

Welcome to *Your Next Chapter.*

Austin is more than a city — it is a lifestyle upgrade.

Right now is one of the best times in years to make your move.

Steve Robertson moved here from San Diego in 2006. He has never looked back.

\$435K

METRO MEDIAN
HOME PRICE

>20 Yrs

STEVE'S RE
EXPERIENCE

\$100M+

CLOSED
SALES

No

STATE
INCOME TAX

CALL 512.925.8333

GET THE CHECKLIST

Steve Robertson · Broker Associate · eXp Realty · Austin, TX
512.925.8333 · Steve@SteveSellsAustin.com · Platinum Top 50 · Top 2.5% Producer

Right Now Is a *Buyer's Market. Here's the Proof.*

The panic-buying frenzy of 2021-2022 is behind us. Austin is now a healthy, balanced market and that is excellent news for buyers.

CULTUREMAP AUSTIN · FEB 2026

**Renewed Momentum: Buyers Return as Prices Stay.
18% Below the 2022 Peak. Buyers Lead. Sellers Adapt.**

Pending home sales climbed nearly 14% year-over-year. Buyers are returning faster than sellers, giving you more leverage and room to negotiate.

+14%
PENDING SALES YOY

4.8 mo
MONTHS OF INVENTORY

*"Conditions are increasingly favorable for more buyers to act."
- ABoR President John Crow*

AUSTIN BOARD OF REALTORS / UNLOCK MLS 2026

Metro median prices are around \$435K. Mortgage rates near 6%.

Analysts agree: normal, healthy market. Inventory plentiful, sellers are negotiating.

~18%
BELOW 2022 PEAK

~6%
MORTGAGE RATES

*"Back during the pandemic, things were bonkers.
Now we are in a good, solid, normal market again."
- Vaikė OGrady, Unlock MLS*

Ready to see what your budget buys right now? Call Steve: 512.925.8333

No pressure. No obligation. Just straight answers. Email: Steve@SteveSellsAustin.com

Austin's Best School Districts, *Ranked.*

Austin is surrounded by some of the highest-performing public school districts in Texas — several consistently rank among the top 10 nationally for academics, college readiness, teacher quality, and student experience. Rankings verified using TEA data and 2025–26 Niche.com data.

RANK	DISTRICT	GRADE	GRAD%	AREAS SERVED	KNOWN FOR
1	Eanes ISD	A+	99%	Westlake, Rollingwood, Lost Creek	— top 10 nationally · avg SAT 1310
2	Leander ISD	A	96%	Leander, Cedar Park, Georgetown	— Vandegrift HS top in Austin · 15:1 ratio
3	Lake Travis ISD	A	96%	Bee Cave, Lakeway, Spicewood	— TEA Exemplary · 64% college ready
4	Dripping Springs ISD	A	97%	Dripping Springs, Wimberley	— top AP results · small-town feel
5	Round Rock ISD	A-	95%	Round Rock, Cedar Park, North Austin	— 50K+ students · diverse programs
6	Austin ISD	A-	89%	City of Austin (all areas)	— LASA magnet · 80K students
7	Pflugerville ISD	B+	92%	Pflugerville, NE Austin	— Affordable area · rapidly improving

Source: Niche.com 2025-26, TEA data. Always verify attendance zones directly with the district.

Picking the right school district is one of the biggest decisions of this move.
Ask Steve about schools, zoning & campus tours → 512.925.8333 · Steve@SteveSellsAustin.com

— ONLY IN AUSTIN

The Amenities That'll Make You, *Never Want to Leave.*

Steve made the move from San Diego in 2006 - and he will be the first to tell you: Austin get sunder your skin fast.

F1 / COTA

The US Grand Prix is in your backyard. Circuit of Americas hosts F1, MotoGP, and concerts every year.

UT Longhorns Football

100,000 fans. Burntorange everywhere. On game day the whole city pulses. Hook em - this is what Saturdays are for.

Lady Bird Lake

A 10-mile trail loops downtown. Paddleboarding, kayaking, sunrise runs. The city's living room - and it's free.

Barton Springs Pool

Spring-fed, 68-70 degrees year-round. On a 100-degree summer day you'll understand why locals treat it like a religion.

Lake Travis

Boating, cliffjumping, sunset cruises, waterfront dining. Austin's weekend playground just 30-40 min away.

ACL Fest & SXSW

The Live Music Capital of the World. Two of America's biggest festivals call Austin home every single year.

The Greenbelt

12+ miles of limestone trails, swimming holes, and rock climbing - all within city limits. Nature is your neighbor.

The Food Scene

FranklinBBQ. Veracruz tacos. Uchi sushi. Food trucks everywhere. World-class dining and growing every year.

— REAL TALK - AVERAGE COMMUTE TIMES

Mueller / East Austin

to Downtown / UT

10-15 min

South Congress (SoCo)

to Downtown

10-20 min

Westlake / Eanes ISD

to Downtown

15-25 min

Lakeway / BeeCave

to Domain / NW Tech

25-40 min

Round Rock

to Domain / NW Tech

20-30 min

CedarPark / Leander

to Downtown (MetroRail)

35-45 min

Pflugerville

to Domain / Samsung NE

20-30 min

Buda / Kyle

to Downtown via I-35

30-45 min

PRO TIP: Always drive your actual route at 7-9am before committing. Steve will go with you. Call 512.925.8333

Steve Robertson — *Broker Associate · eXpRealty*



PLATINUM TOP 50 · TOP 2.5% PRODUCER

CALL / TEXT

512.925.8333

EMAIL

Steve@SteveSellsAustin.com

YOUTUBE

Relocating to Austin

BROKERAGE

eXp Realty · Austin TX

FACEBOOK

@SteveRobertsonATX [placeholder]

INSTAGRAM

@SteveRobertsonATX [placeholder]

LINKEDIN

Steve Robertson [placeholder]

Steve Robertson is an award-winning Realtor, international speaker, and Real Estate Coach with 20+ years of experience helping buyers, sellers, and investors navigate Austin with confidence.

Originally from San Diego, Steve made the move to Austin in 2006 and fell in love with this city. He has spent nearly two decades mastering every corner of it, specializing in Lakeway, Bee Cave, and West Austin.

A Platinum Top 50 Agent and consistent top 2.5% producer, Steve has closed more than \$100 million in sales. Known for integrity, marketing expertise, and high energy that makes every move seamless.

Beyond individual deals, Steve is an international trainer and keynote speaker. Through eXp Realty he mentors agents nationwide to build wealth, freedom, and lasting success in real estate.

What Steve Will Do For You:

- ◆ Understand your timeline, budget & priorities — no cookie-cutter approach
- ◆ Match you to the right neighborhood based on commute, schools, and lifestyles
- ◆ Video-tour neighborhoods before you ever get on a plane — deep dives, no fluff
- ◆ Negotiate aggressively — \$100M+ in closed sales means Steve knows how to
- ◆ Walk you through every step from pre-approval to closing day and beyond.
- ◆ Connect you to his trusted network of lenders, inspectors, movers, and vendors

Call or Text: 512.925.8333 · Email: Steve@SteveSellsAustin.com

SteveRobertson · BrokerAssociate · eXpRealty · SteveSellsAustin.com

The Moving *Checklist.*

60-45DaysOut

GET READY TO MOVE

- ☐ Call Steve first — the earlier the better!
- ☐ Get fully underwritten pre-approval
- ☐ Research neighborhoods with this guide
- ☐ Book movers; reserve elevator/COI
- ☐ Order inspections & insurance quotes
- ☐ Research school districts and zones
- ☐ Run tax estimates: city/county/ISD/MUD

30-14Days Out

LOCK IT DOWN

- ☐ File USPS change of address
- ☐ Schedule utilities: electric, gas, internet
- ☐ Get your TxTag before arriving
- ☐ Purge, pack, label everything by room
- ☐ Confirm closing logistics with Steve
- ☐ Verify wire instructions by phone (fraud!)
- ☐ Pack day-one bin: tools, meds, coffee

After Closing

SETTLE IN RIGHT

- ☐ File Homestead Exemption (primary res.)
- ☐ Enroll in Warn Central Texas alerts
- ☐ Transfer TX driver's license (90 days)
- ☐ Register vehicle in TX (30 days)
- ☐ Calendar property tax protest deadline
- ☐ Swap locks; test smoke/CO alarms
- ☐ Book school tours + confirm enrollment

— QUICK ANSWERS - FAQ

No state income tax?

Zero TX state income tax. Property taxes run higher, but the Homestead Exemption helps. Steve can walk you through full cost estimates for any home.

How competitive are offers?

Much more relaxed than 2021-22. With 4.8 months of inventory you have leverage and time. Hot pockets still happen - that is where Steve's 20+ years of negotiation pays off.

Can I short-term rent (Airbnb)?

Depends on the location. Austin STR regulations are strict and some HOAs prohibit it entirely. Steve will flag STR-friendly properties if that matters to you.

HOAs and MUDs?

Many master-planned communities have both HOA fees and MUD taxes. Steve ensures you always see the full financial picture before you write an offer.

Do I need a car in Austin?

In most areas, yes. Mueller, SoCo, and Downtown are best for walkability. The MetroRail is a great option if you work downtown.

Property tax protest?

File Homestead Exemption first. Watch for your spring appraisal notice. Steve's network includes experienced appraisal consultants who can help you fight it.

What Else Can We Add to Make Your Transition Smoother?

This guide is built around YOU. Tell Steve what is missing - he answers every question personally.

Call / Text: 512.925.8333 · Steve@SteveSellsAustin.com · [SteveSellsAustin.com](https://www.SteveSellsAustin.com)