



**ITEM 2.02 RESULTS OF OPERATIONS AND FINANCIAL CONDITION**

On August 4, 2008, American Campus Communities, Inc. (the "Company") issued a press release (the "Earnings Release") announcing, among other things, earnings for the quarter ended June 30, 2008. The text of the Earnings Release is included as Exhibit 99.1 to this Current Report.

The Earnings Release is furnished pursuant to Item 2.02 and shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934 (the "Exchange Act"), or subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, except as shall be expressly set forth by specific reference in such filing.

**ITEM 7.01 REGULATION FD DISCLOSURE**

On August 4, 2008, the Company disclosed a supplemental analyst package in connection with its earnings conference call for the quarter ended June 30, 2008, which took place on August 5, 2008. A copy of the supplemental analyst package is attached hereto as Exhibit 99.2.

The supplemental analyst package is furnished pursuant to Item 7.01 and shall not be deemed "filed" for purposes of Section 18 of the Exchange Act, or subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, except as shall be expressly set forth by specific reference in such filing.

**ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS**

The list of exhibits is incorporated herein by reference to the Exhibit Index.

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**Signature(s)**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

American Campus Communities, Inc.

Date: August 5, 2008 By: /s/ Jonathan A. Graf  
Jonathan A. Graf  
Executive Vice President and  
Chief Financial Officer

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**Exhibit Index**

<b>Exhibit No.</b>	<b>Description</b>
EX-99.1	Earnings Release Dated August 4, 2008
EX-99.2	Supplemental Analyst Package – Second Quarter 2008