**DALLAS/FT WORTH OVERVIEW**

- **Occupancy:** 91.2%
- **Price:** $1,166/mo
- **Rental Rate:** $1.33/sf/mo
- **Size:** 877 sf

- **Past 12 Months:**
  - 0.3% Rental Rate growth
  - 19,966 units absorbed

- **Operating Supply:**
  - 3,221 communities
  - 765,257 units

- **Recently Opened (12 mo):**
  - 85 communities
  - 24,250 units

- **Under Construction:**
  - 86 communities
  - 25,394 units

- **Proposed Construction:**
  - 141 communities
  - 55,525 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>Far Southwest Ft Worth</td>
<td>10.2%</td>
<td>3.0%</td>
</tr>
<tr>
<td>2</td>
<td>Far East Dallas</td>
<td>5.7%</td>
<td>4.8%</td>
</tr>
<tr>
<td>3</td>
<td>Downtown Dallas/ West End/ Deep Ellum</td>
<td>15.4%</td>
<td>1.2%</td>
</tr>
<tr>
<td>4</td>
<td>Downtown Ft Worth/ TCU</td>
<td>3.3%</td>
<td>3.9%</td>
</tr>
<tr>
<td>5</td>
<td>Garland</td>
<td>4.4%</td>
<td>1.3%</td>
</tr>
</tbody>
</table>

**CONCESSIONS**

<table>
<thead>
<tr>
<th>Class</th>
<th>Total Units w/ Concessions</th>
<th>% of Total Units</th>
<th>Citywide Effect</th>
<th>Average Special</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL</td>
<td>312,980</td>
<td>41%</td>
<td>-2.8%</td>
<td>-6.4%</td>
</tr>
<tr>
<td>A</td>
<td>139,134</td>
<td>60%</td>
<td>-5.1%</td>
<td>-8.1%</td>
</tr>
<tr>
<td>B</td>
<td>87,241</td>
<td>38%</td>
<td>-1.7%</td>
<td>-4.5%</td>
</tr>
<tr>
<td>C</td>
<td>63,864</td>
<td>33%</td>
<td>-1.5%</td>
<td>-4.3%</td>
</tr>
<tr>
<td>D</td>
<td>22,741</td>
<td>20%</td>
<td>-0.9%</td>
<td>-4.3%</td>
</tr>
</tbody>
</table>

**OTHER TEXAS MARKETS**

**HOUSTON**

- **Occupancy:** 88.8%
- **Price:** $1,041/mo
- **Rental Rate:** $1.18/sf/mo
- **Size:** 885 sf

- **Past 12 Months:**
  - -1.1% Rental Rate growth
  - 10,525 units absorbed

- **Operating Supply:**
  - 2,895 communities
  - 683,057 units

**SAN ANTONIO**

- **Occupancy:** 90.5%
- **Price:** $987/mo
- **Rental Rate:** $1.15/sf/mo
- **Size:** 855 sf

- **Past 12 Months:**
  - 0.2% Rental Rate growth
  - 5,363 units absorbed

- **Operating Supply:**
  - 944 communities
  - 201,959 units

**AUSTIN**

- **Occupancy:** 88.5%
- **Price:** $1,252/mo
- **Rental Rate:** $1.43/sf/mo
- **Size:** 874 sf

- **Past 12 Months:**
  - -4.5% Rental Rate growth
  - 4,920 units absorbed

- **Operating Supply:**
  - 1,059 communities
  - 249,967 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.

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