



Dallas/Ft. Worth Apartment Market Update

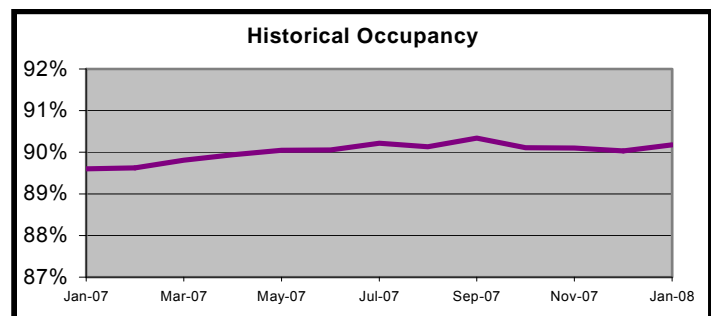
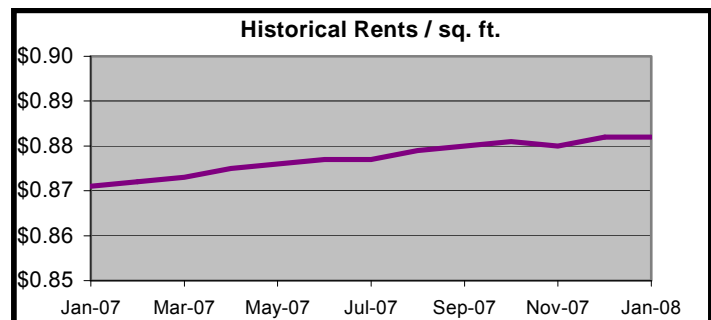
A resource from OConnorData.com

January 2008

Dallas/Fort Worth market occupancy inched up in January and area occupancy remains toward the lower end when compared to the major Texas markets. Rental rates in the Dallas/Fort Worth area also recorded a monthly gain and are still second only to those found in Austin. Absorption of 870 units by the Dallas/Fort Worth area in January was the strongest monthly absorption figure of the four major Texas markets.

Dallas/Fort Worth apartment market occupancy increased 0.15 points in January to 90.18%. With the monthly gain, area occupancy remains 0.58 points above last year's level. Rents per square foot remained the same over the month at \$0.882, which represents a \$0.011 psf annual gain. Rental rates per unit posted a monthly increase, raising \$0.20 to \$748.33. Over the last twelve months, rent per unit has increased \$9.55. Absorption in January was 870 units, while annual absorption stands at 8,671 units..

	DFW
Occupancy	90.18%
Monthly Change	▲ 0.15
Annual Change	▲ 0.58
Rent / Unit	\$748.33
Monthly Change	▲ \$0.20
Annual Change	▲ \$9.55
Rent / SF	\$0.882
Monthly Change	■
Annual Change	▲ \$0.011
Monthly Absorption	870
Annual Absorption	8,671
Units U/C	16,445
Units Planned	17,232



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