



Dallas/Ft. Worth Apartment Market Update

A resource from OConnorData.com

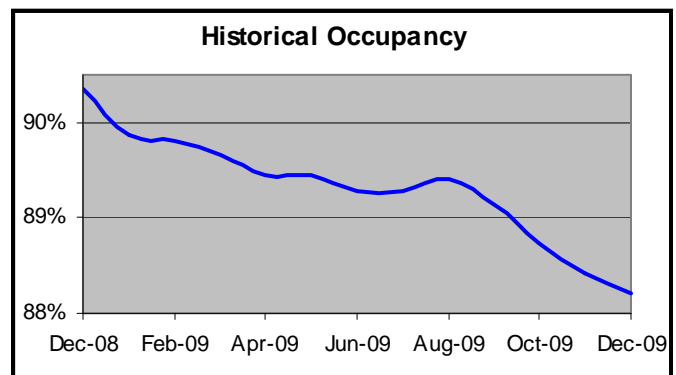
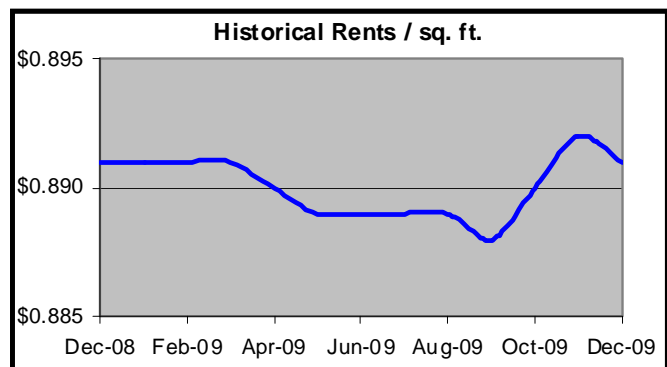
Market Update: by Holly Kelch

December 2009

The **Dallas/Fort Worth** multifamily sector continued to post negative absorption in December, as it has for the past four months. Overall market occupancy continued its decline on both a month-to-month and year-to-year basis, though more significantly on the latter. Rental rates per square foot remained flat through December as well as over the last twelve months. However, despite the decrease in rents per unit over the month, the last twelve months have enjoyed a steady climb due to the influx of new communities. With over 14,000 units still under construction, positive absorption should be on the horizon.

Dallas/Fort Worth apartment market occupancy decreased 0.21 points in December, and has fallen 2.15 points below last year's level to 87.71%. Rents per square foot decreased \$0.001 over the month but remained unchanged over the year, ending \$0.891. Rental rates per unit over the month decreased \$0.25 to \$761.35, while rents per unit have increased \$2.94 over the last twelve months. Absorption in December was negative 1,049 units, while annual absorption stands at negative 3,963 units.

Dallas/Ft. Worth Apartment Market Key Metrics	
Occupancy	87.71%
Monthly Change	- 0.21
Annual Change	- 2.15
Rent / Unit	\$761.35
Monthly Change	- \$0.25
Annual Change	+ \$2.94
Rent / SF	\$0.891
Monthly Change	- \$0.001
Annual Change	+ \$0.000
Monthly Absorption	- 1,049
Annual Absorption	- 3,963
Units U/C	14,030
Units Planned	15,769



Ask about the most accurate online Texas apartment data today!

Sign up online by clicking [here!](#)

Or contact Scott Sherrill at 713-375-4264

ssherrill@poconnor.com

or, please send an email to Stuart Showers

at sshowers@poconnor.com or call 1-800-856-REAL (ext. 4239).



Your Key to Real Estate Success

O'Connor & Associates / Research & Consulting Group
Houston: 713-686-9955 Dallas: 214-727-5673

<http://www.poconnor.com> / <http://www.oconnordata.com>