



DALLAS-FORT WORTH TX

1Q23 REPORT CARD

Effective Rent

\$1,530

DOWN 0.2% YTD



TRAILING

3.4%
2023 FORECAST

Occupancy

93.6%

DOWN 50 BPS YTD



TRAILING

-40 BPS
2023 FORECAST

Deliveries

5,983 UNITS

YTD



TRAILING

35,910 UNITS
2023 FORECAST

Absorption

857 UNITS

YTD



TRAILING

30,471 UNITS
2023 FORECAST

Employment

0.6%

CHANGE YTD



EXCEEDING

1.6%
2023 FORECAST

Cap Rate

4.7%

UNCHANGED YTD



EXCEEDING

10 BPS
2023 FORECAST

Sources: RealPage; Moody's Analytics; CoStar Group

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