH FINDS

- Texas Farmers' Market at Mueller — Fresh seasonal produce & local goods every Sunday.
- SFC Downtown Farmers Market — Community market with food and makers.
- Plaza Saltillo Market — Weekly market with music, food & local artisans.

LOCALLY LOVED SHOPS

- South Congress Avenue boutiques — eclectic local brands & Austin culture.
- Neighborhood vintage & thrift shops — treasure hunt local fashion finds.
- Local artisan markets (seasonal) — handmade goods & unique gifts.

FAMILY-FRIENDLY ACTIVITIES

- Thinkery (kids' museum) — Interactive exhibits kids adore.
- Austin Zoo — Animal encounters with rescue focus.
- Peter Pan Mini Golf — Colorful course perfect for all ages

LOCAL TIP



My top recommendation to try first is the Farmer's Market at Mueller. It has so many local artisans you will certainly find something you need and want!



POPULAR PLACES TO CALL HOME

You have plenty of options when it comes to finding the right place to call home! To help you get started, here's a look at some of the most popular areas among local buyers-

➤ ZILKER

- Location: Between Barton Springs Rd, Lamar Blvd, and Lady Bird Lake
- Average Home Price Range = \$900K–\$1.4M
- Walkable, outdoorsy neighborhood steps from trails, swimming, and downtown.

➤ BOULDIN CREEK

- Location: South of Lady Bird Lake, east of Lamar, west of South Congress
- Average Home Price Range = \$850K–\$1.3M
- Artsy, walkable area close to downtown with strong local character.

➤ WELLS BRANCH

- Location: North of Parmer Ln, east of Mopac, near the Williamson County line
- Average Home Price Range = \$400K–\$600K
- Affordable homes with parks, trails, and convenient commuter access.

➤ DOWNTOWN AUSTIN

- Location: Roughly between Lamar Blvd, I-35, and Lady Bird Lake
- Average Home Price Range = \$500K–\$1.2M
- High-rise living close to dining, offices, events, and waterfront trails.

Note: Home price ranges are estimates and reflect typical values in each area. Actual pricing may vary based on current market conditions.

➤ MUELLER

- Location: East of I-35, north of Airport Blvd, near 51st Street
- Average Home Price Range = \$650K–\$1M
- Planned community with parks, retail, trails, and a built-in neighborhood feel.

➤ CIRCLE C RANCH

- Location: South of Slaughter Ln, west of Mopac, near Escarpment Blvd
- Average Home Price Range = \$550K–\$850K
- Established community known for trails, schools, and neighborhood amenities.

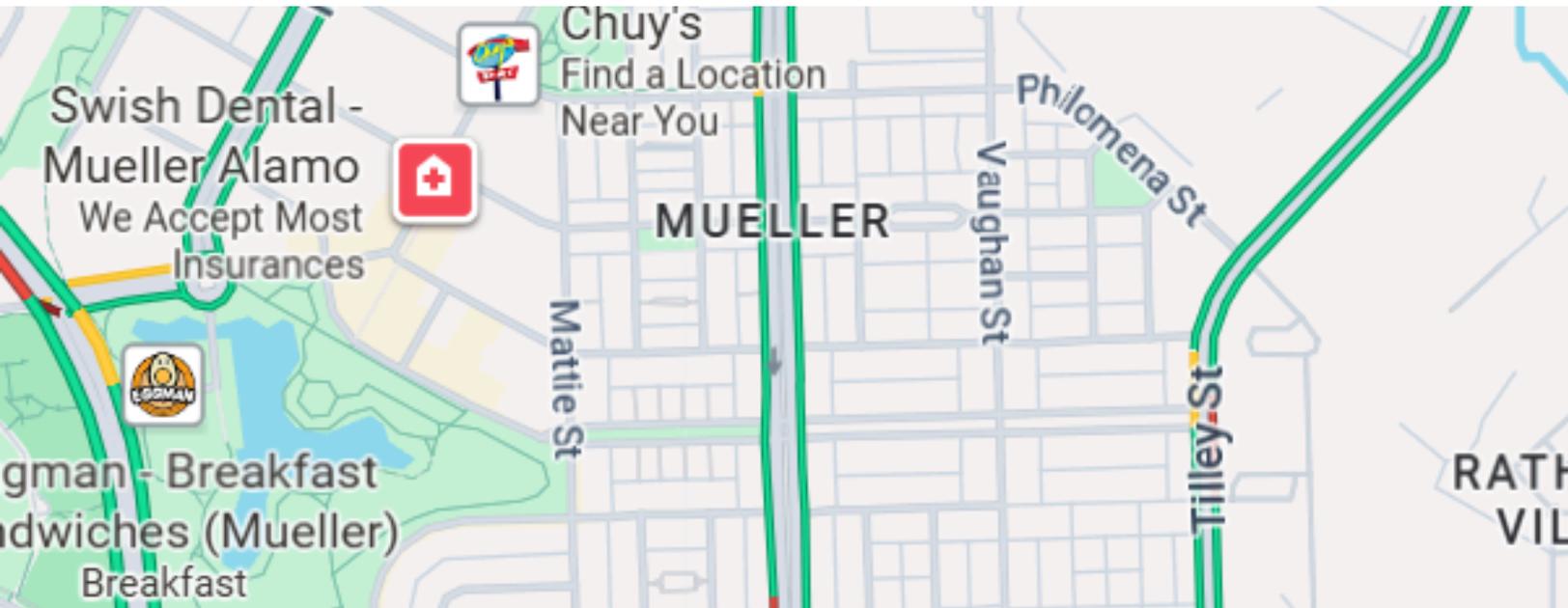
➤ GREAT HILLS

- Location: Along US-183 near Oak Knoll Dr, west of Mopac
- Average Home Price Range = \$700K–\$1.1M
- Hill Country views, mature trees, and proximity to shopping and tech hubs.

➤ RAINEY STREET DISTRICT

- Location: Southeast edge of downtown between I-35 and Lady Bird Lake
- Average Home Price Range = \$550K–\$1.1M
- Condo living near nightlife, the boardwalk, and downtown walkability.

A CLOSER LOOK AT MUELLER



WHY LOCALS LOVE MUELLER

Living in Mueller feels like a small neighborhood thoughtfully built into the city. Locals love how walkable and connected it is, with everyday essentials, parks, and gathering spaces woven right into the community. Sidewalks are always active with neighbors walking dogs, biking, or heading out for coffee.

The lifestyle here is easy and intentional. Green spaces and trails make it simple to get outside, while shops, restaurants, and entertainment are close enough that most errands don't require a long drive. It's the kind of place where daily life feels convenient without feeling rushed.

Homebuyers are drawn to Mueller for its modern homes, energy-efficient design, and close proximity to downtown Austin. It appeals to a wide range of buyers, from first-timers to downsizers, who want a neighborhood that feels current, connected, and community-focused.

LOCATION:

- **78723**
- About 10 minutes to Downtown Austin, near I-35 and Airport Blvd

REAL ESTATE OVERVIEW:

- Median sales price around \$650K-\$700K
- Mix of single-family homes, townhomes, condos, and live-work units
- Most homes built post-2007 with HOA-maintained common areas

EDUCATION:

- Blanton Elementary School
- Maplewood Elementary School
- Kealing Middle School
- McCallum High School

THINGS TO DO & SEE:

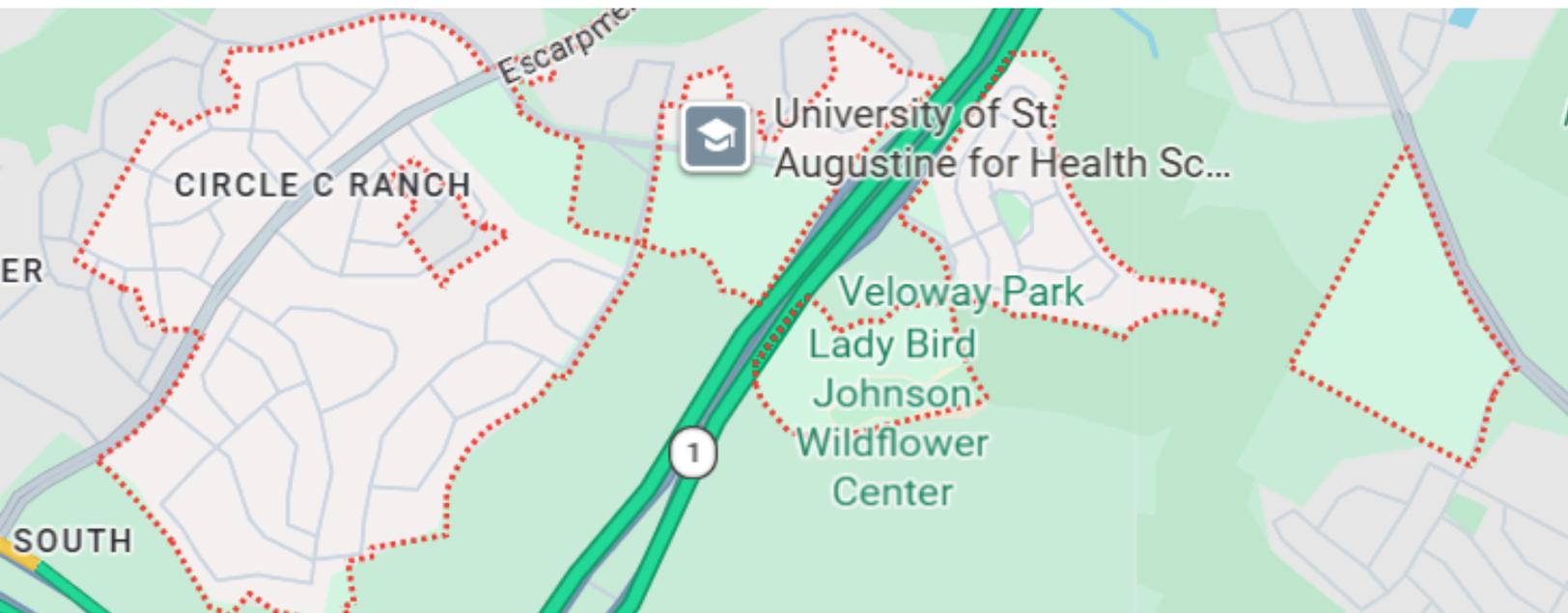
- Mueller Lake Park
- Branch Park Pavilion
- Southwest Greenway

NEARBY AMENITIES:

- H-E-B Mueller
- Thinkery
- Alamo Drafthouse Mueller

*Market info pulled from Redfin on January 2026

A CLOSER LOOK AT CIRCLE C



WHY LOCALS LOVE CIRCLE C

Living in Circle C feels like settling into a well-established, easygoing South Austin lifestyle. Locals love the sense of space here. Streets are lined with mature trees, homes sit on generous lots, and the neighborhood feels calm without feeling disconnected. It's the kind of place where evening walks, kids riding bikes, and weekend yard projects are just part of everyday life.

The lifestyle in Circle C is active but comfortable. Residents have easy access to trails, parks, and greenbelts, making outdoor time feel effortless. There's a strong community vibe, supported by neighborhood events, pools, and shared amenities. Daily routines feel simpler here, whether that means a quick grocery run or a scenic drive into town.

Homebuyers are drawn to Circle C for its balance of value, location, and livability. Homes tend to be larger than central Austin options, and many buyers appreciate the established feel compared to newer developments. It appeals to move-up buyers, families, and anyone looking for room to spread out while still staying close to Austin. Overall, Circle C stands out for buyers who want space, greenery, and a true neighborhood feel in South Austin.

LOCATION:

- **78739 AND 78749**
- About 20 minutes to Downtown Austin via Mopac or Loop 1

REAL ESTATE OVERVIEW:

- Median sales price around \$650K–\$750K
- Predominantly single-family homes with traditional and updated designs
- Most homes built in the 1990s–2000s with HOA amenities and community pools

EDUCATION:

- Kiker Elementary School
- Clayton Elementary School
- Gorzycki Middle School
- Bowie High School

THINGS TO DO & SEE:

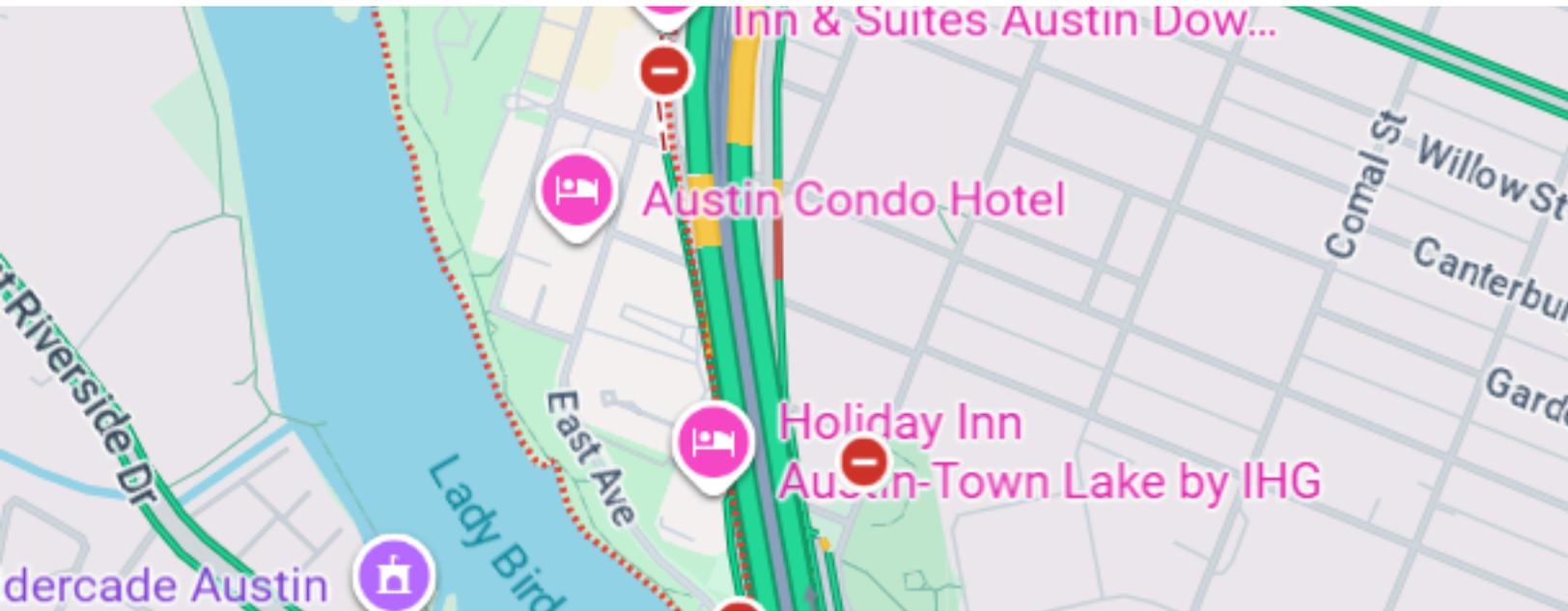
- Circle C Metropolitan Park
- Slaughter Creek Trail
- Lady Bird Johnson Wildflower Center

NEARBY AMENITIES:

- H-E-B Slaughter & Escarpment
- Escarpment Village Shopping Center
- Alamo Drafthouse Slaughter Lane

*Market info pulled from Redfin January 2026

A CLOSER LOOK AT RAINEY ST DISTRICT



WHY LOCALS LOVE RAINEY ST DISTRICT

Living on or near Rainey Street offers a downtown lifestyle that's more balanced than many expect. While the area is known for nightlife, daily life here feels calmer, especially in the surrounding residential towers set just off the main strip.

Locals love the walkability and outdoor access. Lady Bird Lake, the hike-and-bike trail, and the boardwalk are just steps away, making it easy to enjoy the outdoors without leaving downtown. Restaurants, coffee spots, and entertainment are close, and most errands can be done on foot.

Homebuyers are drawn to Rainey for its modern, lock-and-leave condos and prime location. With amenities like pools, fitness centers, and skyline or lake views, it appeals to professionals, second-home buyers, and anyone who wants downtown living paired with easy outdoor escapes.

LOCATION:

- 78701
- About 5 minutes to Downtown Austin; walkable to Lady Bird Lake

REAL ESTATE OVERVIEW:

- Median sales price around \$550K-\$700K
- Primarily high-rise condos with modern finishes
- Most buildings feature HOAs covering amenities and exterior maintenance

EDUCATION:

- Becker Elementary School
- Sanchez Elementary School
- O. Henry Middle School
- Austin High School

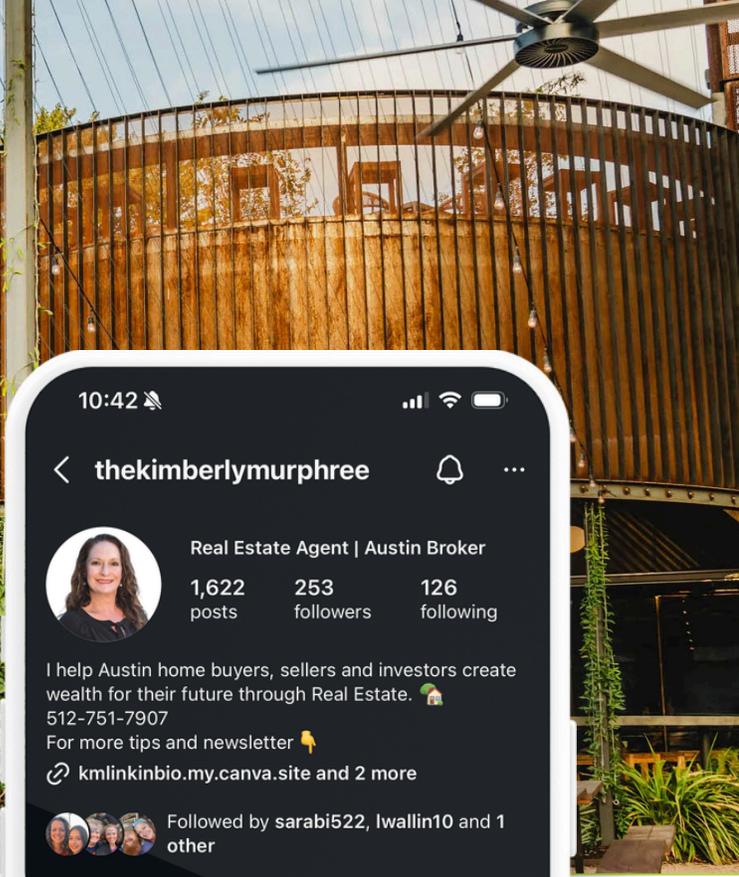
THINGS TO DO & SEE:

- Lady Bird Lake Boardwalk
- Rainey Street Historic District
- Auditorium Shores

NEARBY AMENITIES:

- Trader Joe's Seaholm
- Whole Foods Market Downtown
- Seaholm District

*Market info pulled from Redfin January 2026



KEEP EXPLORING AUSTIN, TX

FOLLOW ME ON SOCIAL

Want a closer look at life in the area? I share local content, behind-the-scenes peeks, community spotlights, helpful real estate tips, and even a few fun reels. It's a great way to explore the area + get to know me better!



@thekimberlymurphree



@brokerinaustin

GET MY LOCAL EMAIL NEWSLETTER

My newsletter gives you insider access to all things local—from real estate insight to what's new around town, plus home inspiration and seasonal tips. It's editorial-style, like getting a mix of a personal letter and a local magazine from a friend each month. And best of all? It's actually worth reading—and not deleting.

Send me an email to kimberly@kimberlumurphree.com with the subject line "Local Newsletter" to get added to the next edition in your inbox or click the QR code above for more!



MEET YOUR LOCAL EXPERT & REAL ESTATE GUIDE

I know that moving to a new area comes with a lot of questions—and it's not just about finding a house, it's about finding your place. That's why I'm passionate about helping people feel confident and supported as they make a move!

I take a smart, down-to-earth approach to real estate, guided by more than two decades of experience and a genuine love for working with people. After moving from my hometown of Corpus Christi to Austin to attend the University of Texas, I earned my degree in business and began my real estate career in 1995. I later obtained my Broker's license and now help clients buy and sell homes from Austin to the coast.

I believe real estate works best when clients feel informed, confident, and supported. My goal is to educate and advocate for you every step of the way, helping you navigate big decisions with clarity and ease. I live by three principles: work hard, have fun, and be good to people. They shape how I do business and how I build lasting relationships.

Outside of real estate, I'm deeply involved in my community. My husband, Terry, and I love travel, spending time outdoors, and exploring everything Austin has to offer with our dogs, Thor and Freya. I also enjoy organizing neighborhood events, volunteering with Austin Pets Alive, and I also enjoy bringing people together through neighborhood events, client parties, and traditions like Halloweiners.

Creating opportunities for connection is something I truly enjoy, and it reflects how I approach both real estate and life. I take the responsibility of helping people buy or sell a home seriously, and I'm honored to be part of such an important moment in their lives.



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Let's Connect

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WHAT IT'S LIKE TO WORK WITH ME WHEN BUYING IN AUSTIN, TX



"From the very beginning, Kimberly was genuine, honest, and incredibly committed to us. She gave us her word and followed through on every promise. We always felt informed and supported, and her guidance made a stressful process feel manageable and even enjoyable."

- BRIAN & TARA

"Working with Kimberly felt like having a true ally, not just a real estate agent. She listened carefully, explained every step, and made sure we felt confident before making decisions. Her experience and calm approach made all the difference."

-HANK & JENNIFER

"Kimberly went above and beyond my expectations. She was responsive, thoughtful, and proactive throughout the entire process. I never felt rushed or overlooked, and she truly cared about helping me reach the right outcome."

- LINDA F.

"Kimberly was patient, kind, and incredibly knowledgeable. She kept me informed every step of the way and made sure nothing slipped through the cracks. Her communication and attention to detail gave me complete peace of mind."

- APRIL S.

"We were amazed at how quickly Kimberly delivered results. Her strategy, market knowledge, and professionalism helped our property lease almost immediately. The entire experience was smooth, efficient, and stress-free."

-TRAVIS & COURTNEY

"Kimberly is professional, thorough, and truly knows how to advocate for her clients. She handled negotiations with confidence and kept everything moving smoothly. We always felt like our best interests were her top priority and would happily work with her again."

- ROSS & NATALIE



I CAN'T WAIT TO WELCOME YOU HOME!

Thank you for taking the time to explore this guide. Whether you're planning a move or simply getting to know the area better, I hope it's helped you see just how special the area is—and why so many people are proud to call it home.

As someone who knows and loves this community, it's a true privilege to help others find their place here. I believe real estate is about more than just buying or selling a home—it's about settling into a lifestyle, discovering what matters most to you, and feeling confident in every step of the journey.

From navigating the local market to sharing trusted recommendations and insight, I'm here to make the process easier, more enjoyable, and genuinely meaningful. Whether you're just beginning to explore your options or you're ready to take the next step, I'd love to help you make this area home.

I truly believe you'll enjoy the area just as much as I do, and I can't wait to help you start that next chapter!


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