



# Dallas/Ft. Worth Apartment Market Update

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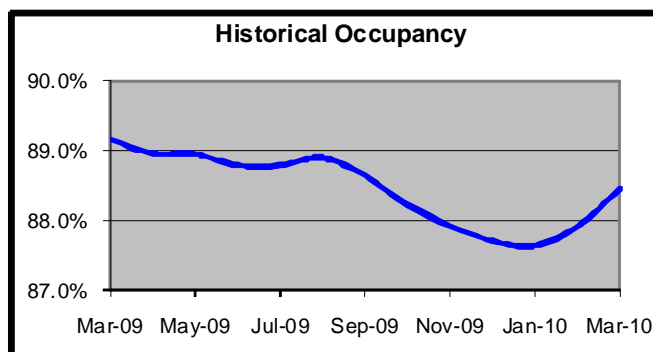
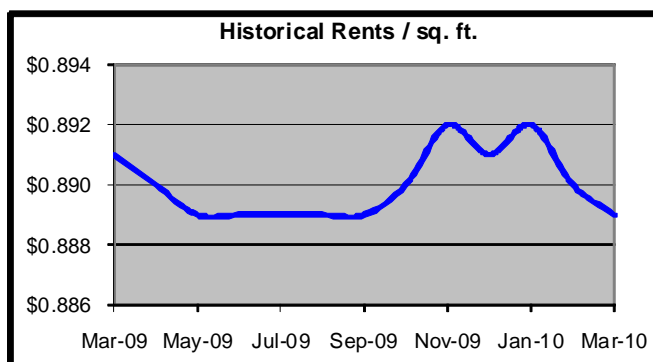
Market Update: by Holly Kelch

## March 2010

The overall occupancy for the **Dallas/Fort Worth** multifamily sector fared the best of the major Texas markets during March, with an increase of more than one half percentage point. This can be attributed to the 0.80% point increase in occupancy of Class A properties, currently standing at 90.84%. Rental rates continued to trend in the opposite direction again this month, with a decrease in rents per unit as well as per square foot across all classes. While the market posted positive absorption figures both on a monthly and annual basis, bringing down the market's high level of under-construction pipeline continues to be a challenge.

**Dallas/Fort Worth** apartment market occupancy increased 0.54 points in March to 88.45%, but has fallen 0.71 points below last year's level. Rents per square foot decreased \$0.001 over the month to \$0.889. Over the year, per square foot averages are down \$0.002. Rental rates per unit decreased \$1.56 over the month to \$760.04, while per unit averages have increased \$0.86 over the last twelve months. Absorption in March was positive 3,215 units, while annual absorption stands at positive 2,971 units.

Dallas/Ft. Worth Apartment Market Key Metrics	
Occupancy	88.45%
Monthly Change	+ 0.54
Annual Change	- 0.71
Rent / Unit	\$760.04
Monthly Change	- \$1.56
Annual Change	+ \$0.86
Rent / SF	\$0.889
Monthly Change	- \$0.001
Annual Change	- \$0.002
Monthly Absorption	+ 3,215
Annual Absorption	+ 2,971
Units U/C	9,420
Units Planned	10,086



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