DALLAS-FORT WORTH

MULTIFAMILY MARKET REPORT | Q1 2025

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Inventory

977,198 | UP 4.6% YOY

43,099 UNITS

During the trailing four quarters

Net Absorption

48,241 | UNITS

During the trailing four quarters

Effective Rent

$1,485 | DOWN 2.1% YOY

($31) YOY

Occupancy

93.4% | UP 80 BPS YOY

Employment

4,355,500 | UP 2.0% YOY

85,800 JOBS

During the trailing 12 months

Households

3,081,400 | UP 2.2% YOY

66,600 UNITS

During the trailing 12 months

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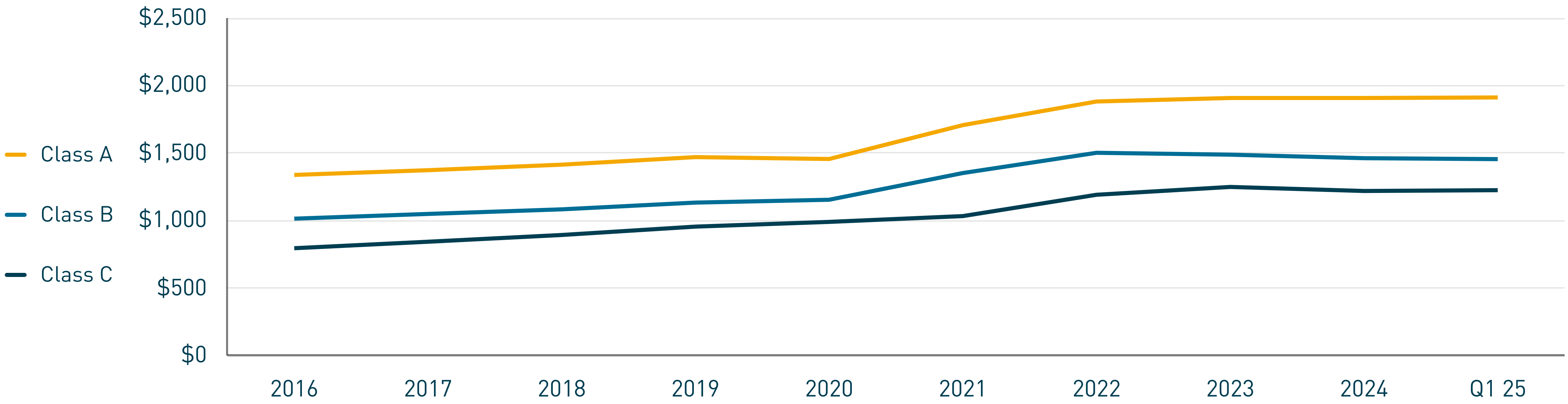
Effective Rent by Class



Source: RealPage
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.

BERKADIA

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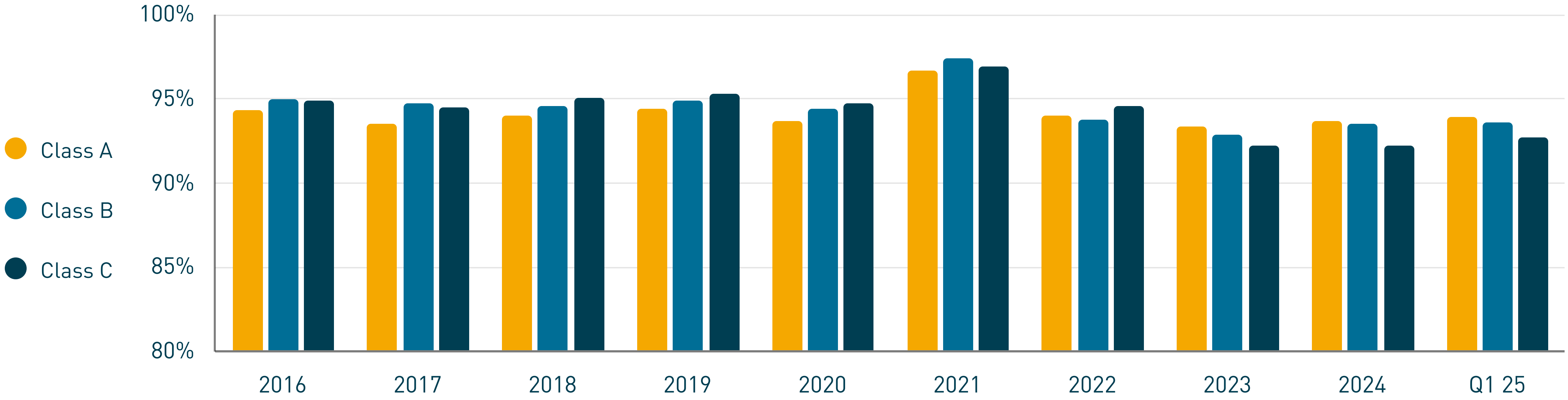
Occupancy By Class



Source: RealPage
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.

Sources: Berkadia; RealPage; Moody's Analytics

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