

BERKADIA[®]

DALLAS-FORT WORTH

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

957,039

4.5% YOY

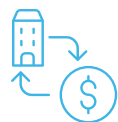


41,584 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

33,194

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,513

2.5% YOY



\$38 YOY

Occupancy

92.8%

60 BPS YOY



Employment

4,288,800

0.9% YOY



38,200 JOBS
DURING THE
TRAILING 12 MONTHS

Households

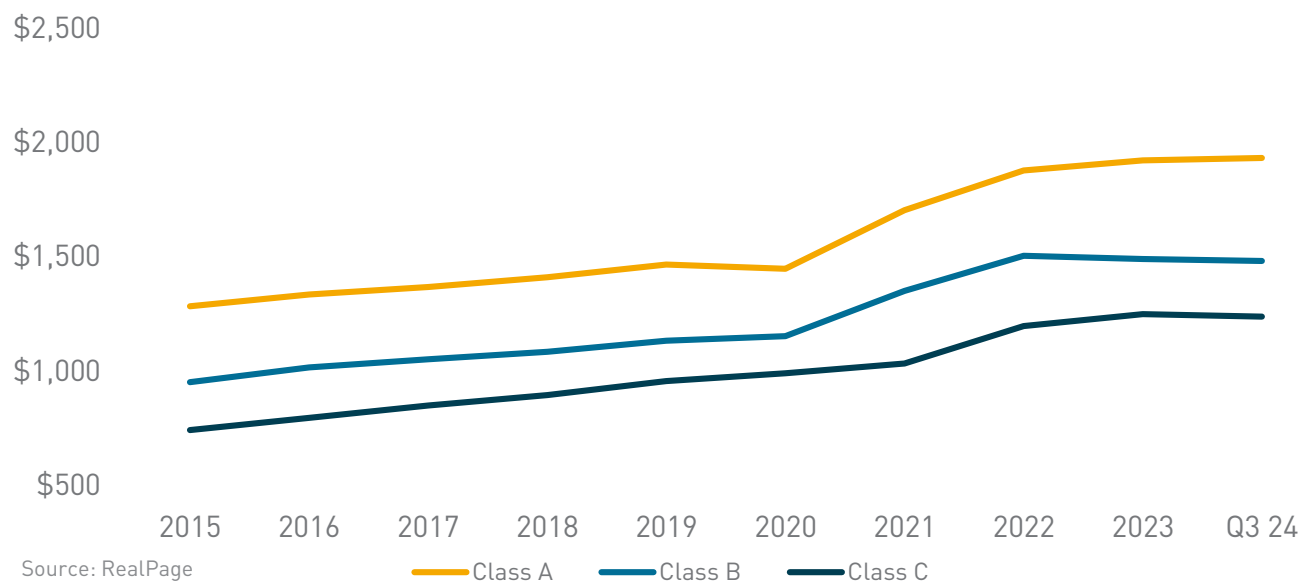
3,076,800

2.1% YOY

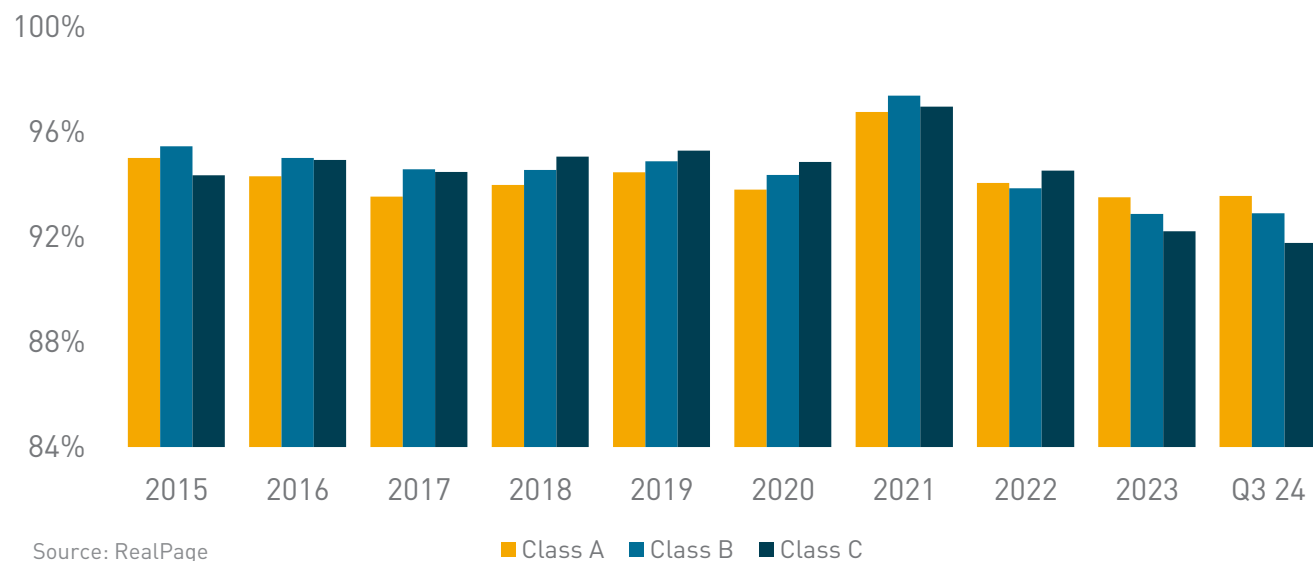


62,100 UNITS
DURING THE
TRAILING 12 MONTHS

DALLAS-FORT WORTH EFFECTIVE RENT BY CLASS



DALLAS-FORT WORTH OCCUPANCY BY CLASS



Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

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Sources: RealPage; Moody's Analytics

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