



Edited by Holly Kelch

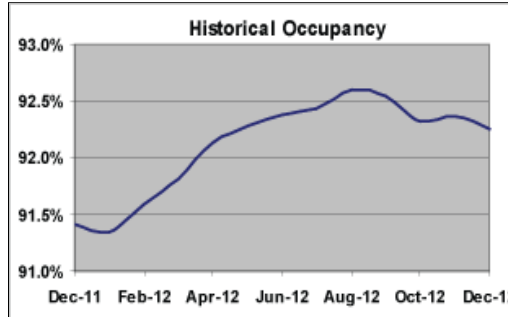
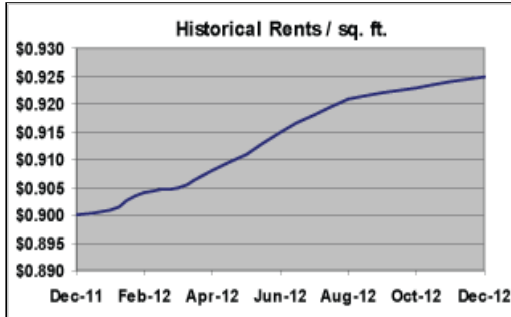
Dallas/ Ft. Worth Apartment Market Update

A resource from **Oconnordata.com**

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December 2012

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Market Summary

- The key metrics for the **Dallas/Fort Worth** area multifamily sector recorded significant changes both over the month and over the year.
- Over the month all the classes recorded decreases in terms of occupancy. Class A and Class B properties recorded the largest decrease of 0.20% and 0.5% respectively. The Class D average recorded to be an unchanged figure to close at 87.39%; and it increased over the year by 1.60%. The largest annual increase of 1.74% was noted for Class C properties.
- The average rental rate per square foot continued to increase on a monthly basis for individual classes, with Class B and Class D properties recording a change of \$0.001 and \$0.002 per square foot over the month respectively. Over the year, rental rates for Class B properties increased by \$0.028 per square foot, to close at \$0.889 per square foot. On a monthly basis Class A and Class C properties recorded an unchanged figure. The average for Class A properties also went up by \$0.025 over the year to close at \$1.116 per square foot.
- For all classes, the average rental rate per unit continued to record significant changes over the month and over the year as well. The largest monthly increase was recorded for Class D properties; the average went up by \$1.17 to close at \$581.58 per unit. The largest annual increase was noted for Class B properties; the average went up by \$22.79 per unit.
- 15,794 units are in the construction pipeline, spread over 59 projects. Over 18% of the pipeline is currently pre-leasing.

Dallas/Ft. Worth Apartment Market Key Metrics					
Occupancy	92.25%	Rent / Unit	\$791.48	Rent / SF	\$0.925
Monthly Change	-0.12%	Monthly Change	+\$0.37	Monthly Change	+\$0.001
Annual Change	+0.86%	Annual Change	+\$21.81	Annual Change	+\$0.026

Absorption in December was negative (-690), bringing the annual total to a positive 7,219 units. 4,108 units are in the planning stage.

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