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RESIDENTIAL
GROUP

AUSTIN

RELOCATION GUIDE

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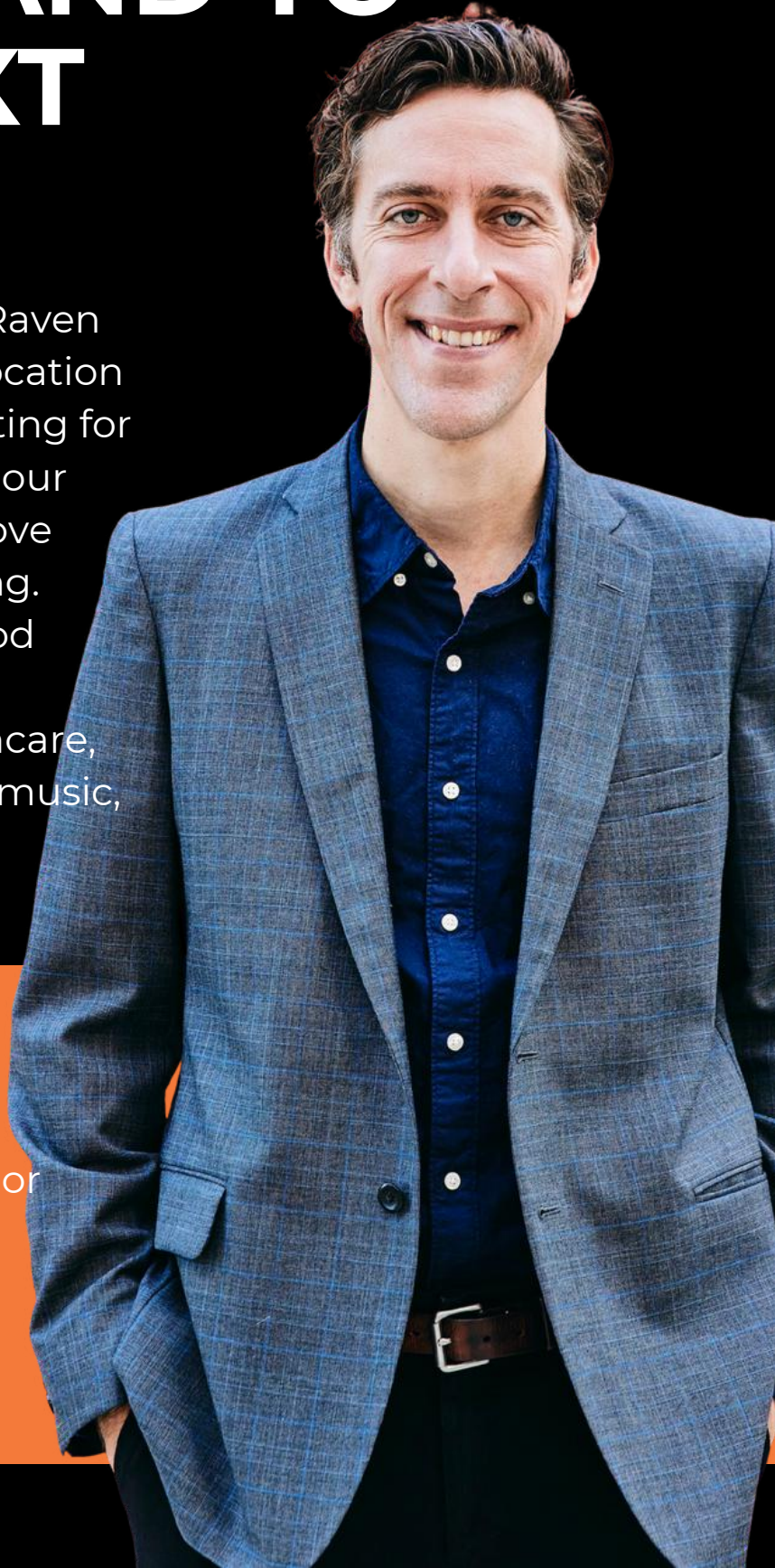
BARRETT RAVEN

WELCOME TO AUSTIN—AND TO YOUR NEXT CHAPTER

Thanks for downloading the Raven Residential Group Austin Relocation Guide! Whether you're relocating for work, lifestyle, or a fresh start, our team is here to make your move smooth, informed, and exciting. Inside, you'll find neighborhood spotlights, housing insights, commute tips, schools, healthcare, and the best of Austin's food, music, and outdoor life.

When you're ready for personalized advice—home tours, schools by district, commute mapping—we'll tailor a plan around you.

Welcome aboard—and welcome to Austin!



WHY AUSTIN TEXAS

IS #1!



WHY AUSTIN BELONGS ON YOUR SHORTLIST

Austin is consistently ranked among the most desirable places to live in the U.S. Known as the Live Music Capital of the World, it offers a balance of outdoor living, a strong economy, and a family-friendly atmosphere.

Outdoor Lifestyle: Miles of hike-and-bike trails, spring-fed swimming at Barton Springs, paddleboarding on Lady Bird Lake, plus Hill Country escapes minutes away.

Thriving Economy: Home to major tech, healthcare, and education employers including Tesla, Apple, Dell, and The University of Texas at Austin.

Community Appeal: Friendly neighborhoods, renowned food and music scenes, and a strong sense of local pride.

Affordability (Relative): Compared to coastal hubs like San Francisco or New York, Austin can offer strong value—especially in surrounding suburbs—while delivering big-city amenities.

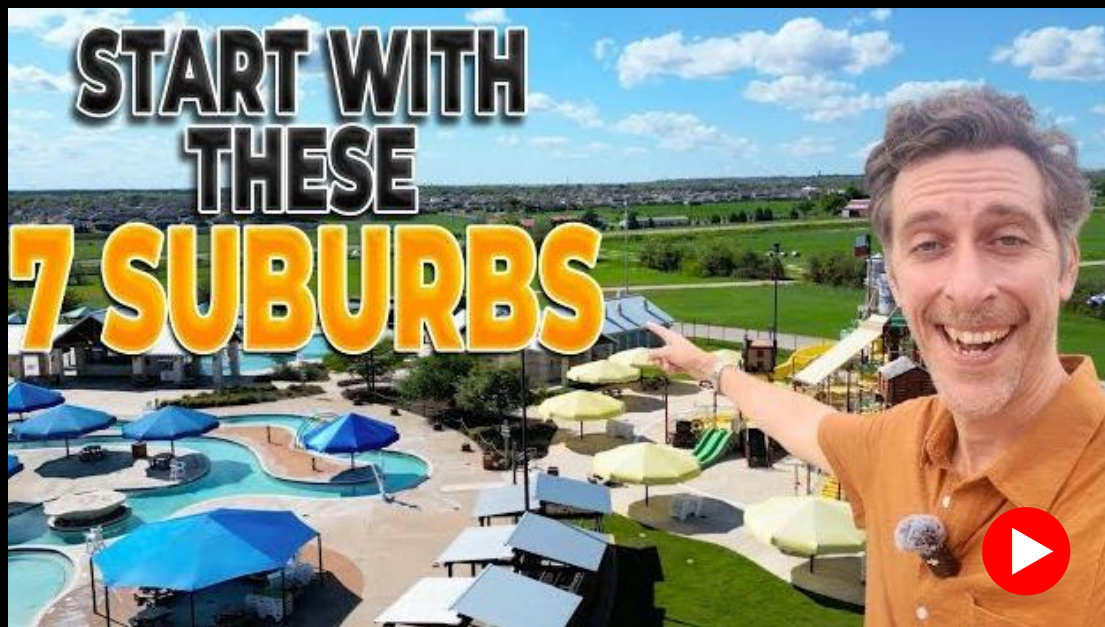


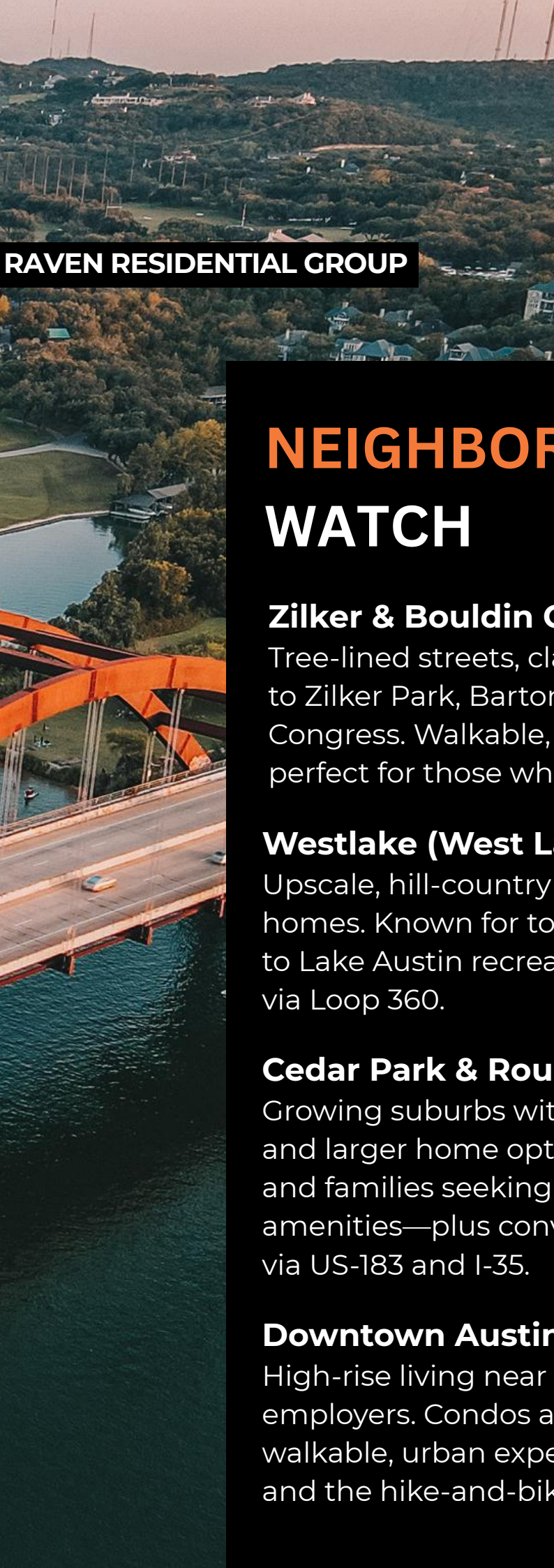
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AUSTIN REAL ESTATE AT A GLANCE

Austin's housing market remains active with steady demand fueled by job growth and in-migration. Median home prices are around the mid-\$400Ks to low-\$500Ks (as of 2025) across the metro.

New construction is popular in communities like Leander, Liberty Hill, and Georgetown, while central Austin offers historic homes, modern condos, and established neighborhoods. Long-term fundamentals—population growth, jobs, and lifestyle—continue to make Austin attractive for both homeowners and investors.



An aerial photograph of a lush green hillside with several houses scattered across it. In the foreground, a bridge with orange arches spans a body of water. The background shows a clear sky with some distant structures.

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NEIGHBORHOODS TO WATCH

Zilker & Bouldin Creek (Central/South Austin):

Tree-lined streets, classic bungalows, and quick access to Zilker Park, Barton Springs, and South Lamar/South Congress. Walkable, eclectic, and close to downtown—perfect for those who want lifestyle at their doorstep.

Westlake (West Lake Hills / Eanes ISD):

Upscale, hill-country vibe with larger lots and luxury homes. Known for top-tier Eanes ISD schools, proximity to Lake Austin recreation, and easy access to downtown via Loop 360.

Cedar Park & Round Rock (North Suburbs):

Growing suburbs with excellent schools, abundant parks, and larger home options. Popular with first-time buyers and families seeking value, space, and community amenities—plus convenient access to major employers via US-183 and I-35.

Downtown Austin:

High-rise living near world-class dining, nightlife, and employers. Condos and townhomes dominate, offering a walkable, urban experience steps from Lady Bird Lake and the hike-and-bike trail.



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WHY BUY IN AUSTIN?

Austin combines no state income tax, strong job growth, top-tier amenities, and a nationally recognized lifestyle. Whether you're buying your first home, investing in new construction, or seeking a luxury retreat, Austin has options for every lifestyle and budget.

Cost of Living in Austin, Texas

Cost of Living at a Glance

Austin offers an exceptional quality of life with big-city amenities and abundant outdoor recreation. While prices rose in recent years, the metro remains competitive versus coastal markets.

Housing: Median home price in the mid-\$400Ks to low-\$500Ks (2025 metro), with more attainable options in outlying suburbs and premium pricing in central/west areas.

Groceries & Healthcare: Generally near national averages, with plenty of choices from budget-friendly to premium.

Utilities & Transportation: Utilities are near national averages. Driving is common, but transit and micromobility options continue to expand. Overall, Austin provides a balanced lifestyle that appeals to professionals, families, and retirees alike.



Taxes Explained (Texas)

Income Tax: No state income tax in Texas.

Sales Tax: State rate 6.25%, with local add-ons up to 2% (max 8.25% total).

Property Taxes: Effective rates are relatively high, commonly ~1.6%–3.2% depending on county and taxing districts (Travis/Williamson/Hays).

Overall, many residents find the no-income-tax structure offsets higher property tax rates, especially for higher earners.

Transportation & Commute Guide



Austin offers a practical mix of driving, transit, and trails:

Public Transit: CapMetro bus network plus MetroRail Red Line connecting the northern suburbs to downtown. Park-and-ride options and rapid bus corridors serve major routes.

Major Highways: I-35, MoPac/Loop 1, US-183, SH-45, and SH-130 (toll) connect the metro. Loop 360 serves West Austin.



Airport Access: Austin-Bergstrom International Airport (AUS) offers extensive domestic routes and growing international service—about 15–20 minutes from downtown (traffic dependent).

Average Commute Times: Roughly 25–30 minutes across the metro, varying by corridor and time of day.





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CULTURE & LIFESTYLE

Austin blends small-city warmth with big-city energy.

Arts & Museums: Blanton Museum of Art, Bullock Texas State History Museum, The Contemporary Austin, and Thinkery for families.

Music & Nightlife: Iconic live music venues, SXSW (March), Austin City Limits Music Festival (October), and vibrant districts like Sixth Street, Rainey Street, and South Congress.

Sports Teams: Austin FC (MLS) at Q2 Stadium, plus the beloved Texas Longhorns (UT Austin) across NCAA sports.

Local Traditions: Trail of Lights, Pecan Street Festival, and a year-round calendar of food, film, and music events.



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OUTDOOR & NATURE

Austin is an outdoor playground.

Parks: Zilker Park, Auditorium Shores, and Mueller Lake Park anchor a robust park system.

Hiking & Biking: Barton Creek Greenbelt and the Ann & Roy Butler Hike-and-Bike Trail around Lady Bird Lake offer miles of scenic paths.

Water Recreation: Barton Springs Pool, Lady Bird Lake (paddleboarding, kayaking), and Lake Travis (boating, swimming) are local favorites.

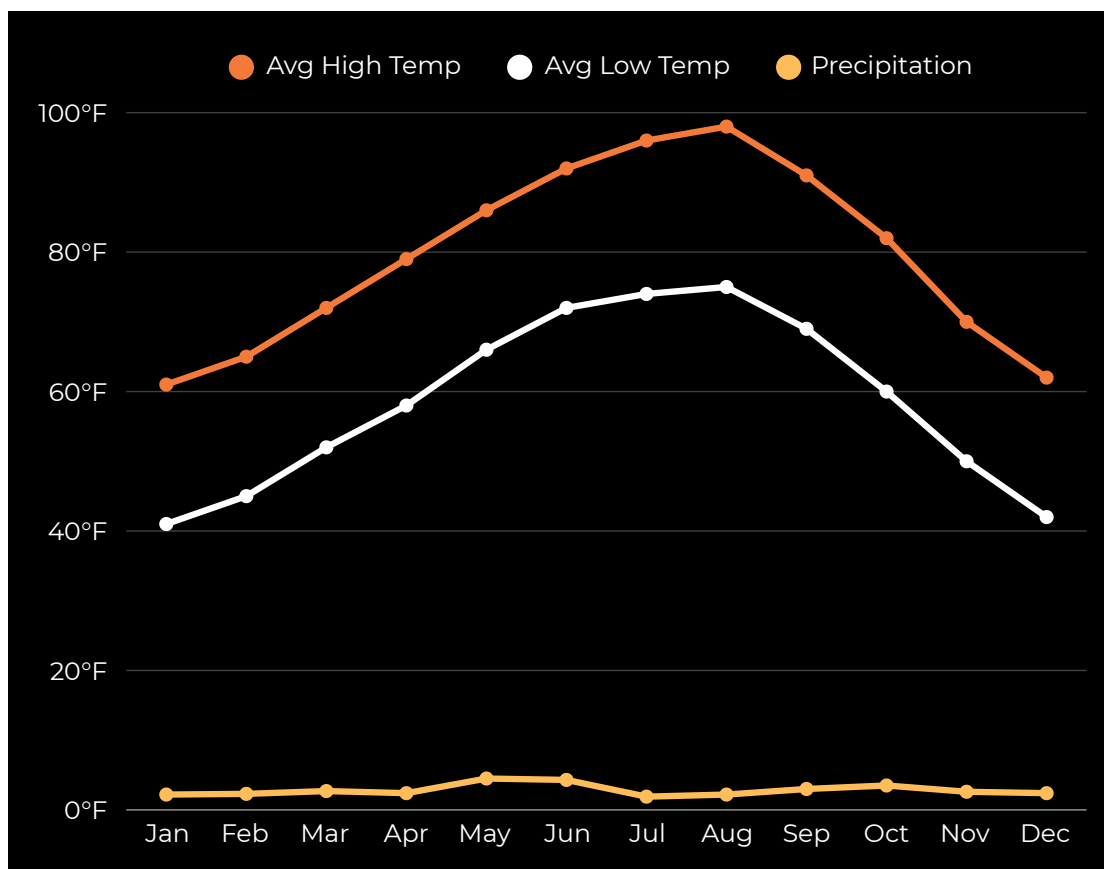
Nearby Escapes: Hill Country wineries, swimming holes like Hamilton Pool (reservation-based), and state parks within an hour's drive.



SEASONS

in the Live Music Capital

Austin enjoys four distinct seasons with hot summers, mild winters, and pleasant springs and falls. Expect summer highs in the upper 90s°F, occasional spring thunderstorms, and rare winter freezes.



Stay Connected on **YOUTUBE!**

Want to see Austin in action? Visit the Raven Residential Group channel where we share neighborhood tours, real estate updates, lifestyle insights, and relocation tips.

Don't forget to subscribe so you never miss new content!

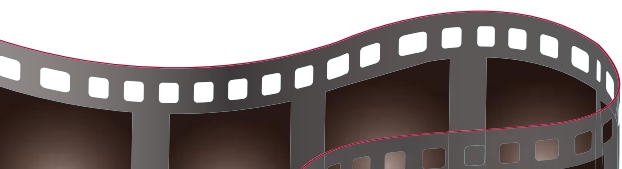


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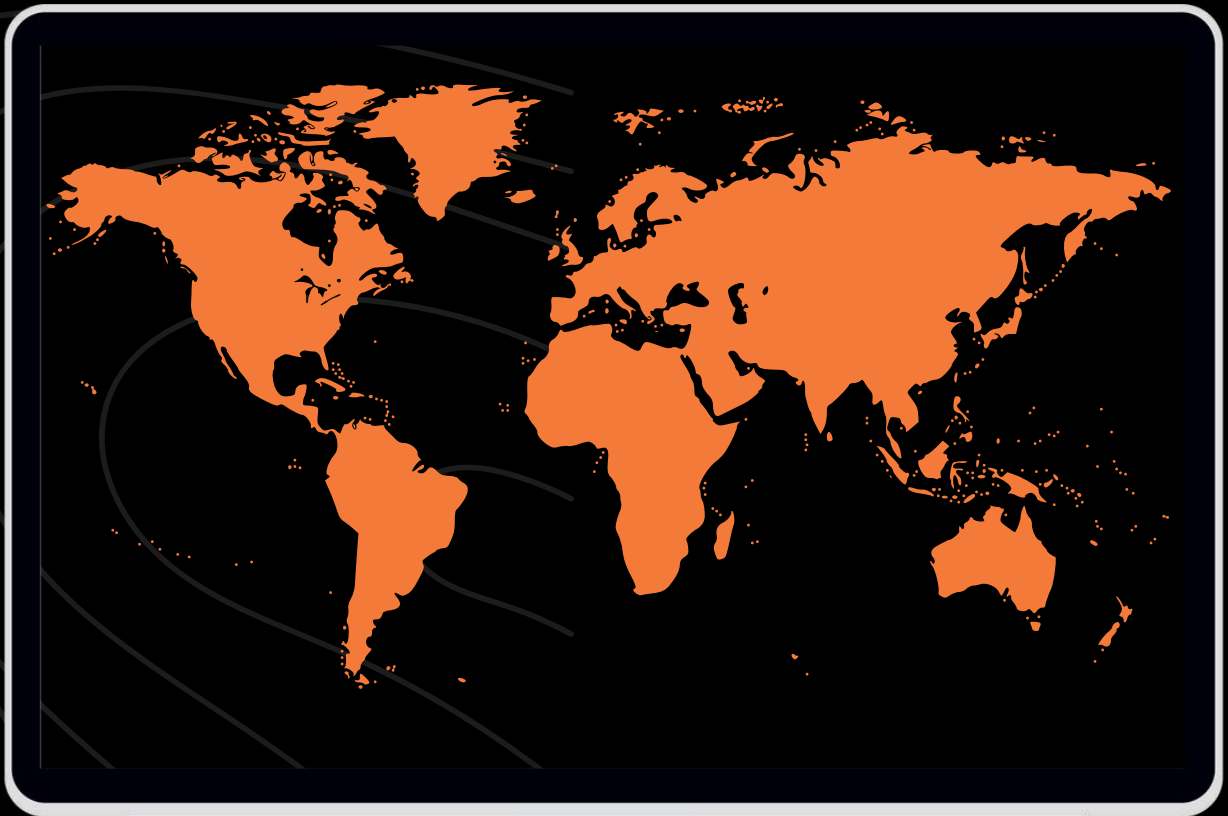
LIVE IN LUXURY ON A BUDGET!



DISCOVER

Your Perfect Area with our Interactive Map

Explore Austin's neighborhoods, schools, shopping, and more through our interactive map on our website. This tool lets you visualize where you'll live, shop, and play, making your relocation research easy and fun.



Visit our site to try it out!

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RETAIL & LIFESTYLE HIGHLIGHTS

Austin offers a wide variety of shopping—from lifestyle centers to local boutiques.



The Domain (North Austin)

A premier outdoor lifestyle destination with national retailers, luxury brands, restaurants, and entertainment. Great for a full day out with family or friends.



South Congress (SoCo) District

An iconic stretch of local boutiques, vintage shops, artisan goods, and eateries with a quintessential Austin vibe. Perfect for unique finds and people-watching..



Barton Creek Square

A classic indoor mall near the Barton Creek Greenbelt with popular retailers, dining, and easy access to outdoor adventures before or after shopping.

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AUSTIN'S MUST-TRY RESTAURANTS

Explore Top Restaurants



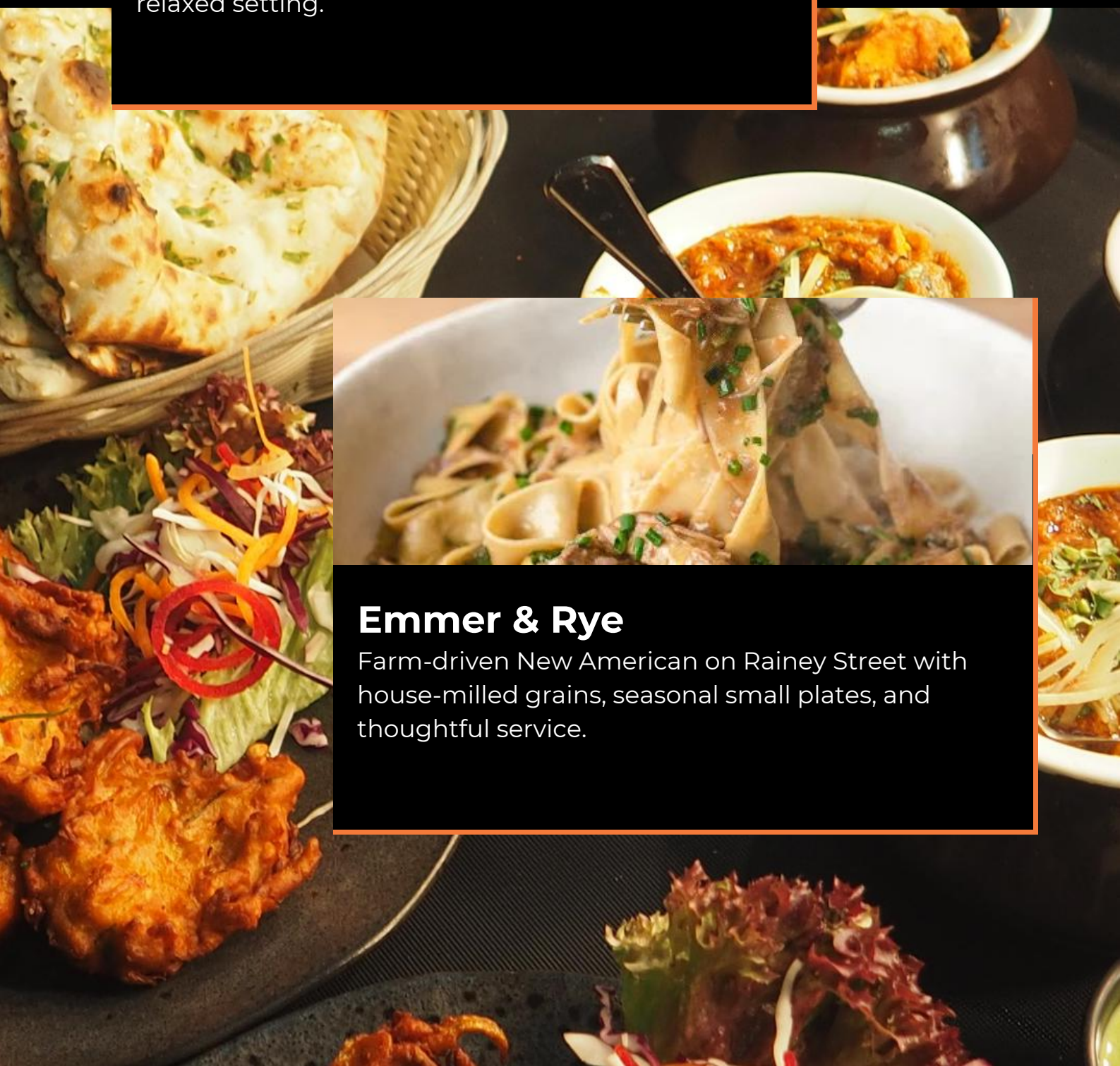
Franklin Barbecue

A legendary stop for Central Texas barbecue—expect melt-in-your-mouth brisket and an authentic Austin experience.



Uchi

James Beard-level Japanese cuisine featuring inventive sushi and seasonal tastings in a refined yet relaxed setting.



Emmer & Rye

Farm-driven New American on Rainey Street with house-milled grains, seasonal small plates, and thoughtful service.

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AUSTIN *Explore Top Activities in Austin*

ADVENTURES AWAIT



Lady Bird Lake Hike-and-Bike Trail

A scenic loop with skyline views perfect for jogging, biking, or leisurely strolls—plus easy access to kayak and paddleboard rentals.



Barton Springs Pool

A spring-fed, 3-acre pool in Zilker Park that stays ~68–70°F year-round—an Austin rite of passage for cooling off in summer.



Blanton Museum of Art

UT Austin's world-class museum showcasing European, Latin American, and contemporary art—great cultural stop near the Capitol complex.

Top Schools & Universities

The University of Texas at Austin

A flagship public university with nationally ranked programs in business, engineering, computer science, and more—plus a dynamic campus life.

Westlake High School (Eanes ISD)

Consistently top-ranked public high school known for academic rigor, athletics, and arts in one of the region's premier districts.

LASA — Liberal Arts & Science Academy (Austin ISD)

Selective magnet high school renowned for STEM, research, and advanced academics with exceptional college placement.



Top 3 Major Employers in Austin

Tesla (Giga Texas)

A major manufacturing and engineering hub driving regional job growth across operations, energy, and mobility innovation.

A major manufacturing and engineering hub driving regional job growth across operations, energy, and mobility innovation.

Dell Technologies

Headquartered in nearby Round Rock, Dell anchors the metro's tech ecosystem with extensive roles in engineering, sales, and support.

The University of Texas at Austin

A powerhouse in education and research, UT employs thousands in academic, administrative, and support roles while fueling the local economy.

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Healthcare Providers in Austin

Seton Medical Center Austin (Ascension Seton)

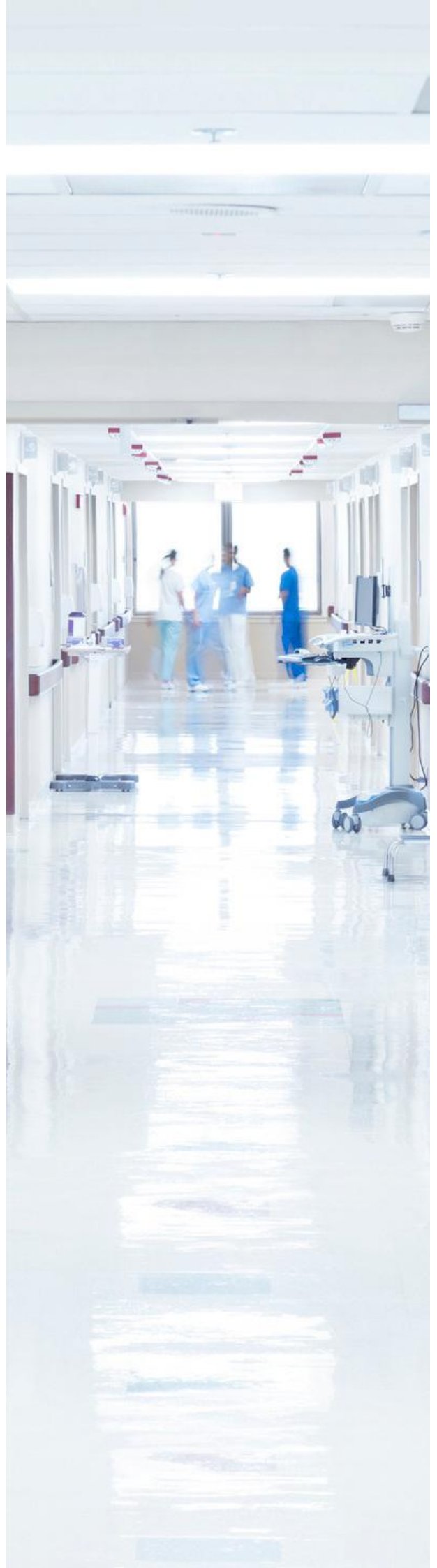
A leading healthcare provider offering a full range of services, including trauma care and advanced treatments.

St. David's Medical Center

St. David's Medical Center is one of Austin's most trusted names in healthcare, known for its state-of-the-art technology, exceptional physicians, and award-winning patient outcomes.

Dell Seton Medical Center at The University of Texas

Located near downtown Austin, Dell Seton Medical Center is a teaching hospital affiliated with Dell Medical School at The University of Texas at Austin.





EXPLORE AREAS

AUSTIN

Live music capital

Amenities

Austin offers major-city amenities with a small-town soul. You'll find world-class dining, festivals, parks, and a thriving tech economy. Neighborhood options range from historic central districts to master-planned suburbs, with abundant trails, lakes, and greenbelts.

Notable Attractions

See the Texas Capitol, UT Austin campus, and the Blanton Museum of Art. Enjoy Barton Springs, Lady Bird Lake, and Zilker Park. Annual events like SXSW and ACL draw global attention and keep the calendar packed.

Why Resident Love it

People love the outdoor lifestyle, booming job market, and creative culture. There's a neighborhood for every stage of life, from urban condos to hill-country estates. No state income tax adds to long-term appeal.

Community Vibe

Energetic, entrepreneurial, and inclusive. Music and food scenes fuel constant discovery, while neighborhoods maintain distinct identities. Weekends are for patios, trails, and local markets.



POPULATION

975,000



MEDIAN HOME
PRICE

\$540,000



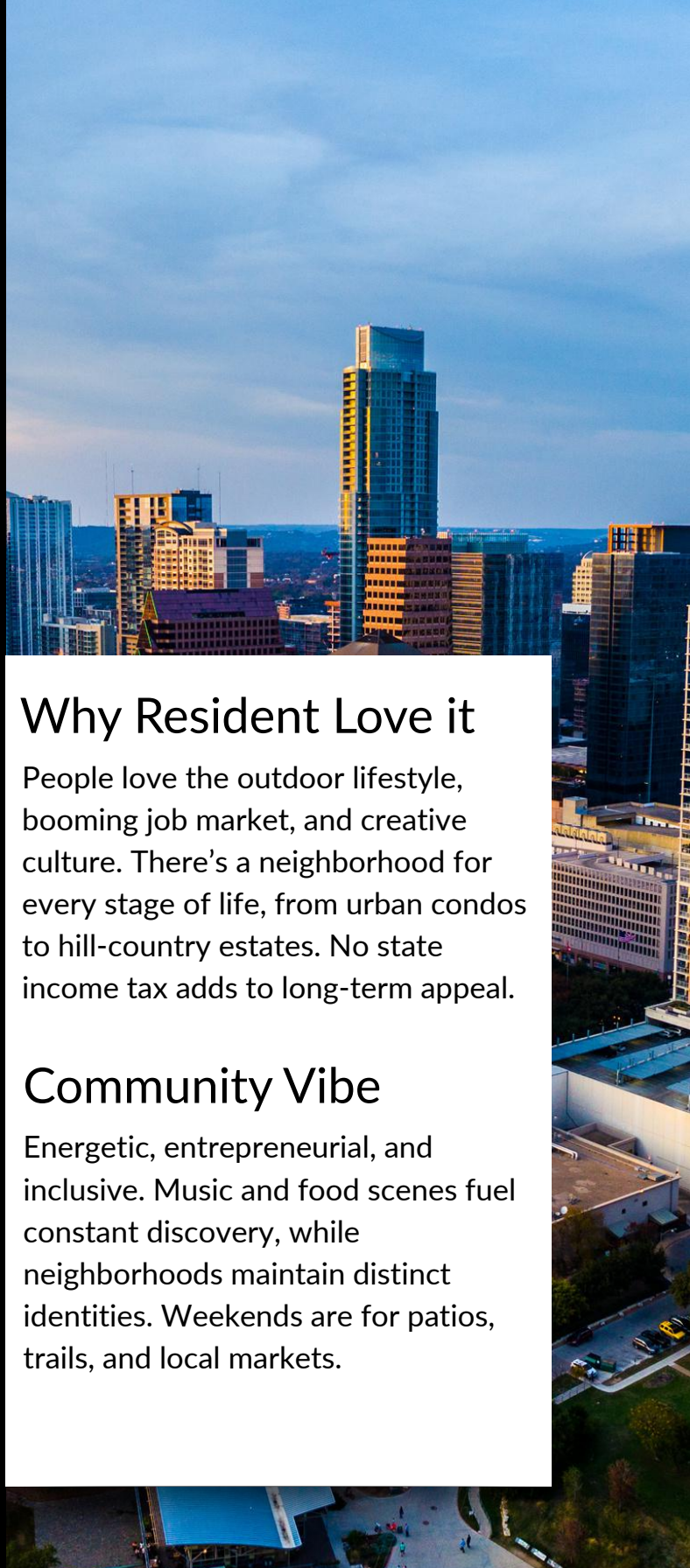
SCHOOL
DISTRICT

Austin ISD (plus
Eanes, Leander,
Round Rock, Hays
in edges)



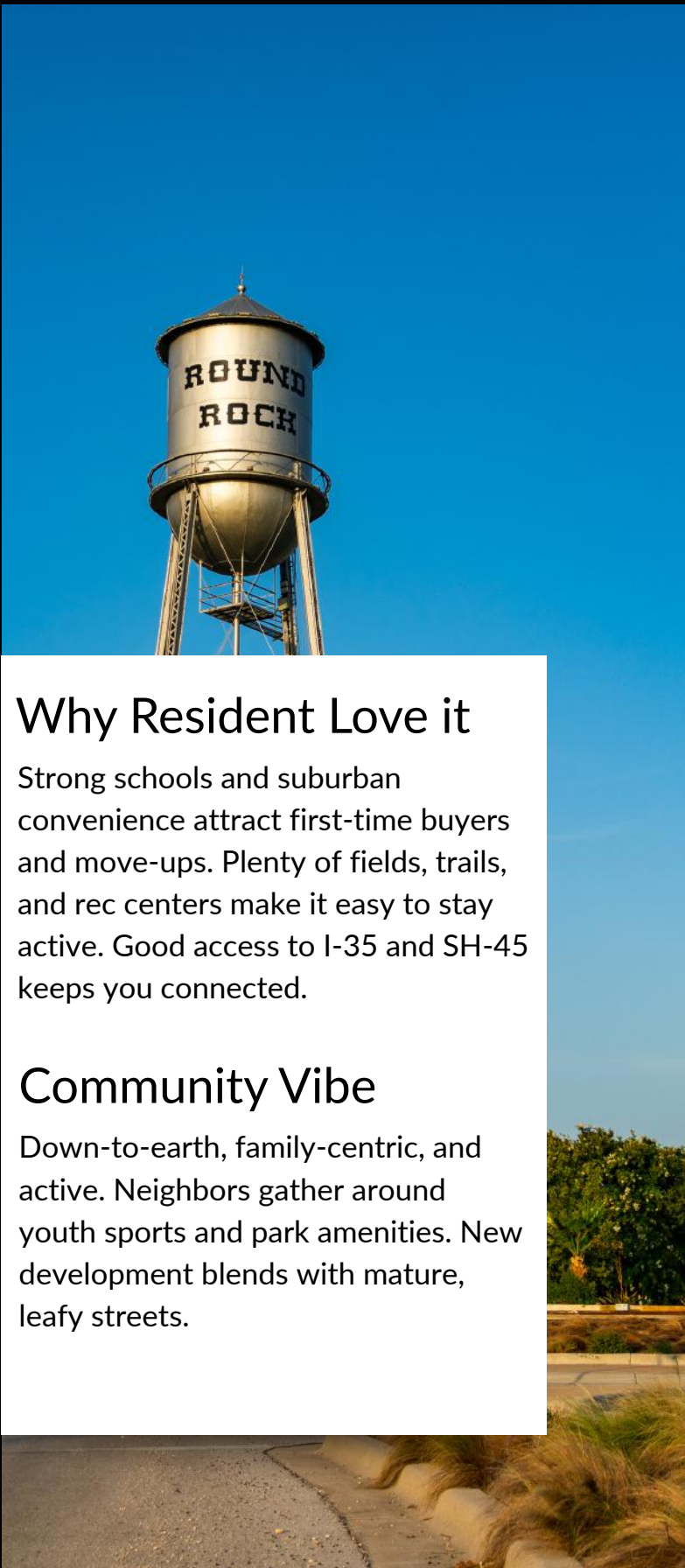
PUBLIC TRANSIT

CapMetro buses,
MetroRapid,
MetroRail Red Line,
micromobility; AUS
airport



ROUND ROCK

Sports, schools, value



Amenities

Family-friendly amenities with excellent parks, sports facilities, and shopping. Ample newer housing stock and established neighborhoods offer options at many price points. Proximity to major employers makes commuting practical.

Notable Attractions

Dell Diamond (Round Rock Express), Kalahari Resorts & Conventions, and Old Settlers Park. A growing dining scene complements big-box retail and local shops. Community events fill the calendar year-round.

Why Resident Love it

Strong schools and suburban convenience attract first-time buyers and move-ups. Plenty of fields, trails, and rec centers make it easy to stay active. Good access to I-35 and SH-45 keeps you connected.

Community Vibe

Down-to-earth, family-centric, and active. Neighbors gather around youth sports and park amenities. New development blends with mature, leafy streets.



POPULATION
125,000



MEDIAN HOME
PRICE
\$450,000



SCHOOL
DISTRICT
Round Rock ISD



PUBLIC TRANSIT
Round Rock Transit
(CARTS), regional
connectors; car-
forward

DRIPPING SPRINGS

Hill Country gateway charm



Amenities

Scenic living with larger lots and dark-sky ordinances. Amenities include wineries, breweries, parks, and highly regarded schools. Homes range from custom estates to upscale subdivisions.

Notable Attractions

Hamilton Pool (nearby), Mercer Street historic district, and Dripping Springs Distilling. Nearby greenbelts and creeks provide hiking and swimming options. Hill Country venues host weddings, markets, and festivals.

Why Resident Love it

Residents love the country feel with city access. It's peaceful, starry at night, and close to Austin jobs and culture. The food-and-drink scene rivals much larger towns.

Community Vibe

Upscale rural, outdoorsy, and community-minded. Weekend plans often include trail time and tastings. Newcomers find it easy to plug into local events.



POPULATION

9,000 (city)



MEDIAN HOME PRICE

\$800,000



SCHOOL DISTRICT

Dripping Springs
ISD



PUBLIC TRANSIT

Limited; primarily
driving; regional
CARTS options

LEANDER

New growth, rail access

Amenities

Rapidly growing with abundant new construction and community amenities. Parks, pools, and trail systems are common in master-planned areas. Retail and dining continue to expand along 183A.

Notable Attractions

Lake Travis access is a short drive; Devine Lake Park offers local recreation. Nearby Crystal Falls Golf Club and regional trailheads add variety. Local events showcase a tight-knit community.

Why Resident Love it

Buyers love newer homes, relative value, and the MetroRail connection to downtown Austin (from Leander Station). Schools and space make it popular for move-up families.

Community Vibe

Suburban, friendly, and on the rise. A mix of young families and long-time Texans. Weekends revolve around parks, sports, and backyard gatherings.



POPULATION

76,000



MEDIAN HOME
PRICE

\$480,000



SCHOOL
DISTRICT

Leander ISD



PUBLIC TRANSIT

CapMetro MetroRail
(Leander Station),
regional bus; car-
forward

CEDAR PARK

Parks, schools, convenience

Amenities

Well-planned suburbs with plentiful parks, pools, and sports complexes. Shopping corridors and medical services are close at hand. Neighborhoods offer consistent quality and HOA amenities.

Notable Attractions

Brushy Creek Lake Park, H-E-B Center events, and proximity to Lake Travis. Trails and sports leagues are a big draw. Dining spans local favorites to national brands.

Why Resident Love it

Residents cite strong schools and easy suburban living. Commuting options via 183A and nearby employers keep daily life efficient. Mature trees and sidewalks add charm.

Community Vibe

Clean, organized, and community-active. Block parties and sports seasons shape the calendar. Pride of ownership is obvious on every street.



POPULATION

77,000



MEDIAN HOME PRICE

\$520,000



SCHOOL DISTRICT

Leander ISD



PUBLIC TRANSIT

Limited local bus;
regional connectors;
car-forward



GEORGETOWN

Historic square, growth

Amenities

A beautifully preserved downtown square anchors the city's identity. New master-planned communities offer amenities like pools, trails, and pickleball. Medical services and shopping are robust for the area.

Notable Attractions

The Most Beautiful Town Square in Texas, Blue Hole Park, and Inner Space Cavern. Festivals and markets keep the core lively. San Gabriel River trails add year-round recreation.

Why Resident Love it

People love the blend of history and new conveniences. It's relaxed, friendly, and has housing for every stage—from cottages to active-adult communities.

Community Vibe

Charming, porch-sitting, and event-driven. Neighbors know each other; downtown is the living room. Growth feels intentional and proud of its roots.



POPULATION

90,000



MEDIAN HOME
PRICE

\$475,000



SCHOOL
DISTRICT

Georgetown ISD

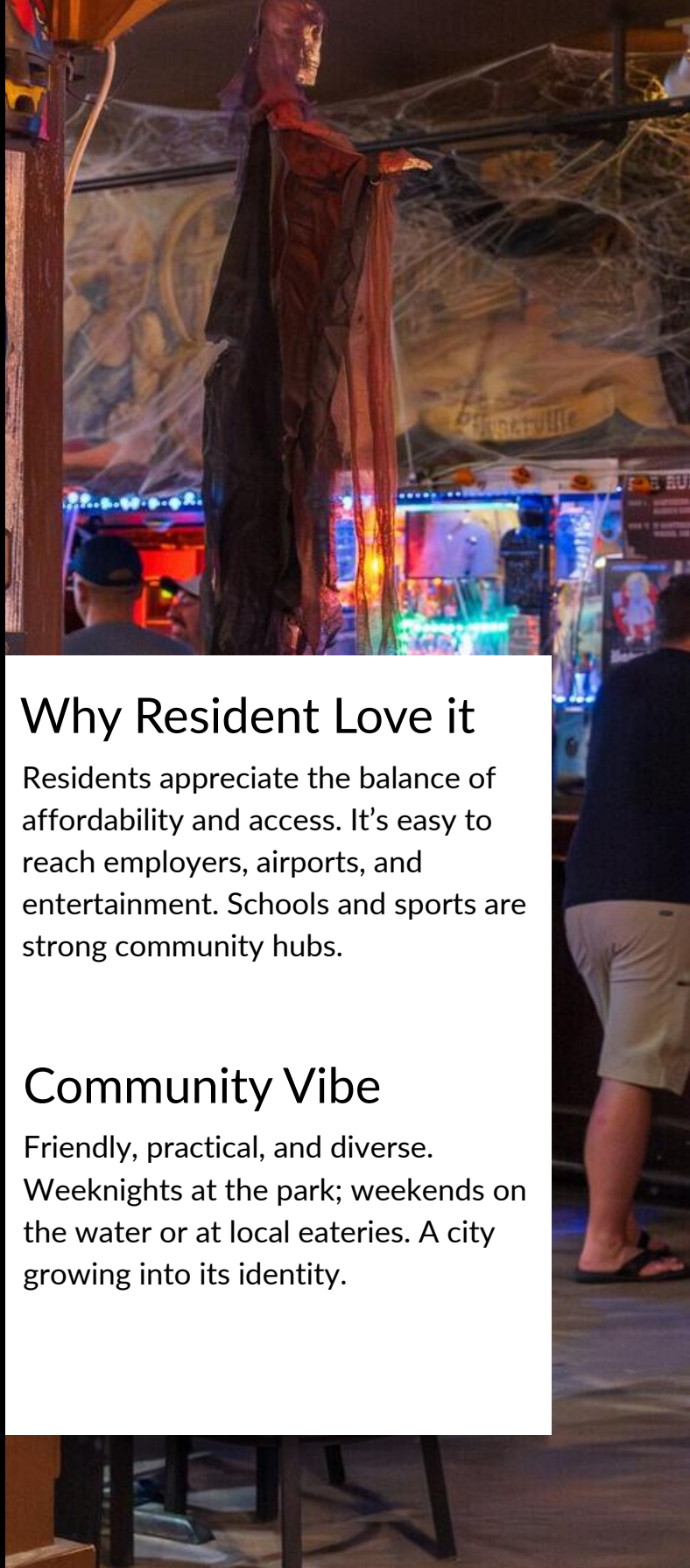


PUBLIC TRANSIT

GoGeo on-
demand/CARTS;
regional connectors;
car-forward

PFLUGERVILLE

Location, lakes, value



Amenities

Centrally located between Austin and Round Rock with quick access to jobs and retail. Neighborhood parks, trails, and Lake Pflugerville add daily recreation. Diverse housing options fit many budgets.

Notable Attractions

Lake Pflugerville Park for paddling and trails, Typhoon Texas Waterpark, and Stone Hill Town Center. Community events and food trucks add local flavor.

Why Resident Love it

Residents appreciate the balance of affordability and access. It's easy to reach employers, airports, and entertainment. Schools and sports are strong community hubs.

Community Vibe

Friendly, practical, and diverse. Weeknights at the park; weekends on the water or at local eateries. A city growing into its identity.



POPULATION
75,000



MEDIAN HOME
PRICE
\$420,000



SCHOOL
DISTRICT
Pflugerville ISD
(some
RRISD/AISD
pockets)



PUBLIC TRANSIT
Limited local service;
regional bus/CARTS;
car-forward

LIBERTY HILL

Small-town, new builds



Amenities

Larger lots and new communities define the housing stock. Amenities emphasize parks, trails, and community pools. Retail and dining are growing along SH-29.

Notable Attractions

Downtown Liberty Hill murals, nearby Balcones Canyonlands, and Hill Country drives. Local events highlight arts and youth sports.

Why Resident Love it

Loved for space, schools, and a slower pace. Many move for acreage or new construction while staying close to Austin jobs.

Community Vibe

Laid-back, country-suburban hybrid. Strong Friday-night-lights energy. Neighbors lend a hand and share recommendations.



POPULATION
10,000 (city)



MEDIAN HOME PRICE
\$550,000



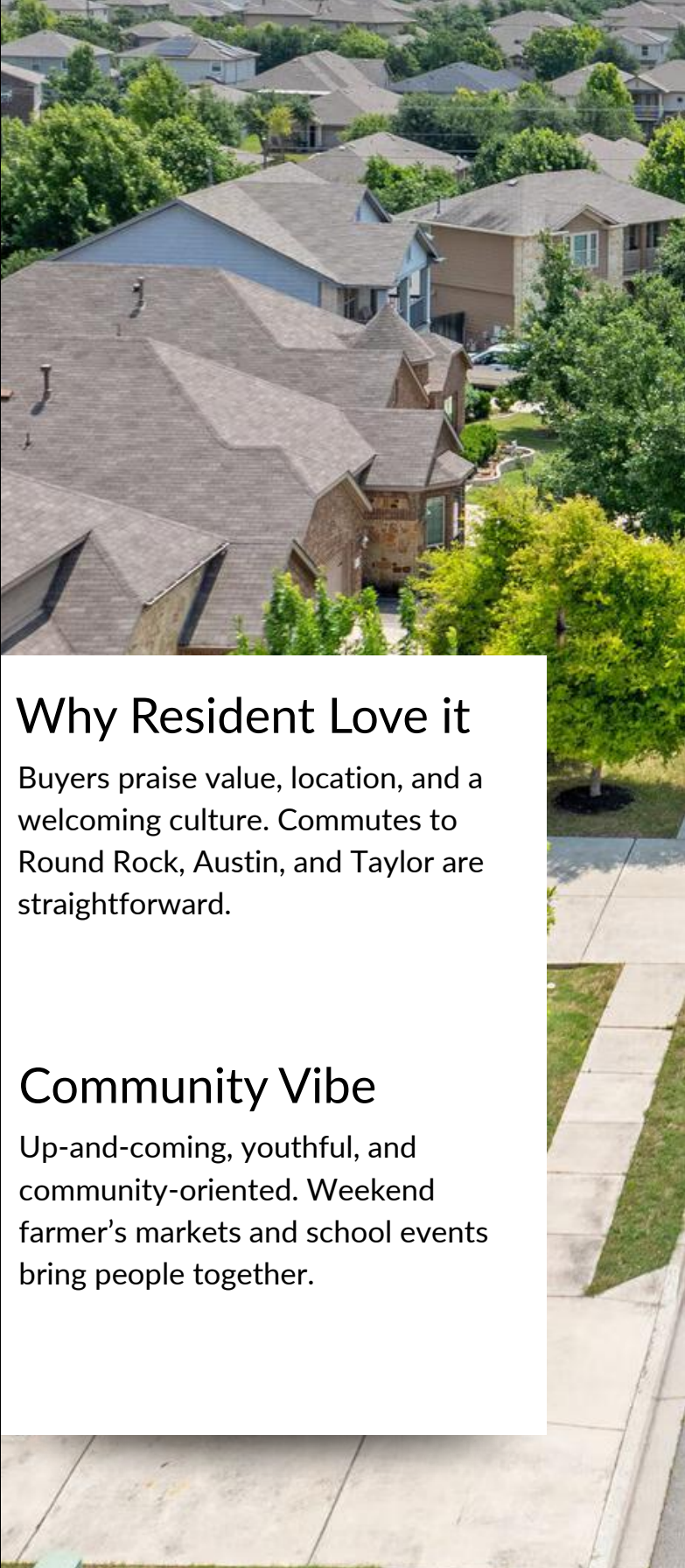
SCHOOL DISTRICT
Liberty Hill ISD



PUBLIC TRANSIT
Limited; regional connectors; primarily driving

HUTTO

Hippo pride, access



Amenities

Rapid growth with attainable pricing and family amenities. New parks, trails, and community centers keep up with demand. Retail corridors are expanding quickly.

Notable Attractions

Downtown Hutto's historic district, "Hippo" public art, and Brushy Creek amenities. Easy reach to Dell Diamond and Kalahari in Round Rock.

Why Resident Love it

Buyers praise value, location, and a welcoming culture. Commutes to Round Rock, Austin, and Taylor are straightforward.

Community Vibe

Up-and-coming, youthful, and community-oriented. Weekend farmer's markets and school events bring people together.



POPULATION

34,000



MEDIAN HOME PRICE

\$390,000



SCHOOL DISTRICT

Hutto ISD



PUBLIC TRANSIT

Limited local service;
regional connectors;
car-forward

LAKEWAY

Lakeside, luxury, leisure



Amenities

Upscale amenities include golf, marinas, tennis, and spas. Neighborhoods feature mature landscaping and views. Lake Travis ISD anchors strong demand.

Notable Attractions

Lake Travis boating, Lakeway Resort & Spa, and Hamilton Greenbelt trails. Nearby Hill Country wineries and dining add to the lifestyle.

Why Resident Love it

Loved for lake access, schools, and tranquil streets. Many choose Lakeway for resort-style living minutes from Austin.

Community Vibe

Refined, relaxed, and outdoor-fixated. Golf carts, sunset cruises, and neighborhood socials are common.



POPULATION
20,000



MEDIAN HOME PRICE
\$900,000



SCHOOL DISTRICT
Lake Travis ISD



PUBLIC TRANSIT
Limited; primarily driving; some regional commuter options

BUDA

Historic core, value



Amenities

Small-town feel with modern conveniences. Parks, sports fields, and growing shopping options support daily life. Easy access to Austin via I-35.

Notable Attractions

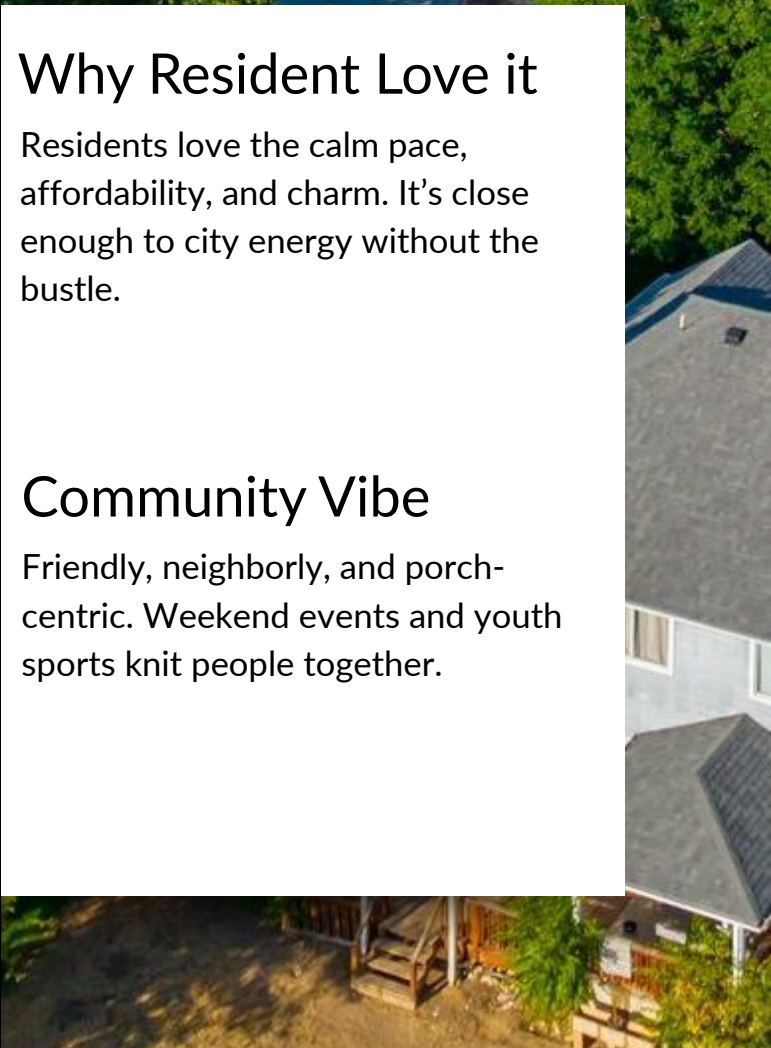
Downtown Buda Main Street, Stagecoach Park, and seasonal festivals. Quick trips to Cabela’s and South Austin retail.

Why Resident Love it

Residents love the calm pace, affordability, and charm. It’s close enough to city energy without the bustle.

Community Vibe

Friendly, neighborly, and porch-centric. Weekend events and youth sports knit people together.



POPULATION

16,000



MEDIAN HOME PRICE

\$420,000



SCHOOL DISTRICT

Hays CISD

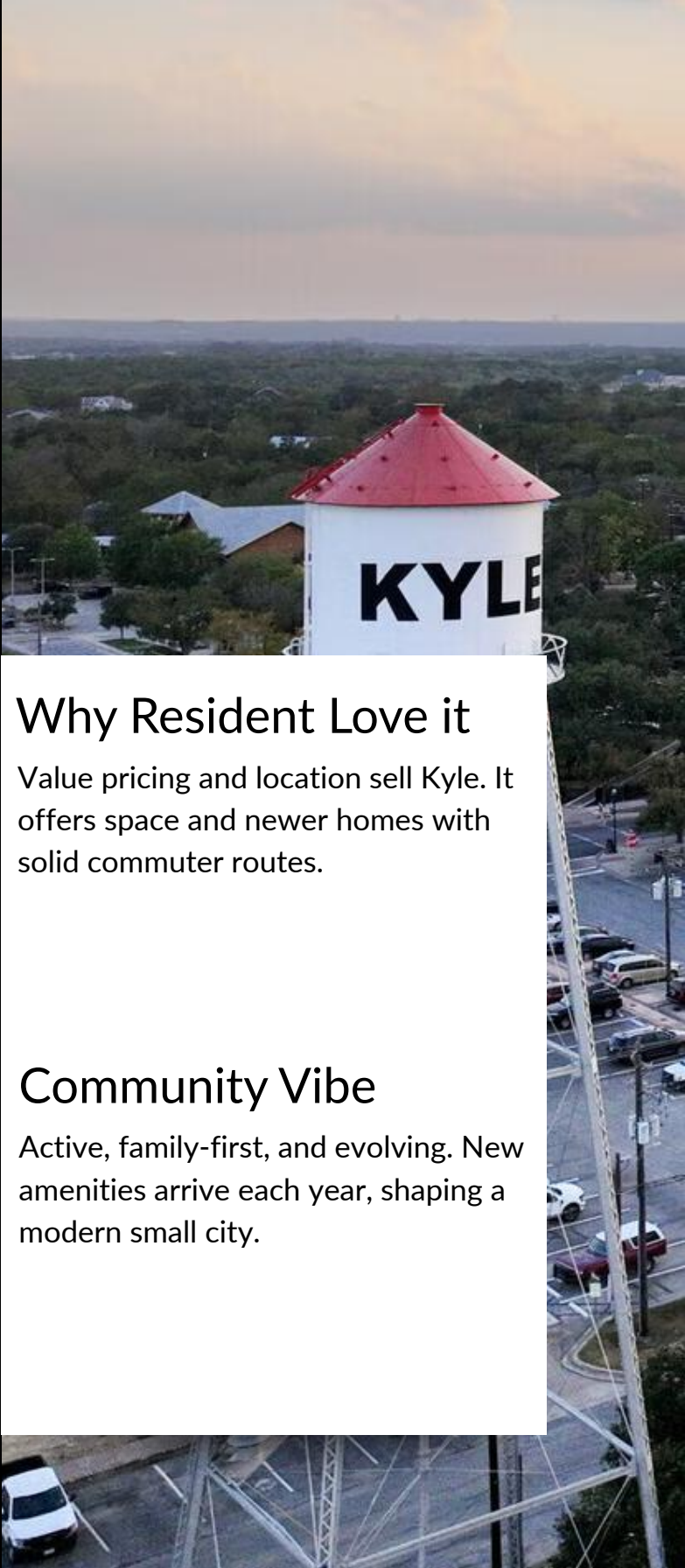


PUBLIC TRANSIT

Limited local service; regional CARTS; car-forward

KYLE

Growth, parks, access



Amenities

One of the metro’s fastest-growing cities with abundant new construction. Parks, trails, and youth sports are well-supported. Retail and medical services continue to expand.

Notable Attractions

Plum Creek Golf Course, Kyle Market Days, and Lake Kyle Park. Short hops to San Marcos outlets and South Austin.

Why Resident Love it

Value pricing and location sell Kyle. It offers space and newer homes with solid commuter routes.

Community Vibe

Active, family-first, and evolving. New amenities arrive each year, shaping a modern small city.



POPULATION

57,000



MEDIAN HOME PRICE

\$380,000



SCHOOL DISTRICT

Hays CISD



PUBLIC TRANSIT

Limited local service; regional CARTS; car-forward

DRIFTWOOD

Acreage, wineries, stars

Amenities

Rural amenities with upscale touches —think acreage homes, privacy, and Hill Country views. Nearby restaurants and venues punch above the population size. It's a retreat within commuting distance to Austin.

Notable Attractions

Salt Lick BBQ, Hill Country wineries/breweries, and scenic Onion Creek corridors. Proximity to Hamilton Pool and Driftwood Estate Winery.

Why Resident Love it

Loved for serenity, night skies, and destination dining. It feels like a getaway without giving up city access.

Community Vibe

Quiet, refined, and nature-forward. Community bonds over land stewardship and local staples.



POPULATION

~4,000 (area)



MEDIAN HOME PRICE

\$950,000



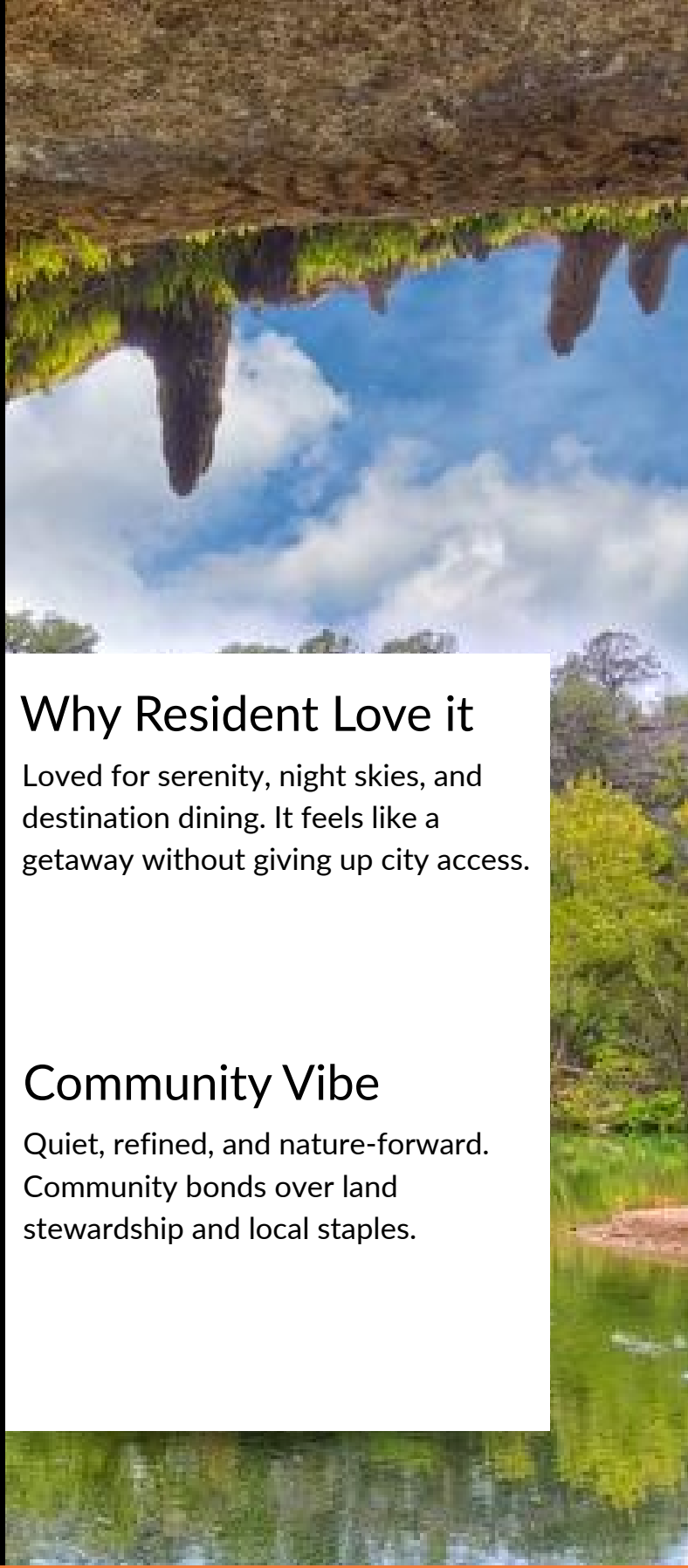
SCHOOL DISTRICT

Dripping Springs
ISD / Hays CISD
(by address)



PUBLIC TRANSIT

None locally; driving;
regional CARTS
nearby



DOWNTOWN AUSTIN (NEIGHBORHOOD)

Walkable urban core

Amenities

Amenities include high-rise living, concierge services, gyms, pools, and proximity to trails. Dining, music, and offices are steps away, reducing car dependence. Retail ranges from boutiques to flagship brands.

Notable Attractions

Texas Capitol, Lady Bird Lake Trail, ACL Live at the Moody Theater. Museums and waterfront parks bookend districts like 2nd Street and Seaholm.

Why Resident Love it

Loved for walkability, skyline views, and cultural access. Perfect for downsizers and professionals who want a car-lite lifestyle.

Community Vibe

Chic, energetic, and vertical. Weeknights feel like weekends with constant events.



POPULATION

15,000
(residents)



MEDIAN HOME
PRICE

\$900,000



SCHOOL
DISTRICT

Austin ISD



PUBLIC TRANSIT

CapMetro,
MetroRapid,
MetroRail (nearby),
scooters



HYDE PARK (NEIGHBORHOOD)

Historic, leafy, central



Amenities

Turn-of-the-century homes, pocket parks, and local cafes define the area. Everyday errands are walkable or a short bike ride. Quick access to UT and hospitals.

Notable Attractions

Shipe Park & Pool, Avenue B shops, and proximity to Elisabet Ney Museum. Nearby Triangle District adds dining and markets.

Why Resident Love it

Residents love the architectural charm and central location. A strong neighborhood association nurtures community spirit.

Community Vibe

Intellectual, artsy, and bike-friendly. Porch culture thrives; streets feel timeless.



POPULATION

10,000



MEDIAN HOME
PRICE

\$800,000



SCHOOL
DISTRICT

Austin ISD

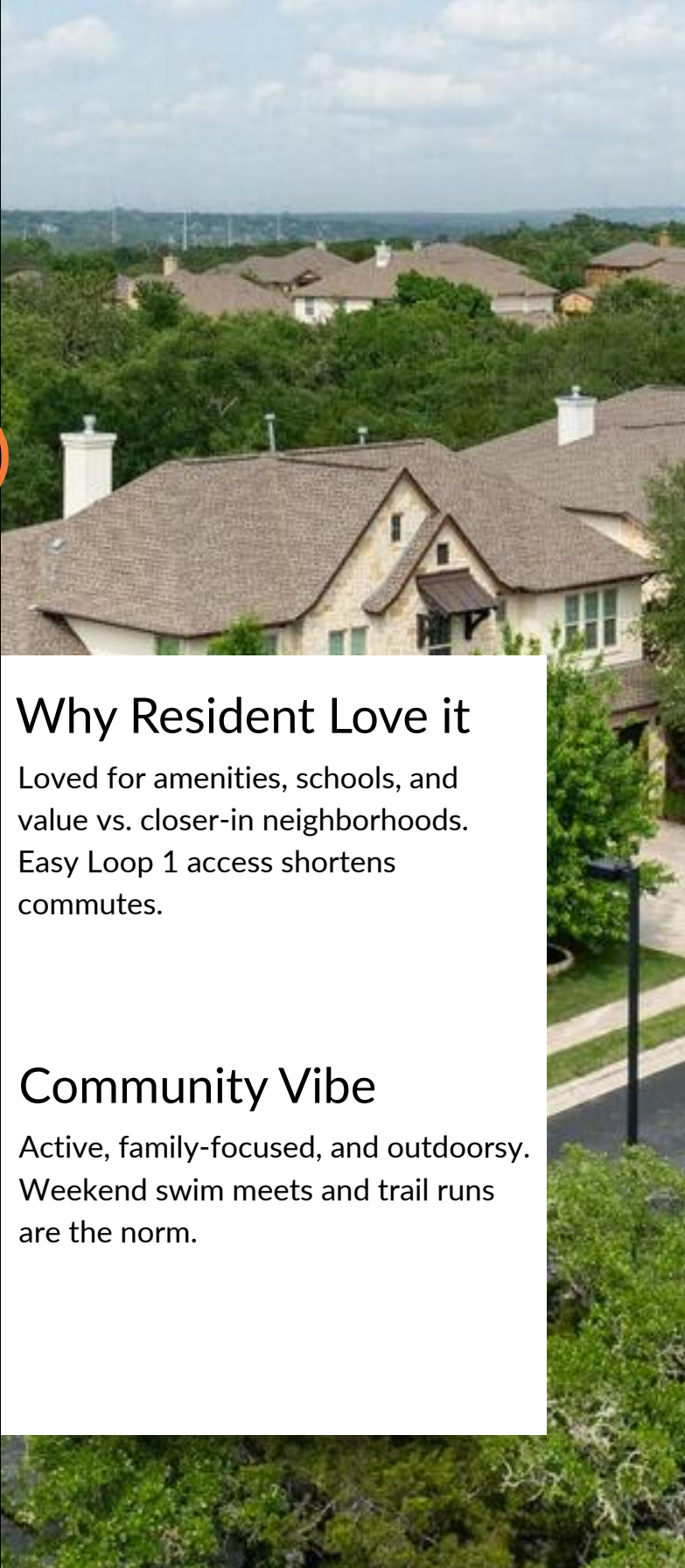


PUBLIC TRANSIT

CapMetro local
routes; bike first

CIRCLE C (NEIGHBORHOOD)

Master-planned, trails, pools



Amenities

Multiple pools, community centers, and miles of hike-and-bike trails. Nearby retail, medical, and top parks make daily life convenient. Homes are newer with cohesive streetscapes.

Notable Attractions

Veloway, Lady Bird Johnson Wildflower Center, and Slaughter Creek Preserve. Quick trips to Barton Creek greenbelts and South Austin eateries.

Why Resident Love it

Loved for amenities, schools, and value vs. closer-in neighborhoods. Easy Loop 1 access shortens commutes.

Community Vibe

Active, family-focused, and outdoorsy. Weekend swim meets and trail runs are the norm.



POPULATION

17,000



MEDIAN HOME
PRICE

\$700,000



SCHOOL
DISTRICT

Austin ISD



PUBLIC TRANSIT

CapMetro limited;
car/bike mix

NORTHWEST HILLS (NEIGHBORHOOD)

Views, mid-century, calm



Amenities

Amenities include nearby parks, trailheads, and specialty grocers. Homes offer larger lots and city/greenbelt vistas. Quick reach to Mopac and 360.

Notable Attractions

Bull Creek District Park, J.J. Pickle Research Campus area, and scenic drives along 360. Dining nodes on Far West and Mesa.

Why Resident Love it

Loved for quiet streets, strong schools, and central-north convenience. Architecture ranges from mid-century to custom.

Community Vibe

Serene, established, and upscale-casual. Neighbors value privacy and mature trees.



POPULATION

15,000



MEDIAN HOME
PRICE

\$1,050,000



SCHOOL
DISTRICT

Austin ISD

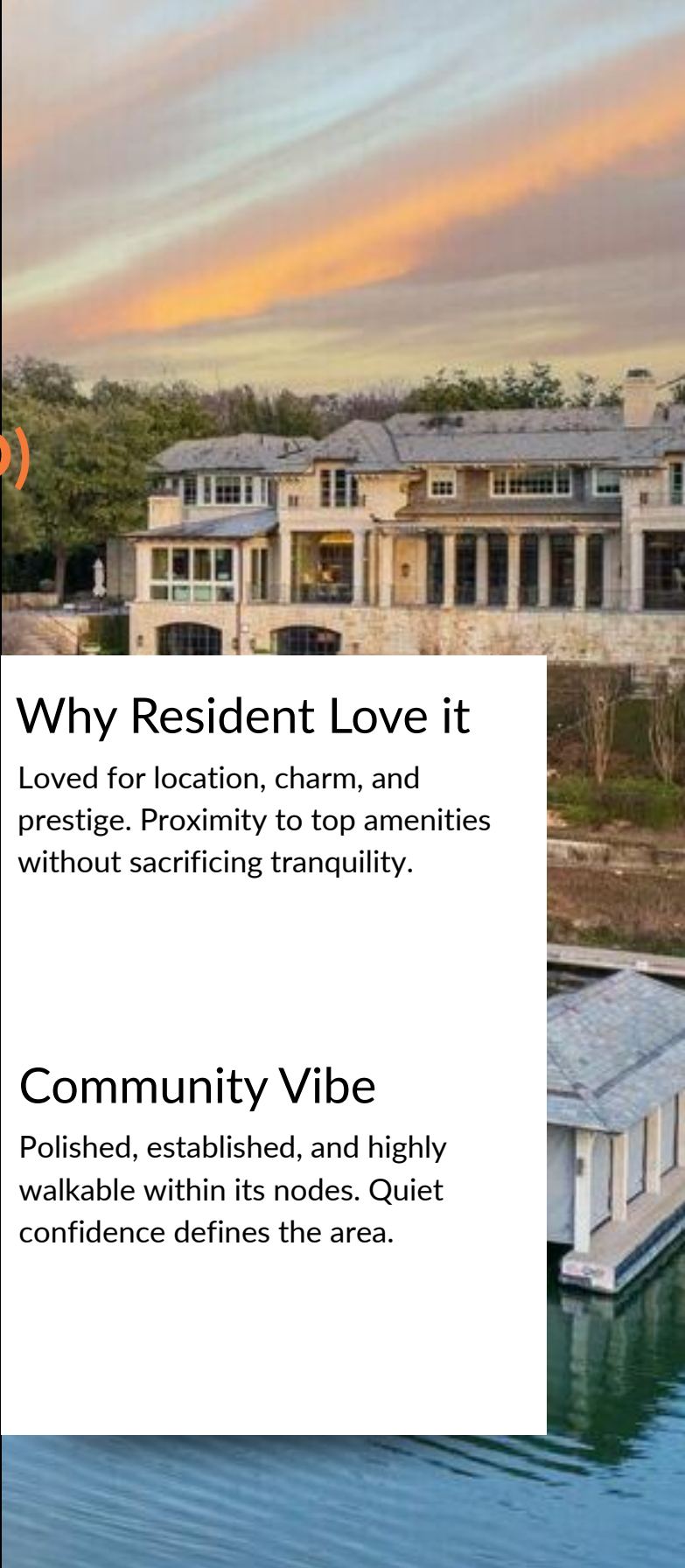


PUBLIC TRANSIT

CapMetro local; car-forward

TARRYTOWN (NEIGHBORHOOD)

Classic, close-in, coveted



Amenities

Tree-canopied streets, pocket parks, and boutique retail. Quick access to Lake Austin and downtown. Homes are a mix of elegant originals and refined new builds.

Notable Attractions

Mayfield Park & Nature Preserve, Walsh Boat Landing, and Lions Municipal Golf Course. Short drives to museums and downtown venues.

Why Resident Love it

Loved for location, charm, and prestige. Proximity to top amenities without sacrificing tranquility.

Community Vibe

Polished, established, and highly walkable within its nodes. Quiet confidence defines the area.



POPULATION

8,000



MEDIAN HOME
PRICE

\$1,700,000



SCHOOL
DISTRICT

Austin ISD

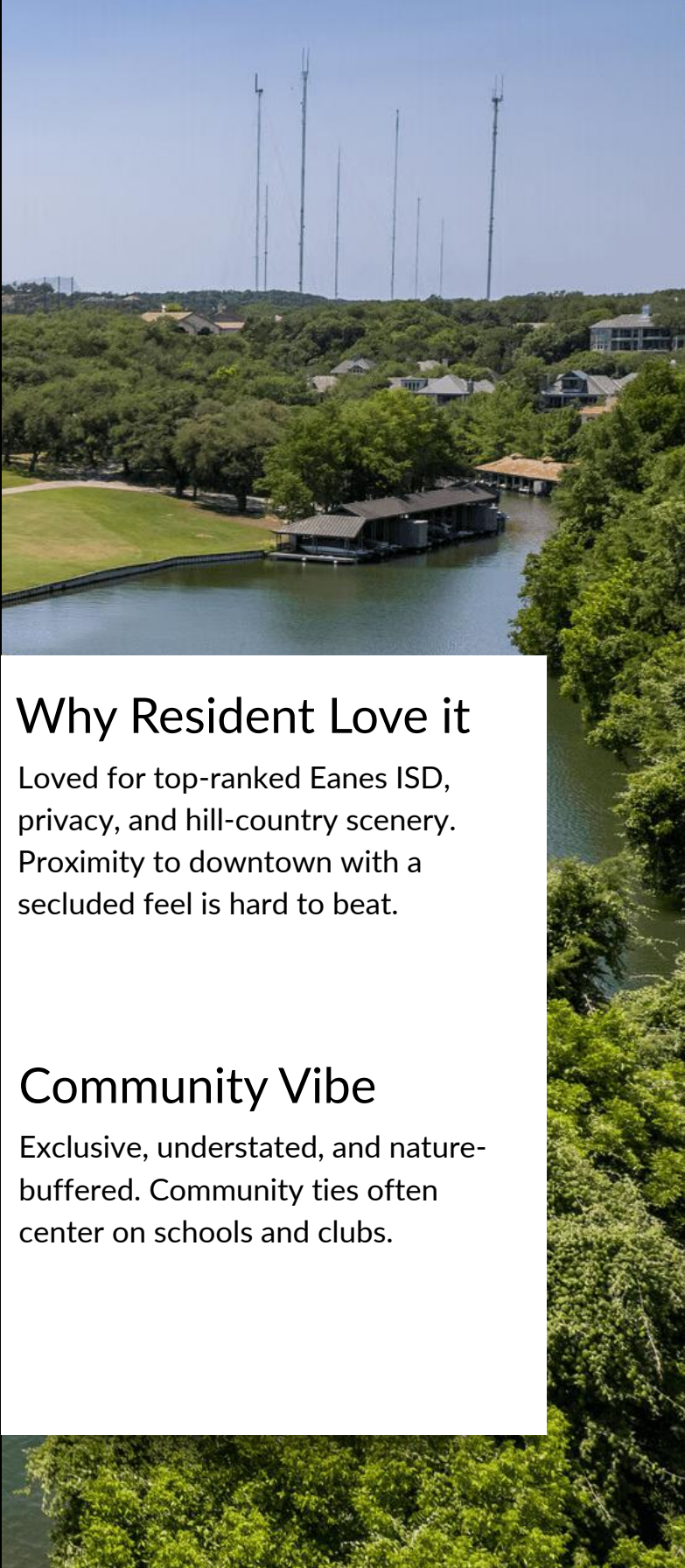


PUBLIC TRANSIT

CapMetro local;
car/bike mix

WESTLAKE / WEST LAKE
HILLS
(NEIGHBORHOOD/CITY)

Eanes schools, luxury, vistas



Amenities

Upscale amenities include country clubs, tennis, and lake access. Boutique retail and medical services are nearby. Architecture features luxury builds and terraced lots.

Notable Attractions

Lake Austin, Wild Basin Wilderness Preserve, and Red Bud Isle. Quick reach to downtown via 360/Loop 1.

Why Resident Love it

Loved for top-ranked Eanes ISD, privacy, and hill-country scenery. Proximity to downtown with a secluded feel is hard to beat.

Community Vibe

Exclusive, understated, and nature-buffered. Community ties often center on schools and clubs.



POPULATION

4,000 (city) /
12,000+ area



MEDIAN HOME
PRICE

\$2,100,000



SCHOOL
DISTRICT

Eanes ISD



PUBLIC TRANSIT

Limited; primarily
driving

BARTON CREEK (NEIGHBORHOOD)

Resort, golf, gated



Amenities

Amenities revolve around resort golf, spas, and club life. Larger homes on view lots offer luxury living minutes from Austin. Trails and greenbelts weave through canyons.

Notable Attractions

Omni Barton Creek Resort & Spa, Barton Creek Greenbelt access points, and scenic 360 overlooks. Short drives to retail nodes on Bee Cave Rd.

Why Resident Love it

Loved for privacy, amenities, and dramatic topography. It's a retreat that still connects quickly to city life.

Community Vibe

Quiet, refined, and club-centric. Evenings are for sunsets and socials.



POPULATION

3,000



MEDIAN HOME
PRICE

\$1,900,000



SCHOOL
DISTRICT

Eanes ISD / Austin
ISD (by section)



PUBLIC TRANSIT

Limited; primarily
driving

BARTON HILLS (NEIGHBORHOOD)

Greenbelt, mid-century, music

Amenities

Amenities include easy access to Zilker Park and the Barton Creek Greenbelt. Local cafes and shops line South Lamar. Homes feature mid-century character and modern updates.

Notable Attractions

Zilker Park, Barton Springs Pool, and ACL Festival grounds. The SoLa corridor offers nonstop dining and live music.

Why Resident Love it

Loved for parks, personality, and proximity to downtown. It encapsulates “classic Austin” living.

Community Vibe

Laid-back, creative, and outdoors-first. Expect concerts, trail time, and patio hangs.



POPULATION

8,000



MEDIAN HOME
PRICE

\$1,000,000



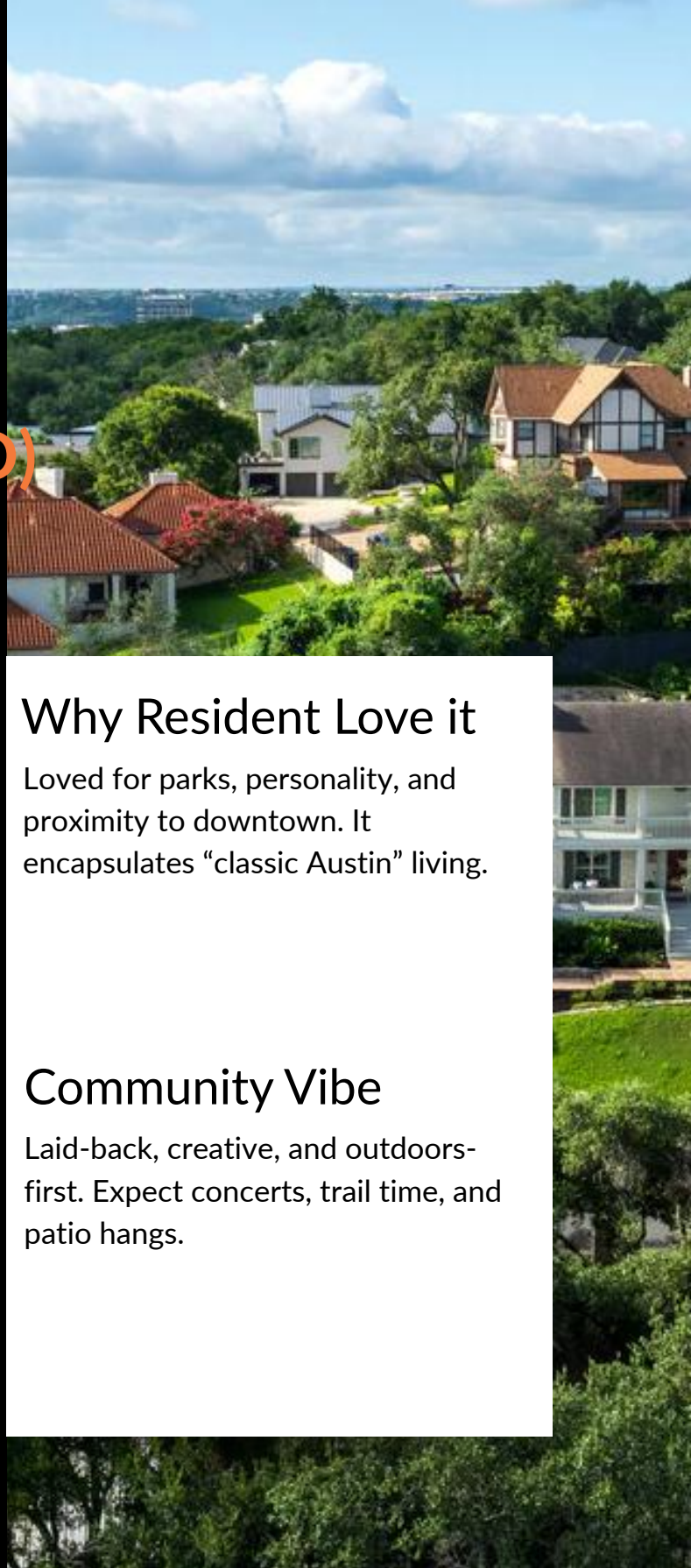
SCHOOL
DISTRICT

Austin ISD



PUBLIC TRANSIT

CapMetro local;
bike/scooter friendly



GREAT HILLS (NEIGHBORHOOD)

Views, golf, convenience

Amenities

Amenities include Great Hills Park trails and nearby golf. The Arboretum and Domain retail/dining are minutes away. Quick access to 183/Loop 1 shortens commutes.

Notable Attractions

Great Hills Neighborhood Park, The Arboretum, and Domain Austin. Greenbelt pockets provide shady escapes in summer.

Why Resident Love it

Loved for central-north convenience with hill-country feel. Larger homes, views, and strong schools attract move-up buyers.

Community Vibe

Professional, peaceful, and well-kept. Social life revolves around parks, clubs, and nearby restaurants.



POPULATION

7,000



MEDIAN HOME
PRICE

\$950,000



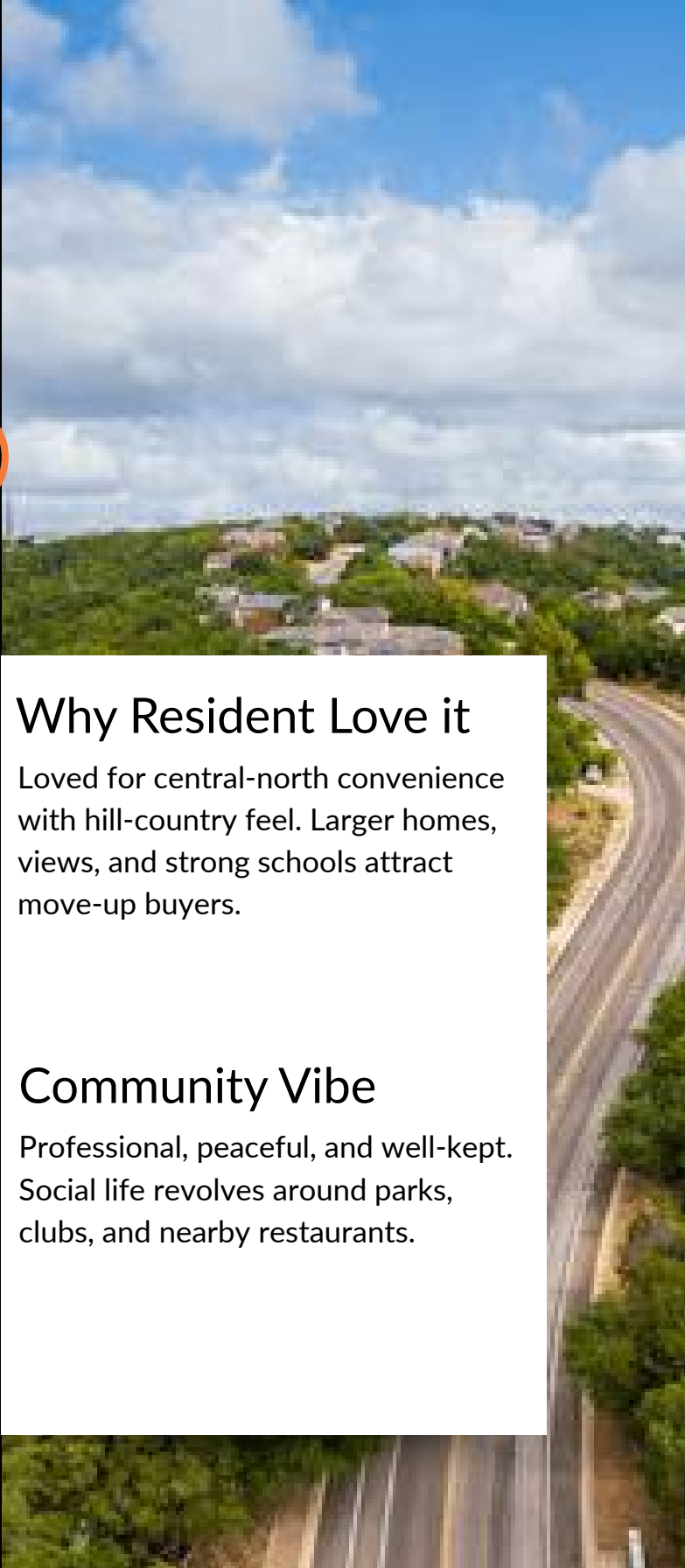
SCHOOL
DISTRICT

Austin ISD /
Round Rock ISD
(by address)



PUBLIC TRANSIT

CapMetro local; car-
forward





BARRETT RAVEN

YOUR NEXT CHAPTER STARTS HERE

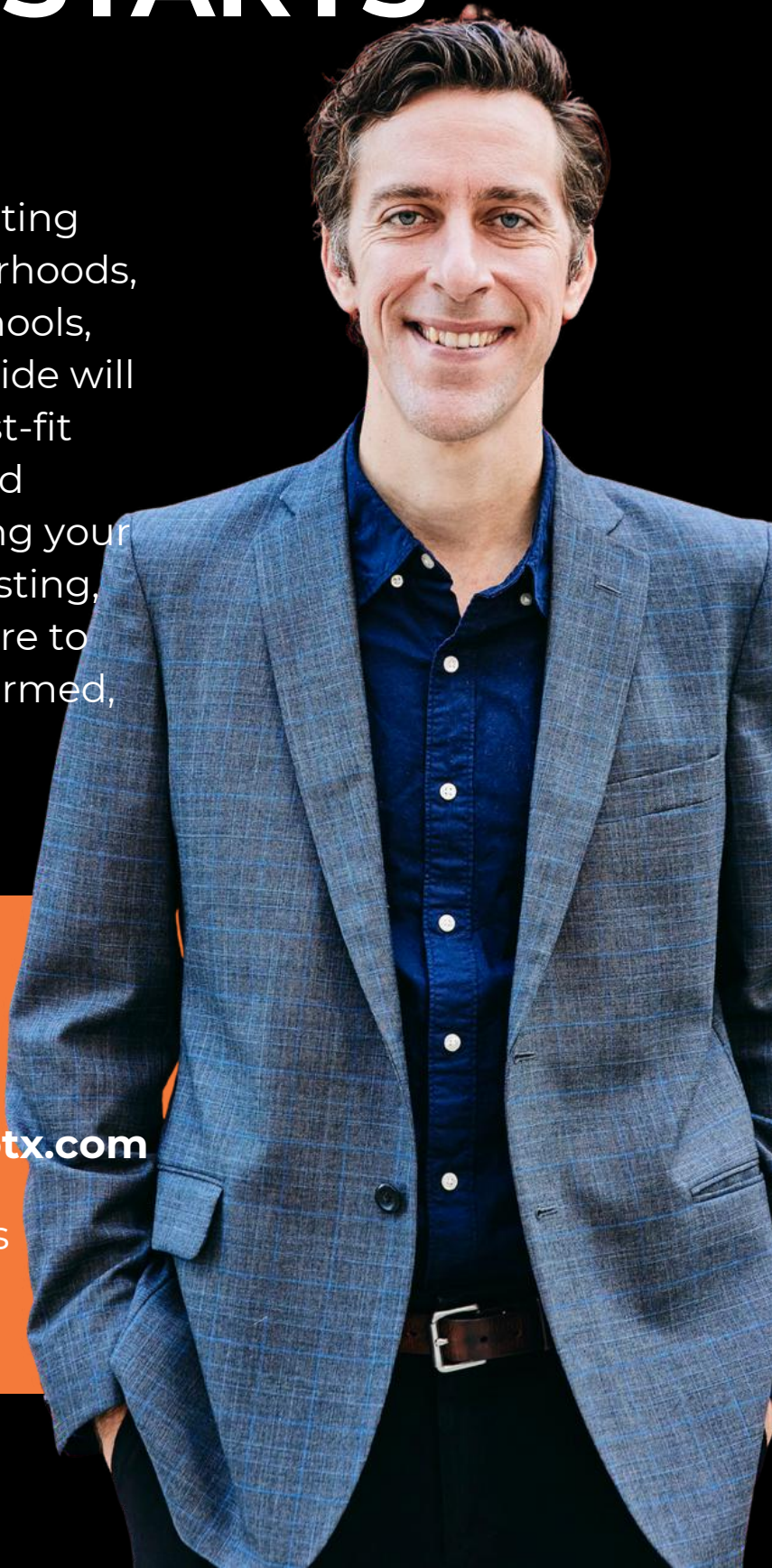
Relocating to Austin is an exciting journey, with vibrant neighborhoods, outdoor adventures, great schools, and job opportunities. This guide will help you explore the city's best-fit neighborhoods, amenities, and lifestyle. Whether you're buying your first home, upgrading, or investing, Raven Residential Group is here to make your move smooth, informed, and stress-free.

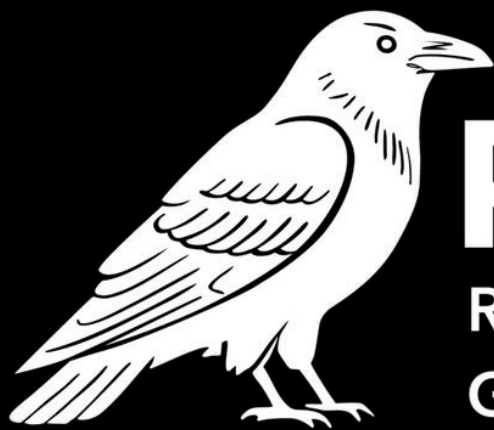
Lets Connect

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