

North Texas job growth leads to robust apartment market

Dallas Business Journal by Candace Carlisle, Staff Writer

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There was a strong demand for apartments in North Texas during the second quarter, despite rebounding home sales.

In the quarter, renters absorbed 8,031 apartment units, or more than five times the completed 1,563 apartment units. Apartment occupancy was 94.1 percent in the second quarter, up a full percentage point over the last quarter, according to data collected from Carrollton-based apartment analyst MPF Research.

"Substantial job growth in North Texas is keeping apartment demand robust at the same time that single-family home sales are rebounding from their recently low levels, said [Greg Willett](#), vice president of MPF Research, in a written statement. "These are the kind of housing demand numbers we were hoping for and expecting to see."

With rising occupancy, apartment rents also grew 1 percent during the second quarter, according to the data. The top submarkets for rent growth include Uptown, Oak Lawn, the northern Dallas suburbs, Grapevine and North Fort Worth.

The majority of the vacancies in the market are concentrated in the least desirable properties that were built from the 1970s and earlier, he said.

But ongoing apartment construction is now set to deliver 14,832 apartment units, which is one of the biggest blocks of units to be delivered anywhere in the country, which has analysts concerned, Willett said.

"Delivery timing is the one thing to watch that could lead to a brief bump in the road for the North Texas apartment market, but so far developers have done a good job of spreading out completion dates," he said