Transwestern

Dallas-Fort Worth

Multifamily Market | Q1 2026

Absorption, New Jobs on the Rise as Rents and Deliveries Hold Steady

Market Observations

- Dallas-Fort Worth's multifamily market entered 2026 with new renters moving into nearly 25K units while developers completed more than 7K units in suburban hot spots like Frisco, Allen/McKinney, Grand Prairie, Carrollton/Farmers Branch and Denton. Occupancy increased slightly by 10 bps to 93.2% and monthly rents remained seasonally unchanged during the first months of the quarter. As a result, monthly rents averaged $1,483 with property managers sustaining leasing activity by leveraging targeted concessions such as free rent, fee waivers, or reserved parking.
- Construction starts are expected to further slow, with just over 43K units under construction at quarter-end and slightly more than 22K forecast to deliver during 2026. Over the past year, new supply outweighed demand (33K vs 28K), creating modest near-term pressure on occupancy and rent growth. Dallas is expected to outperform Fort Worth, where a heavier concentration of near-term project completions may persist weighing on performance. Looking ahead, rent growth is expected to return to historically normal rates during the second half of the year. Underlying this outlook, Dallas-Fort Worth maintains strong population and employment growth, both forecasted this year to keep pace with 2025.

741,522
Sampled Units

24,978 Units
Absorption

93.2%
Occupancy

52,500
Forecasted Annual Job Change

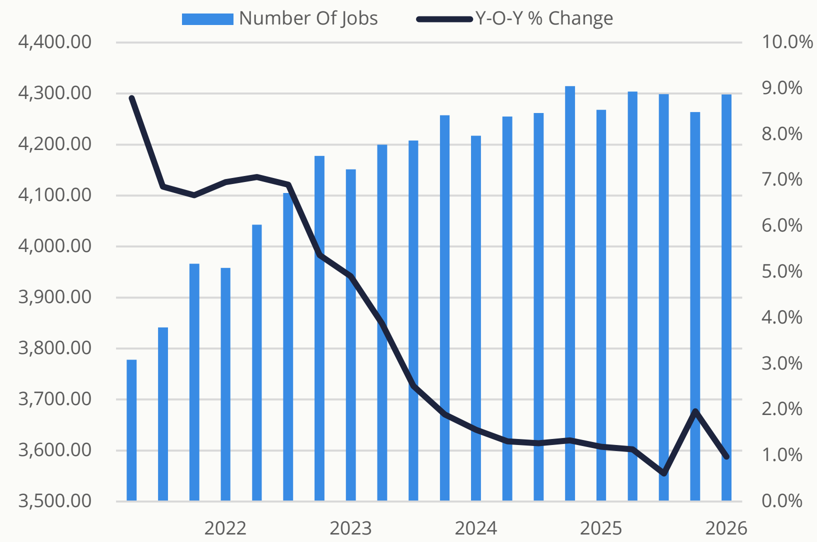
22,143 Units
Forecasted Deliveries

$1,483
Monthly Rent

Demographics

- From 2018 to 2023, regional population growth consistently outpaced the national average, expanding to nearly 8.6 million people. This was supported by gains of 9.2% in Dallas and 7.6% in Fort Worth. The key renter cohort aged 20-34, grew between 6% and 8%, far exceeding the U.S. benchmark. This represents roughly 21% of the region's population, boosting renter demand. At the same time, residents aged 55 and older emerged as the fastest-growing segment, broadening long-term senior or empty-nest housing demand across multiple price points.

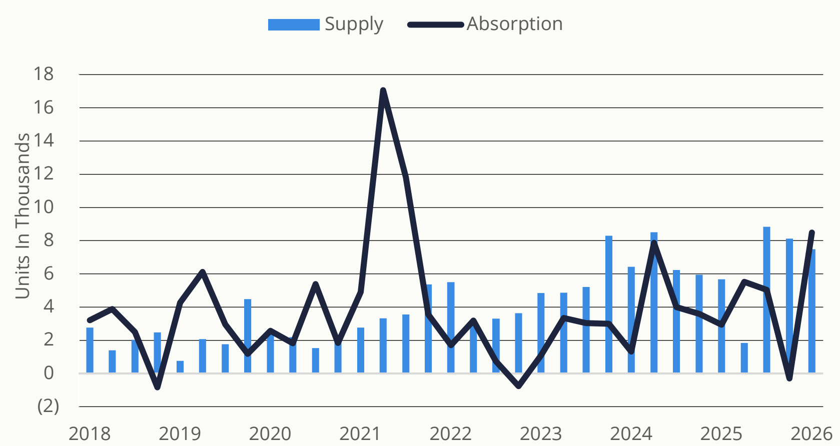
Employment Overview (Quarterly)



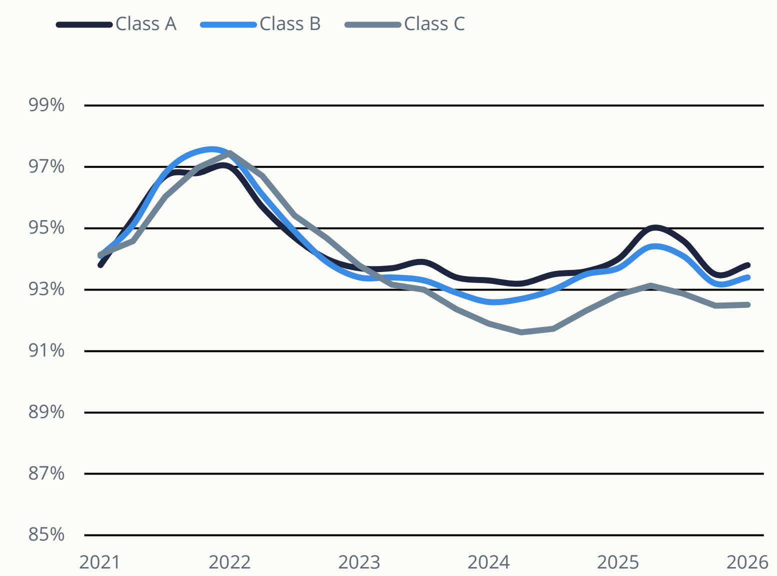
New Supply and Absorption

- From a supply/demand perspective, Dallas-Fort Worth recorded positive quarterly absorption of 8.5K units while delivering 7.4K new units, increasing occupancy by approximately 60 basis points since 2024. Construction activity remains highly concentrated along major employment and retail corridors, including Las Colinas/Urban Center, Upper Tollway/West Plano, and the LBJ corridor. Frisco (7,587 units under construction) and Allen/McKinney (4,242 units) remain the primary anchors of the northern pipeline, while Intown Dallas remains characterized by selective infill. Metro absorption trends are diverse: Allen/McKinney led year-to-date absorption with over 5,000 units, followed by Frisco with 3,300 units, while the urban core continues to perform well. Importantly, employment growth remains a critical tailwind, reinforcing Dallas-Fort Worth's ability to backfill new deliveries with new renters over time.

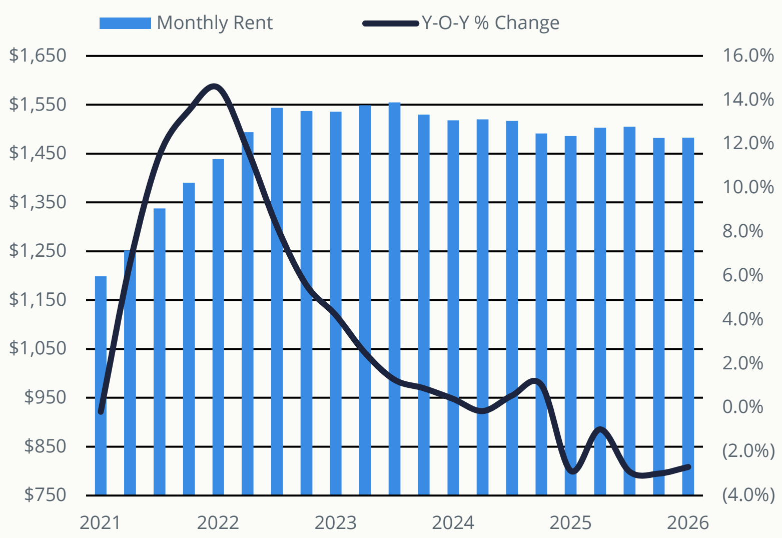
Supply Demand



Overall Occupancy By Class



Asking Rent



Occupancy

- Occupancy across Dallas-Fort Worth remains steady, despite late-cycle delivery volume. Class A occupancy stood near 93.5%, with Class B and C averaging approximately 93.2% and 92.5%, respectively. This reflects only modest softening as projects move through lease-up. Submarkets with established demand drivers continue to post mid-90% occupancy, including Central Arlington 94.2%, Las Colinas/Coppell 93.8%, and West Plano 93.9%. Even supply-heavy markets such as Frisco 92.7% and Allen/McKinney 92.7% remain near metro averages, underscoring the depth of renter demand.

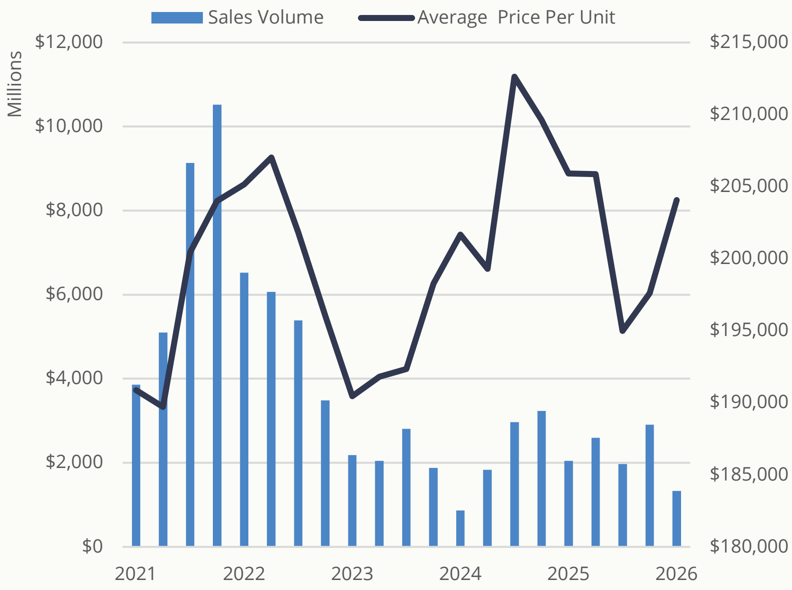
Rents

- Average metro rent declined to $1,482 per month, down 3.0% year over year. Following rapid rent escalation in 2021 and 2022, pricing flattened during 2024 and 2025 as concessions helped preserve occupancy. Core submarkets continue to anchor the top tier of rents, led by Oak Lawn/Park Cities ($2,351/month) and Intown Dallas ($2,160/month). This is supported by proximity to employment centers, amenity depth, and supply constraints. Rent growth has rotated toward value-oriented and emerging submarkets where affordability and transportation access remain supportive. Annual rent gains were strongest in West Fort Worth/Parker County 1.9%, Intown Fort Worth/University 1.4% and Love Field/Medical District 1.3%, while ultra-core locations experienced flatter performance as concessions normalized. As new supply is absorbed, rent growth is expected to gradually improve heading into late 2026.

Sales

- Multifamily investment activity across Dallas-Fort Worth totaled approximately $7.3 billion in 2025 and started 2026 with $1.3 billion. This reflects a modest improvement from recent years but remains well below the $23.9 billion peak in 2021. Transaction counts declined across the metro, with Dallas posting an approximate 10% reduction and Fort Worth declining 3%, resulting in just over 200 completed transactions. Pricing softened accordingly, with average per-unit sales at $204,069, representing annual declines of roughly 1%. Despite softer capital market conditions, Dallas-Fort Worth remained one of the most liquid multifamily markets. Dallas and Fort Worth ranked #2 and #29, respectively, by sales volume nationwide. Strong long-term population and employment fundamentals continue to support investor interest.

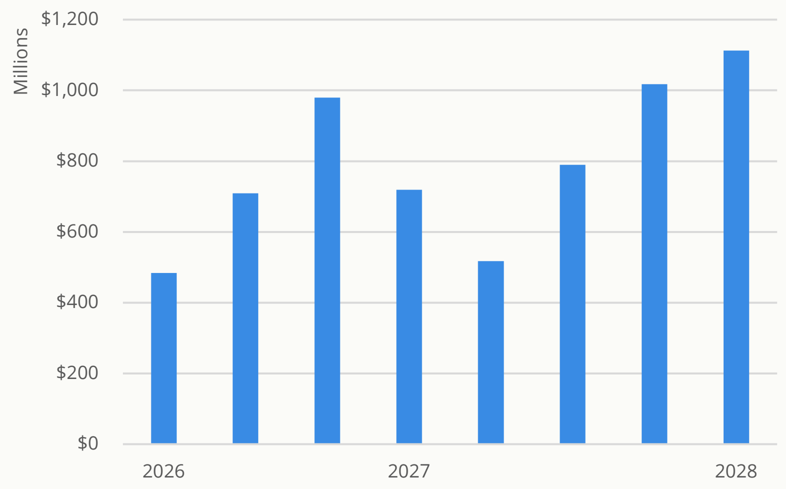
Investment Sales Activity



Debt Maturities

- Debt maturities continue to be a central theme. More than $2.1 billion in loans are scheduled to mature in 2026, with obligations increasing further in 2027 to $3.0 billion. As maturities cluster, refinancing, extensions, and recapitalizations are expected to drive transaction activity. Owners and investors will remain focused on interest-rate trends, lender appetite, and debt-market liquidity as they evaluate hold, refinance, or disposition strategies through the remainder of 2026.

Debt Maturities Graph



Market Indicators Table

All Classes of Space | Q1 2026

Submarket (# Corresponds To Map, PG 8)	# of Buildings	# Of Apt. Units	Occupancy	Absorption	Monthly Rent	Annual Rent Change	Total Units Under Construction
1. Intown Dallas	149	36,774	93.6%	1,006	$2,180	1.1%	869
2. Oak Lawn/Park Cities	58	13,386	93.3%	298	$2,399	0.0%	592
3. East Dallas	81	19,134	95.0%	899	$1,774	(0.5%)	394
4. Zang Triangle/Cedars/Fair Park	25	4,174	92.1%	(88)	$1,570	(1.6%)	377
5. North Oak Cliff/West Dallas	52	11,928	93.1%	231	$1,514	(4.7%)	186
6. Love Field/Medical District	32	8,349	92.1%	175	$1,523	(0.8%)	-
7. Northwest Dallas	29	7,207	93.3%	(113)	$1,230	(4.9%)	-
8. North Dallas	44	10,933	93.5%	478	$1,413	(1.6%)	295
9. Northeast Dallas	90	26,912	92.0%	(203)	$1,165	(3.7%)	387
10. Far East Dallas	43	11,469	93.5%	58	$1,124	(5.7%)	-
11. Southeast Dallas	24	5,256	92.4%	(362)	$1,098	(4.3%)	-
12. Southwest Dallas	42	10,504	92.8%	161	$1,203	(1.3%)	360
13. Southern Dallas County	39	8,341	93.1%	93	$1,354	(4.3%)	-
14. Grand Prairie	78	20,415	92.9%	328	$1,438	(1.9%)	1,498
15. South Irving	57	13,973	94.0%	(122)	$1,246	(2.6%)	-
16. North Irving	39	10,704	93.2%	(35)	$1,298	(4.7%)	-
17. Las Colinas/Coppell	75	28,792	93.8%	412	$1,680	(1.9%)	370
18. Carrollton/Farmers Branch	71	18,399	93.6%	380	$1,512	(3.1%)	1,022
19. Addison/Bent Tree	89	28,733	94.2%	92	$,1,481	(2.2%)	1,272
20. Far North Dallas	80	26,182	92.8%	(43)	$1,206	(5.7%)	-

Source: CoStar, Transwestern

Market Indicators Table

All Classes of Space | Q1 2026

Submarket (# Corresponds To Map, PG 8)	# of Buildings	# Of Apt. Units	Occupancy	Absorption	Monthly Rent	Annual Rent Change	Total Units Under Construction
21. Richardson	59	16,964	93.6%	(231)	$1,587	(2.7%)	1,384
22. Garland	64	17,319	92.9%	1,052	$1,320	(3.3%)	448
23. Mesquite	39	9,634	92.4%	(173)	$1,170	(2.9%)	300
24. Lewisville/Flower Mound	99	29,078	94.0%	471	$1,493	(2.8%)	1,761
25. The Colony/Far North Carrollton	39	17,437	93.2%	899	$1,657	(3.4%)	1,062
26. West Plano	53	18,532	94.5%	(68)	$1,699	(3.2%)	524
27. Central/East Plano	66	20,858	93.4%	131	$1,523	(3.7%)	491
28. Denton	79	15,726	92.2%	1,191	$1,297	(8.5%)	3,638
29. Frisco	104	35,174	93.0%	3,448	$1,619	(4.4%)	8,071
30. Allen/McKinney	118	35,326	92.9%	3,700	$1,504	(4.9%)	4,937
31. Rockwall/Rowlett/Wylie	39	10,891	91.6%	699	$1,465	(5.8%)	1,758
32. Kaufman County	13	2,988	93.5%	432	$1,492	0.4%	425
33. Ellis County	38	5,845	92.8%	363	$1,539	1.9%	616
34. Hunt County	8	1,140	92.5%	206	$1,130	(5.0%)	228
35. Intown Fort Worth/University	70	18,174	92.1%	317	$1,551	1.4%	1,563
36. Haltom City/Meacham	34	7,243	93.9%	383	$1,312	(0.5%)	1,143
37. East Fort Worth	39	8,359	91.3%	252	$1,050	(4.6%)	200
38. South Fort Worth	32	6,823	92.3%	1,724	$1,232	(4.8%)	-
39. Southwest Fort Worth	59	16,354	92.5%	190	$1,177	(3.3%)	985
40. West Fort Worth/Parker County	42	8,698	93.7%	622	$1,424	1.1%	378

Source: Transwestern, RealPage

Market Indicators Table

All Classes of Space | Q1 2026

Submarket (# Corresponds To Map, PG 8)	# of Buildings	# Of Apt. Units	Occupancy	Absorption	Monthly Rent	Annual Rent Change	Total Units Under Construction
41. North Fort Worth/Keller	58	15,742	92.8%	1,521	$1,573	(0.9%)	2,066
42. Northeast Forth Worth/North Richland Hills	50	14,726	92.9%	204	$1,373	(4.7%)	-
43. Grapevine/Southlake	33	9,760	94.4%	54	$1,700	(0.9%)	-
44. Hurst/Euless/Bedford	118	29,373	93.5%	630	$1,321	(3.1%)	153
45. North Arlington	62	15,931	93.2%	382	$1,202	(4.9%)	770
46. Central Arlington	69	14,346	93.7%	430	$1,280	(2.0%)	-
47. South Arlington/Mansfield	44	10,874	93.6%	1,739	$1,450	(1.2%)	1,378
48. Burleson/Johnson County	37	6,642	92.5%	359	$1,362	(1.2%)	928
Dallas-Fort Worth Total	**2,762**	**734,567**	**93.2%**	**24,978**	**$1,483**	**(2.7%)**	**43,194**

Source: Transwestern, RealPage

Research Methodology

The information in this report is the result of a compilation of information on multifamily properties located in the DFW metropolitan area. This report includes all classifications of space for multifamily properties and analyzes all leasing and representative investment sales activity.

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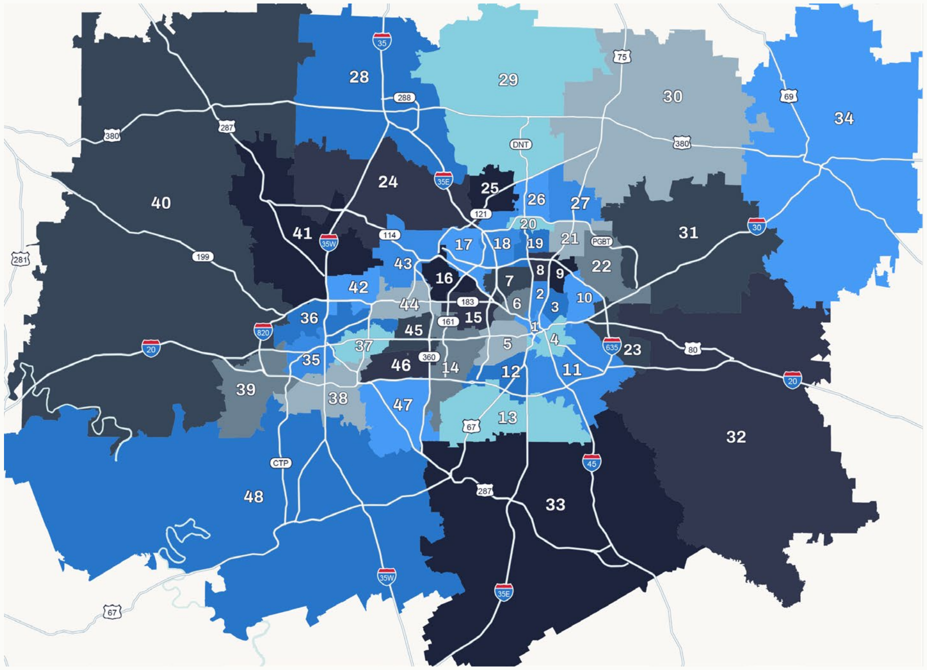

Dallas Multifamily Submarkets

1 Intown Dallas
2 Oak Lawn/Park Cities
3 East Dallas
4 Zang Triangle/Cedars/Fair Park
5 North Oak Cliff/West Dallas
6 Love Field/Medical District
7 Northwest Dallas
8 North Dallas
9 Northeast Dallas
10 Far East Dallas
11 Southeast Dallas
12 Southwest Dallas
13 Southern Dallas County
14 Grand Prairie
15 South Irving
16 North Irving
17 Las Colinas/Coppell
18 Carollton/Farmers Branch
19 Addison/Bent Tree
20 Far North Dallas
21 Richardson
22 Garland
23 Mesquite
24 Lewisville/Flower Mound
25 The Colony/Far North Carollton
26 West Plano
27 Central/East Plano
28 Denton
29 Frisco
30 Allen/McKinney
31 Rockwall/Rowlett/Wylie
32 Kaufman County
33 Ellis County
34 Hunt County
35 Intown Fort Worth/University
36 Haltom City/Meacham
37 East Fort Worth
38 South Fort Worth
39 Southwest Fort Worth
40 West Fort Worth/Parker County
41 North Fort Worth/Keller
42 NE Fort Worth/N Richland Hills
43 Grapevine/Southlake
44 Hurst/Euless/Bedford
45 North Arlington
46 Central Arlington
47 South Arlington/Mansfield
48 Burleson/Johnson County