

## Market Line - DALLAS / FT. WORTH

### DALLAS/FT WORTH OVERVIEW

Occupancy: 91.4%  
 Price: 1,087 \$/mo  
 Rental Rate: 124.5 c/sf/mo  
 Size: 873 sf

Past 12 Months:  
 1.8% Rental Rate growth  
 16,525 units absorbed

Operating Supply:  
 3,008 communities  
 701,188 units

Recently Opened (12 mo):  
 95 communities  
 26,521 units

Under Construction:  
 88 communities  
 25,267 units

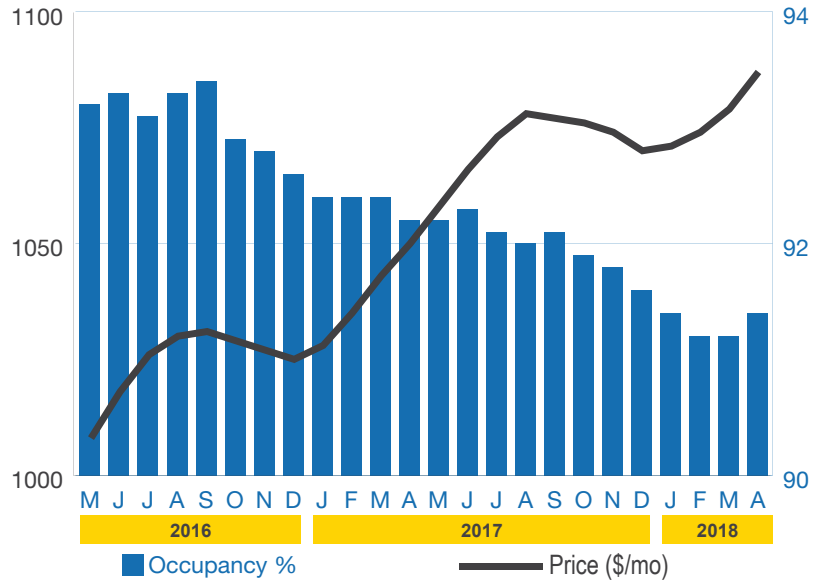
Proposed Construction:  
 71 communities  
 29,279 units

The box on the left displays a **snapshot** of the current market conditions.

The graph on the right displays the overall **occupancy** and effective **rental prices** over the past 24 months. These statistics are derived from a continuous survey of all apartment communities. Effective rental prices are calculated net of concessions and utility adjustments.

The table below lists the 5 **hottest submarkets** in the Greater Dallas/Ft. Worth area. There are a total of 37 submarkets, and the ranking is based on the best combination of rental rate growth and absorption over the past 3 months.

History of Effective Price & Occupancy



The table below distributes and analyzes **concessions** (specials) by classification. Concessions generally are represented by three types of specials: move-in, months free, or floorplan. ApartmentData.com captures the effect of these specials and prorates them over a lease term to arrive at a percentage reduction in market or street rents.

### HOTTEST SUBMARKETS Over The Past 3 Months

Rank	Submarket	Annualized Growth %	% of Mkt Absorbed
1	North Arlington	12.3%	1.4%
2	Northwest Ft Worth/ Saginaw/ Eagle Mtn	11.6%	1.8%
3	Allen/ McKinney	12.1%	1.3%
4	Oak Cliff South	7.8%	1.8%
5	Garland	7.5%	2.0%

### CONCESSIONS

Class	Total Units w/ Concessions	% of Total Units	Citywide Effect	Average Special
ALL	187,918	27%	-1.8%	-6.0%
A	89,600	47%	-3.7%	-7.6%
B	54,805	23%	-1.0%	-4.1%
C	31,545	18%	-0.5%	-3.1%
D	11,968	12%	-0.5%	-4.2%

## Other Texas Markets

### HOUSTON

Occupancy: 89.8%  
 Price: 1,024 \$/mo  
 Rental Rate: 116.1 c/sf/mo  
 Size: 882 sf

Past 12 Months:  
 5.3% Rental Rate growth  
 14,699 units absorbed

Operating Supply:  
 2,739 communities  
 642,747 units

### SAN ANTONIO

Occupancy: 89.6%  
 Price: 923 \$/mo  
 Rental Rate: 108.7 c/sf/mo  
 Size: 849 sf

Past 12 Months:  
 0.7% Rental Rate growth  
 4,893 units absorbed

Operating Supply:  
 882 communities  
 186,457 units

### AUSTIN

Occupancy: 90.4%  
 Price: 1,189 \$/mo  
 Rental Rate: 136.2 c/sf/mo  
 Size: 873 sf

Past 12 Months:  
 -1.1% Rental Rate growth  
 7,957 units absorbed

Operating Supply:  
 947 communities  
 219,181 units

ApartmentData.com has been providing apartment data and marketing products since 1986. We provide real time access for property specific information, market surveys and historic submarket data for over 3 million apartment units in AZ, GA, NC, TN, and TX.



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