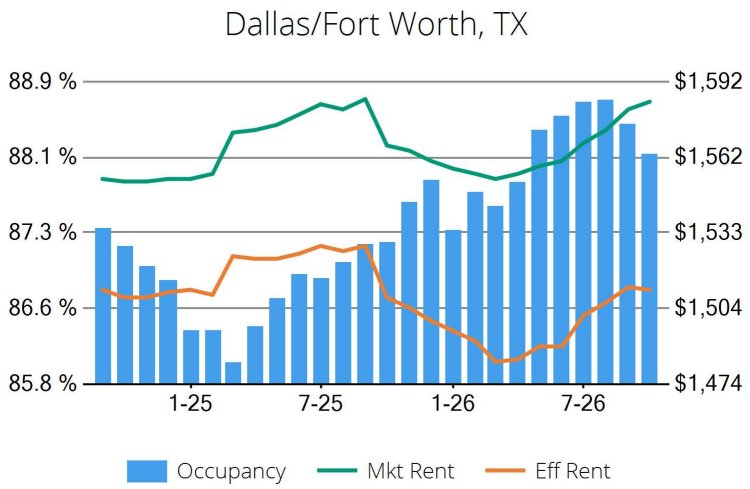
Dallas/Fort Worth, TX

End of October, 2026

General Overview

Conventional Properties	Oct 2026	Annual Chg
Occupancy	88.1	+1.1%
Unit Change	26,154	
Units Absorbed (Annual)	31,755	
Average Size (SF)	888	+0.2%
Asking Rent	$1,584	+1.1%
Asking Rent per SF	$1.78	+0.8%
Effective Rent	$1,511	+0.2%
Effective Rent per SF	$1.70	-0.1%
% Offering Concessions	49%	+7.3%
Avg. Concession Package	8.9%	+12.3%



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	82%	4,498	914,476	88.1%	888	$1,584	$1,511	48.6%	8.9%
Affordable	11%	753	126,385	84.7%	916	$1,346	$1,294	33.9%	9.7%
Senior Living	5%	535	59,485	86.4%	849	$1,908	$1,855	26.7%	10.1%
Student Housing	1%	84	14,405	88.6%	957	$1,940	$1,918	10.5%	9.8%
Totals		**5,870**	**1,114,751**						

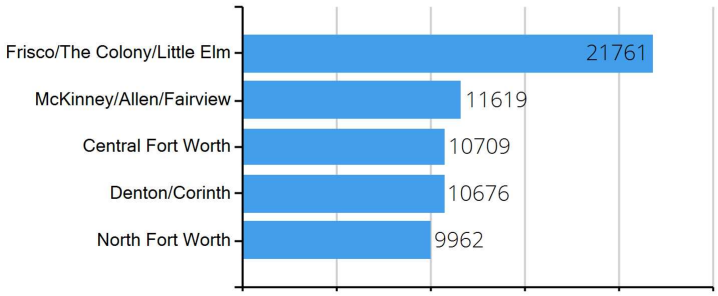
Top 5 Submarkets

Occupancy Annual Change	Oct-26	Change
Oak Lawn/RiverFront/Medical Dist.	89.5%	7.4%
North Fort Worth	87.2%	6.6%
Carrollton North/Hebron	88.5%	6.6%
Garland Central	88.1%	5.3%
North Dallas/Midtown West	90.5%	5.1%

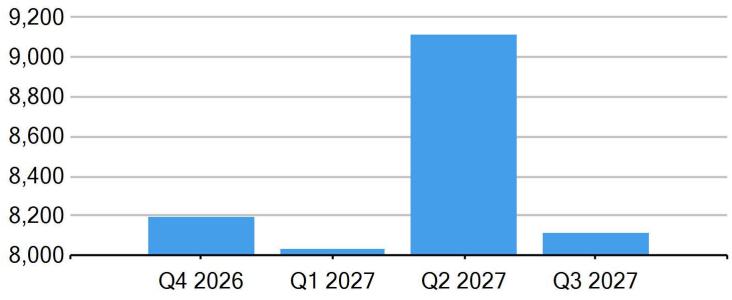
Effective Rent Gains	Oct-26	Change
Uptown/Downtown/Park Cities	$2,865	6.3%
South Arlington	$1,548	4.4%
East Dallas/M Streets/White Rock West	$1,780	3.9%
South Fort Worth	$1,328	3.7%
Las Colinas/Valley Ranch	$1,779	3.7%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



ALN Apartment Data tracks 12K management companies with over 203K properties, comprised of over 26.3 million total units. We offer our clients feature-rich, user-friendly platforms to perform research with confidence, and our comprehensive services are available nationwide. Copyrights: All data, information and material provided through ALN Platforms or Reports are copyrighted. All resales, redistribution, or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing, questions, or additional information about our services, please contact Sales@alndata.com or call 800-643-6416 x 3.

ALN Apartment Data
www.alndata.com
NATIONWIDE MULTIFAMILY DATA