Dallas/Fort Worth, TX

End of December, 2020

General Overview

Conventional Properties	Dec 2020	Annual Chg
Occupancy	90.1	-0.4%
Unit Change	27,151	
Units Absorbed (Annual)	22,524	
Average Size (SF)	869	+0.2%
Asking Rent	$1,231	+2.0%
Asking Rent per SF	$1.42	+1.7%
Effective Rent	$1,195	+0.9%
Effective Rent per SF	$1.38	+0.7%
% Offering Concessions	34%	+28.8%
Avg. Concession Package	7.0%	+20.6%

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Legend: Occupancy | Mkt Rent | Eff Rent
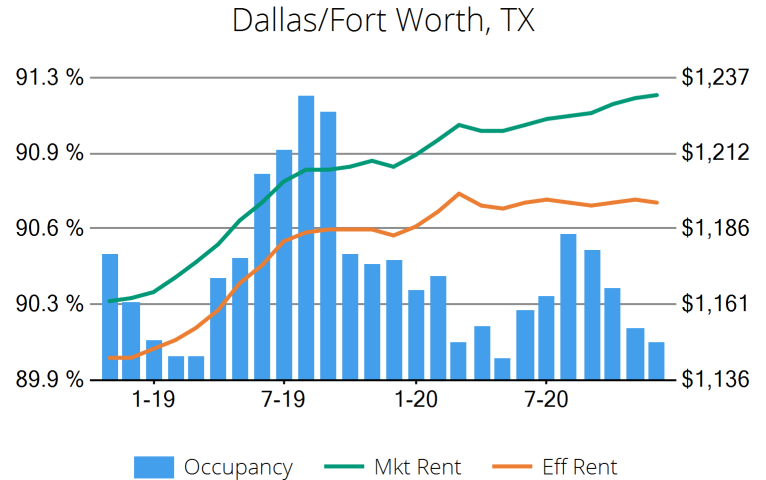
Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	83%	3,668	744,314	90.1%	869	$1,231	$1,195	33.8%	7.0%
Affordable	10%	584	91,266	92.6%	915	$978	$970	9.6%	5.9%
Senior Living	5%	401	45,984	83.7%	856	$1,512	$1,492	14.8%	8.3%
Student Housing	1%	68	12,655	81.7%	976	$1,769	$1,748	19.6%	6.8%
Totals		4,721	894,219						

Top 5 Submarkets

Occupancy Annual Change	Dec-20	Change	Effective Rent Gains	Dec-20	Change
Rockwall/Rowlett/Sachse/Murphy	90.6%	17.1%	North Arlington	$1,069	6.0%
Denton/Corinth	92.5%	5.4%	Grand Prairie	$1,144	5.4%
Grapevine/Roanoke/Keller	87.3%	5.3%	Central Arlington	$984	5.3%
East Dallas/M Streets/White Rock West	89.3%	4.5%	Southeast Dallas	$867	5.2%
Duncanville/Desoto/Lancaster/Cedar Hill	95.3%	4.5%	White Rock East/Buckner/Ferguson Rd	$971	5.1%

New Units

Top 5 Submarkets with Most New Units in Pipeline

- Frisco/The Colony/Little Elm: 9631
- Central Fort Worth: 7554
- McKinney/Allen/Fairview: 6907
- Downtown/The Cedars/Deep Ellum: 5316
- Uptown/Downtown/Park Cities: 5147
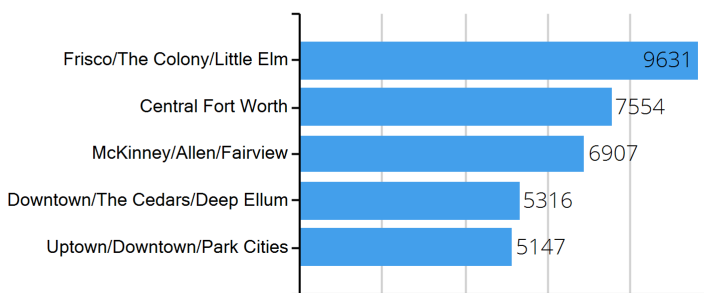
Leasing Starts Next 4 Quarters

ALN Apartment Data
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