### DALLAS/FT WORTH OVERVIEW

- **Occupancy:** 91.1%
- **Price:** 1,164 $/mo
- **Rental Rate:** 1.33 $/sf/mo
- **Size:** 877 sf

- **Past 12 Months:**
  - 0.1% Rental Rate growth
  - 19,848 units absorbed

- **Operating Supply:**
  - 3,226 communities
  - 766,834 units

- **Recently Opened (12 mo):**
  - 81 communities
  - 22,381 units

- **Under Construction:**
  - 87 communities
  - 26,595 units

- **Proposed Construction:**
  - 148 communities
  - 57,921 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.

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**

<table>
<thead>
<tr>
<th>Rank</th>
<th>Submarket</th>
<th>Annualized Growth %</th>
<th>% of Mkt Absorbed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Downtown Dallas/ West End/ Deep Ellum</td>
<td>14.1%</td>
<td>1.2%</td>
</tr>
<tr>
<td>2</td>
<td>Far South Dallas/ Waxahachie</td>
<td>5.9%</td>
<td>1.8%</td>
</tr>
<tr>
<td>3</td>
<td>Far Southwest Ft Worth</td>
<td>4.5%</td>
<td>1.9%</td>
</tr>
<tr>
<td>4</td>
<td>Grapevine/ Roanoke/ Keller</td>
<td>0.9%</td>
<td>2.4%</td>
</tr>
<tr>
<td>5</td>
<td>Garland</td>
<td>1.8%</td>
<td>1.3%</td>
</tr>
</tbody>
</table>

### CONCESSIONS

<table>
<thead>
<tr>
<th>Class</th>
<th>Total Units</th>
<th>% of Total Units</th>
<th>Citywide Effect</th>
<th>Average Special</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL</td>
<td>328,668</td>
<td>43%</td>
<td>-3.1%</td>
<td>-6.6%</td>
</tr>
<tr>
<td>A</td>
<td>147,533</td>
<td>63%</td>
<td>-5.4%</td>
<td>-8.3%</td>
</tr>
<tr>
<td>B</td>
<td>91,582</td>
<td>39%</td>
<td>-1.9%</td>
<td>-4.9%</td>
</tr>
<tr>
<td>C</td>
<td>67,416</td>
<td>36%</td>
<td>-1.5%</td>
<td>-4.1%</td>
</tr>
<tr>
<td>D</td>
<td>22,137</td>
<td>20%</td>
<td>-0.9%</td>
<td>-4.5%</td>
</tr>
</tbody>
</table>

### Other Texas Markets

- **HOUSTON**
  - **Occupancy:** 88.8%
  - **Price:** 1,040 $/mo
  - **Rental Rate:** 1.18 $/sf/mo
  - **Size:** 885 sf
  - **Past 12 Months:**
    - -1.4% Rental Rate growth
    - 11,288 units absorbed
  - **Operating Supply:**
    - 2,899 communities
    - 684,012 units

- **SAN ANTONIO**
  - **Occupancy:** 90.7%
  - **Price:** 984 $/mo
  - **Rental Rate:** 1.15 $/sf/mo
  - **Size:** 855 sf
  - **Past 12 Months:**
    - 0.6% Rental Rate growth
    - 5,711 units absorbed
  - **Operating Supply:**
    - 945 communities
    - 202,049 units

- **AUSTIN**
  - **Occupancy:** 88.5%
  - **Price:** 1,248 $/mo
  - **Rental Rate:** 1.43 $/sf/mo
  - **Size:** 875 sf
  - **Past 12 Months:**
    - -4.9% Rental Rate growth
    - 5,434 units absorbed
  - **Operating Supply:**
    - 1,063 communities
    - 250,793 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 3.5 million apartment units in AZ, FL, GA, NC, TN, and TX.