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BERKADIA[®]

DALLAS-FORT WORTH

MULTIFAMILY MARKET REPORT | Q3 2025



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DALLAS-FORT WORTH

MULTIFAMILY MARKET REPORT | Q3 2025



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Inventory

984,868 | UNITS

35,594 UNITS DELIVERED

During the trailing four quarters



Net Absorption

43,329 | UNITS

During the trailing four quarters



Effective Rent

\$1,504 | DOWN 0.9% YOY

\$13 YOY



Occupancy

93.8% | UP 110 BPS YOY



Employment

4,313,200 | UP 1.0% YOY

42,000 JOBS

During the trailing 12 months



Households

1,637,900 | UP 1.9% YOY

58,300 UNITS

During the trailing 12 months

Sources: RealPage; Moody's Analytics

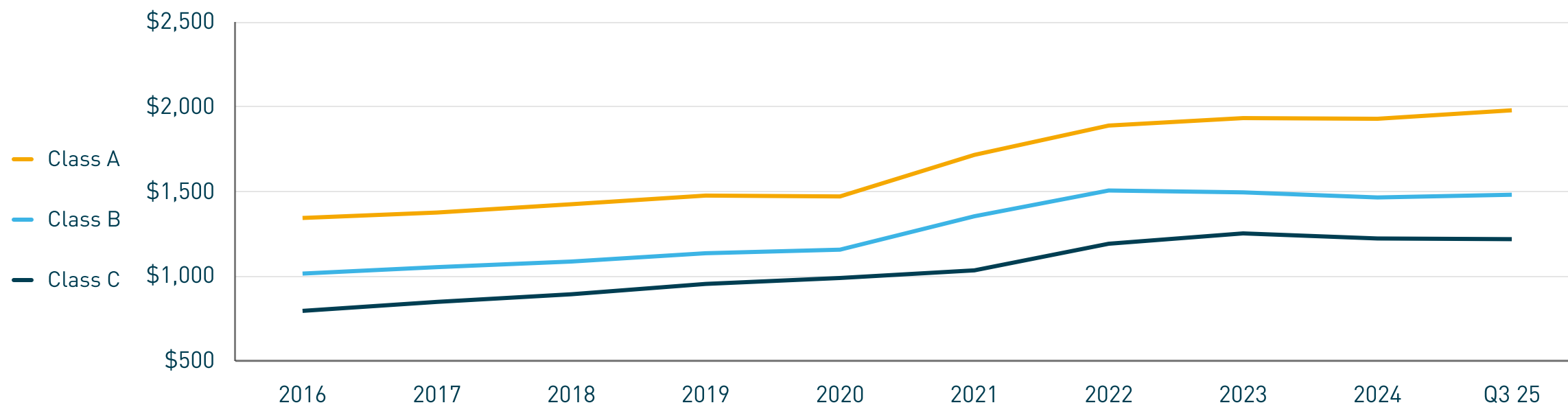
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Effective Rent by Class



Source: RealPage

Note: Effective rent reflects 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.

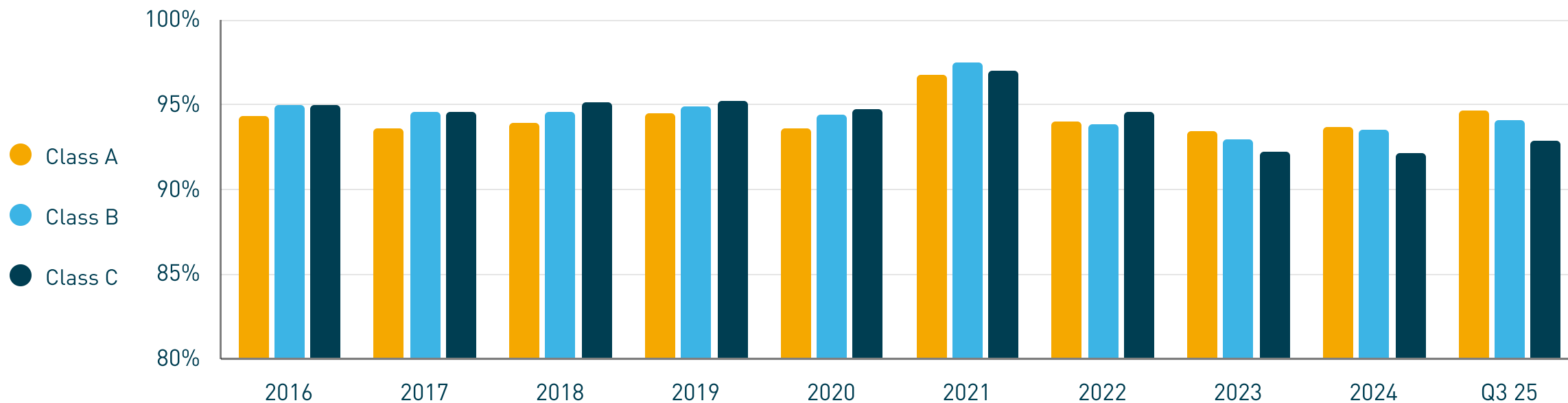
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Occupancy By Class



Source: RealPage

Note: Occupancy reflects 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: RealPage; Moody's Analytics

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Q3 2025

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Cleveland
Colorado Springs
Columbus
Dallas-Fort Worth
Denver
Des Moines

Detroit
El Paso
Greenville, SC
Houston
Huntsville
Indianapolis
Inland Empire
Jacksonville
Kansas City
Knoxville
Las Vegas
Lexington
Little Rock
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Louisville
Madison
Memphis
Milwaukee
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Nashville
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New York
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