

# One Place Locators Guides Austin Renters Through Summer's Peak Apartment Demand

*As Austin's busiest moving months arrive, the free locating service helps renters navigate peak demand with less stress.*

AUSTIN, TX, UNITED STATES, June 23, 2026 /EINPresswire.com/ -- Summer is Austin's most competitive stretch for renters, and the window from June



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One Place Locators Logo

through August concentrates more lease activity than any other time of year. [One Place Locators](#), a free apartment locating service based in Austin, is helping renters move through that crunch with less guesswork and fewer wasted tours.

The seasonal spike is driven by a surge in lease activity that peaks every summer. The result is tighter availability on popular floor plans and faster turnover on the best move-in specials, even in a metro where overall rents have softened.

That softening is real but uneven. Austin's median rent has fallen across the past year as more than 30,000 new units came online, pushing vacancy rates to multi-year highs near 13 percent. Yet during peak months, desirable communities still fill quickly, and concessions on the strongest units can disappear within days. The team at One Place Locators tracks those shifts daily, so renters learn which properties are holding deals and which are about to raise rates.

The company's process centers on matching before touring. Rather than handing over a raw list of property names, the team screens for budget, commute, amenities, and approval criteria first, then schedules only the tours that fit. Because apartment communities pay the locating fee, the service stays free for renters at every step.

"During summer, the difference between signing a great lease and missing it can come down to a single day," said Michelle Morgan, Co-Owner of [One Place Locators in Austin, TX](#). "We watch pricing and specials in real time so our clients move the moment the right unit opens."

Timing strategy matters most in June. The team encourages renters to begin four to six weeks ahead of a target move-in date, prepare income and rental documents early, and stay flexible on neighborhoods. Submitting a complete application quickly often decides who secures a

competitive unit when several renters want the same floor plan.

That guidance extends across the region. One Place Locators serves Austin alongside Buda, Cedar Park, Del Valle, Dripping Springs, Georgetown, Hutto, Kyle, Lakeway, Leander, Liberty Hill, Manor, Pflugerville, and Round Rock, giving summer movers room to widen their search when their first-choice area tightens. For renters relocating from outside Texas, the same local insight helps them compete on equal footing with applicants already in the market.

Founded in 2024 and backed by more than 30 years of combined Austin real estate experience, the firm has built its reputation on a people-first model that now spans hundreds of completed moves. As another busy summer arrives, that track record gives renters a steadier path through the season's tightest weeks.

### [About One Place Locators](#)

One Place Locators is a free apartment locating service founded in 2024 and based in Austin, Texas. Led by founders with more than 30 years of combined local real estate experience and supported by a team of licensed agents, the company guides renters from shortlist to signed lease at no cost, since apartment communities cover the fee. With more than 600 five-star client reviews, One Place Locators serves Austin and surrounding Central Texas cities including Round Rock, Georgetown, Leander, Pflugerville, and Cedar Park. Learn more at <https://oneplacelocators.com/>.

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