

NEWMARK

Dallas-Fort Worth Multifamily Market Report

2Q25

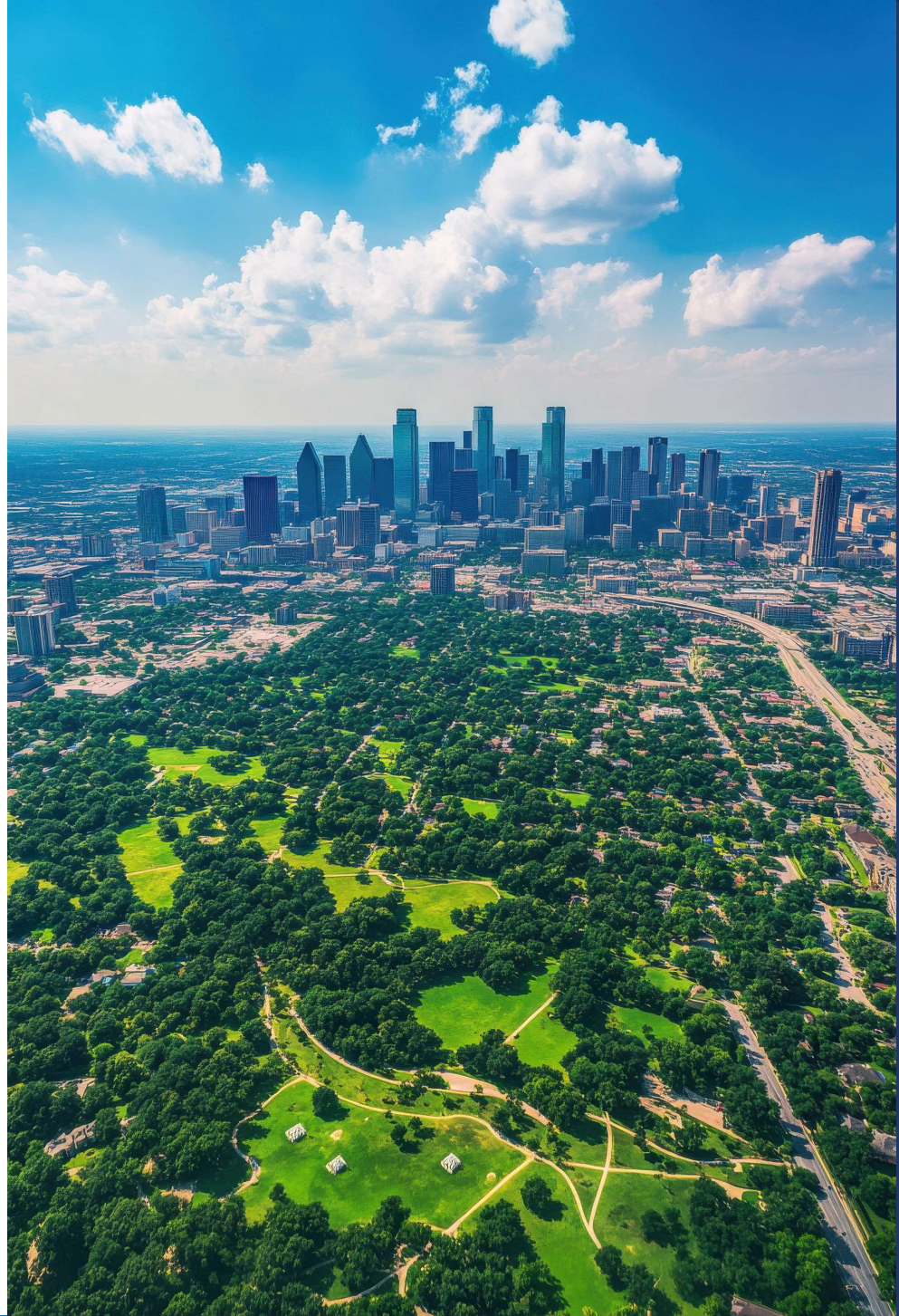


TABLE OF CONTENTS

1. Newmark DFW Overview

Newmark Dallas Multifamily Capital Markets Team	4
Why DFW?	5
#1 Multifamily Broker in Texas	6

2. DFW Economic Overview

Market Snapshot	8
Population	10
DFW's Employment Growth	13
Business Climate	14
Projected Metro Employment Update	15
Metro Employment Update	16
Employment	17
Businesses Moving to the DFW Metroplex	18
DFW Companies 10K+ Employees	19
Fortune 1000 Companies	20
DFW Affordability	21
Affordability Metrics	22
DFW's Single-Family Market	23
Single-Family Market	24
10 Year UST Vs. Federal Funds Rate	25
Constantly Growing Economy	26

3. DFW Multifamily Overview

Historical Dallas Multifamily Fundamentals	28
Multifamily Market Performance	29
Historical Absorption Comparison	30

4. DFW Transaction Trends

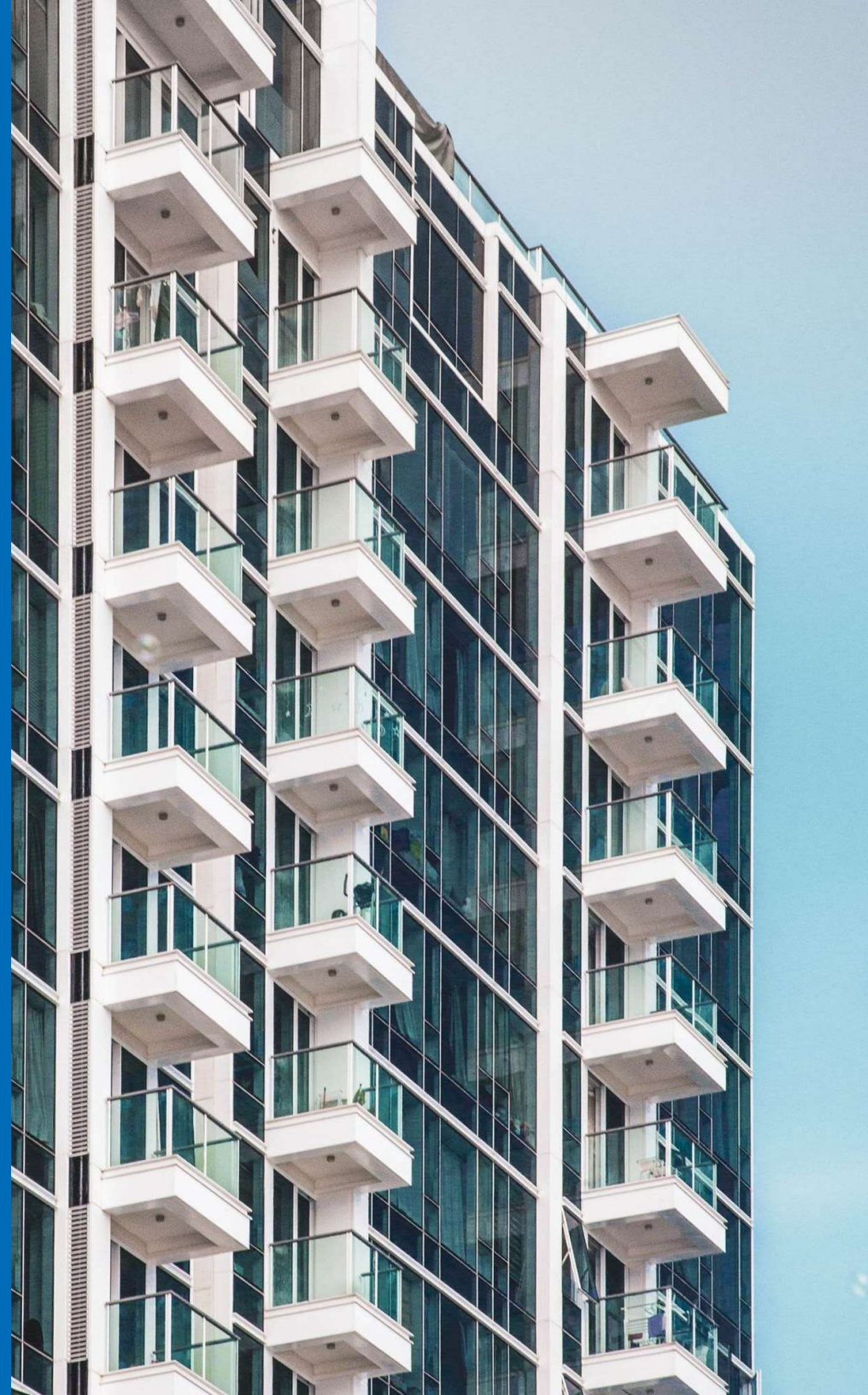
Dallas Transaction History	32
Newmark's Current Estimate of Dallas Cap Rates	33
Replacement Cost Tracker	34

5. Appendix

Significant Projects	36
Goldman Sachs	37
Knox Redevelopment	38
Wells Fargo Las Colinas Campus	39

01 | Newmark DFW Overview

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Newmark Dallas Multifamily Capital Markets Team

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Why DFW?

The Dallas–Fort Worth metroplex remains one of the fastest-growing and most economically powerful regions in the U.S.

In 2024, **DFW added more new jobs than 41 states**, driven by a business-friendly environment, no personal or corporate income tax, and a large highly skilled workforce. With major corporations continuing to relocate or expand in the area, including those in finance, tech, aerospace, logistics, and healthcare, DFW has solidified its role as a national hub for innovation and opportunity.

Now home to over 8.4 million residents, DFW has added more than 760,000 people since 2019, reflecting a growth of **398 people per day**. The region's booming population supports strong consumer demand, a deepening labor pool, and accelerating real estate and infrastructure development. Between its central U.S. location, top-tier transportation assets, and low regulatory burden, DFW continues to attract businesses and talent looking for **long-term growth**.

#1 Multifamily Broker in Texas

Dallas

		Amount (\$Bil)	No. of Properties	Market Share (%)
1	Newmark	\$28.9	718	29%
2	Marcus & Millichap	\$21.7	579	21%
3	CBRE	\$20.2	500	20%
4	JLL	\$18.5	362	18%
5	Berkadia	\$12.4	318	12%
BROKERED TOTAL		\$98.6	2,476	100%

Newmark Texas has retained a majority market share in Texas multifamily sales over the past five years



Newmark holds a **29% market share** in Texas, establishing it as the largest and most productive investment sales team in the market.

*This data displays the top five multifamily brokerages in Texas.

02 | DFW Economic Overview

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Market Snapshot

#1 

5-Year Job Growth
(463,700 jobs)

#1 

Overall Real Estate
Prospects

#5 

Most Fortune 500
Companies (22)

#1 

Business
Climate Rank

#1 

Best Cities for
Headquarters

Market Snapshot



#4 Moving Destination in the Country

#3 Busiest Airport in the World

#1 State with Most Tier 1 Universities

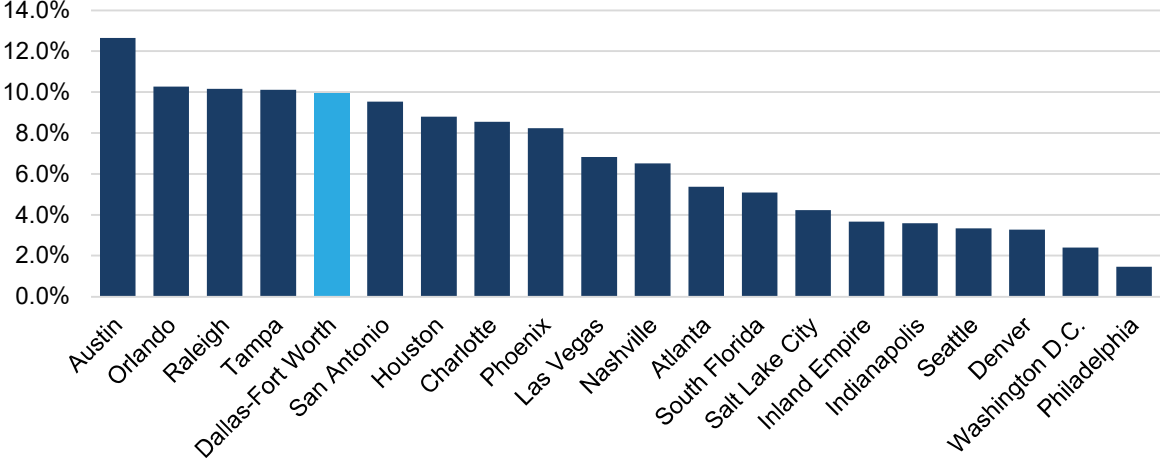
280+ Headquarter Relocations to Dallas-Fort Worth since 2010

#1 Best State for Business 21 Consecutive Years

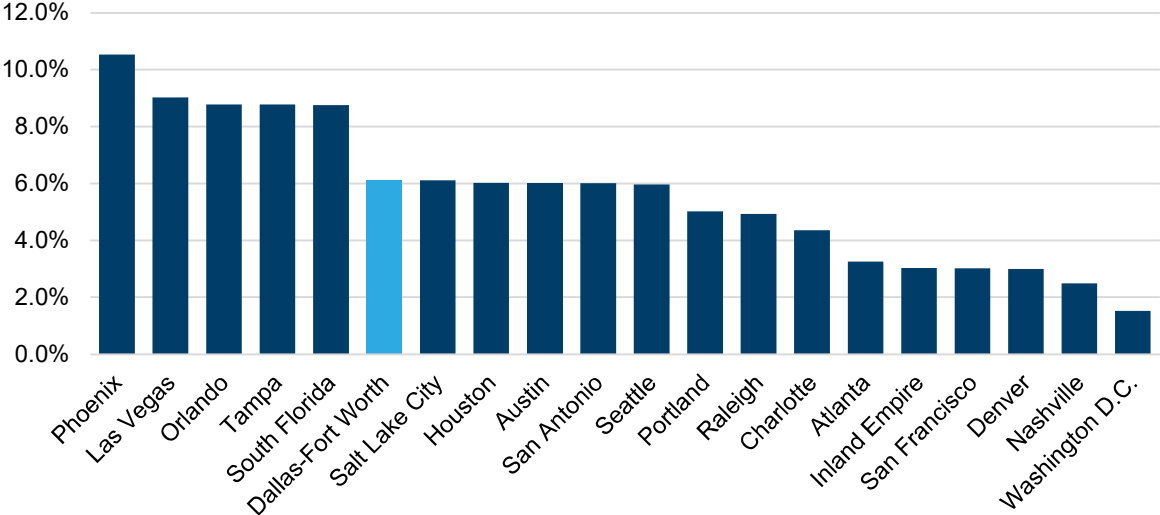
#11 Most Diverse City in the U.S.

Population

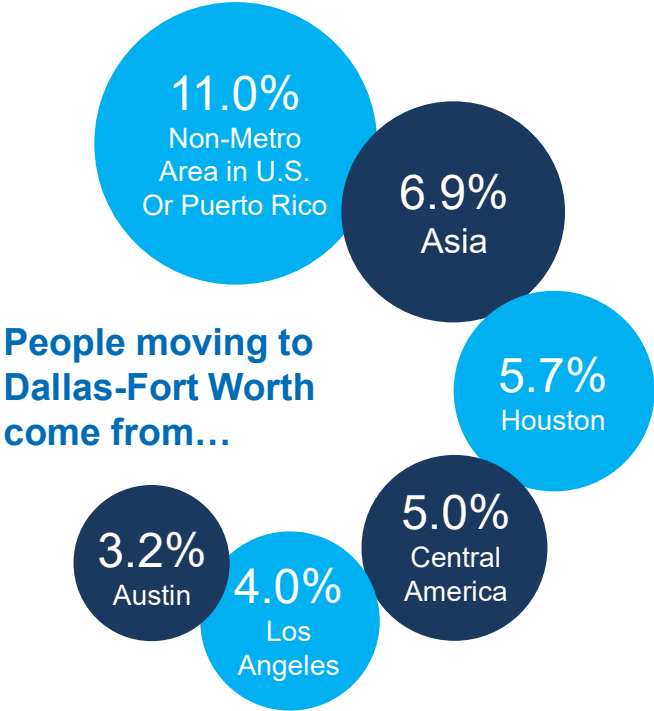
Population Growth (Last 5 Years)



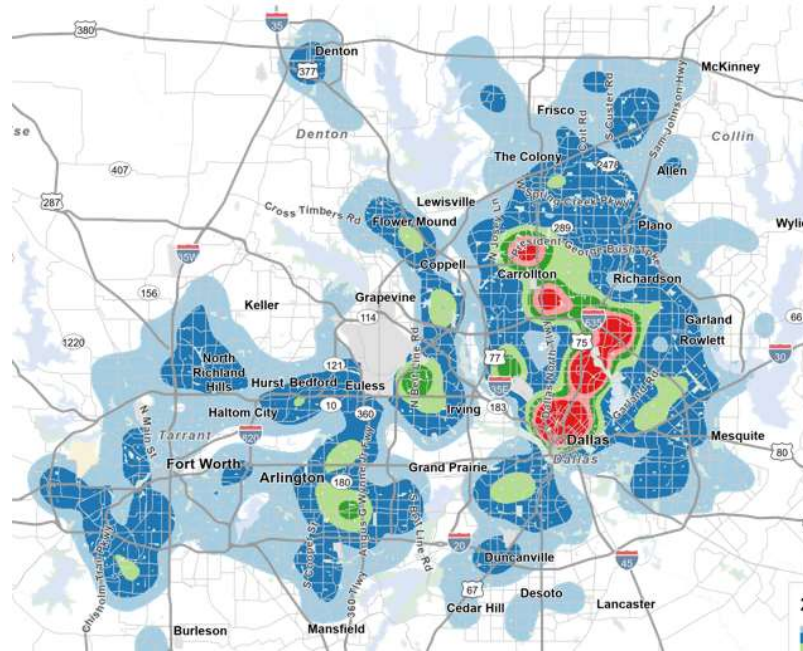
Projected Population Growth (Next 5 Years)



Dallas-Fort Worth has experienced robust population growth of 9.9% over the last 5 years, propelling the market's ranking to #5 in the nation. During this time, the market averaged a growth of 398 people per day. More than half of movers to Dallas-Fort Worth come from the same top 14 locations. International movers from the top 30 locations that move to Dallas-Fort Worth are from Asia, Central America, Africa, Europe, Caribbean and South America. Population growth is projected to remain strong in the market with a growth of 517,981 people over the next five years, averaging 283 people per day.



Population



8.4 Million

Total Population

6.1%

Projected Population
Growth 2023-2030

35.5

Median
Age

#3

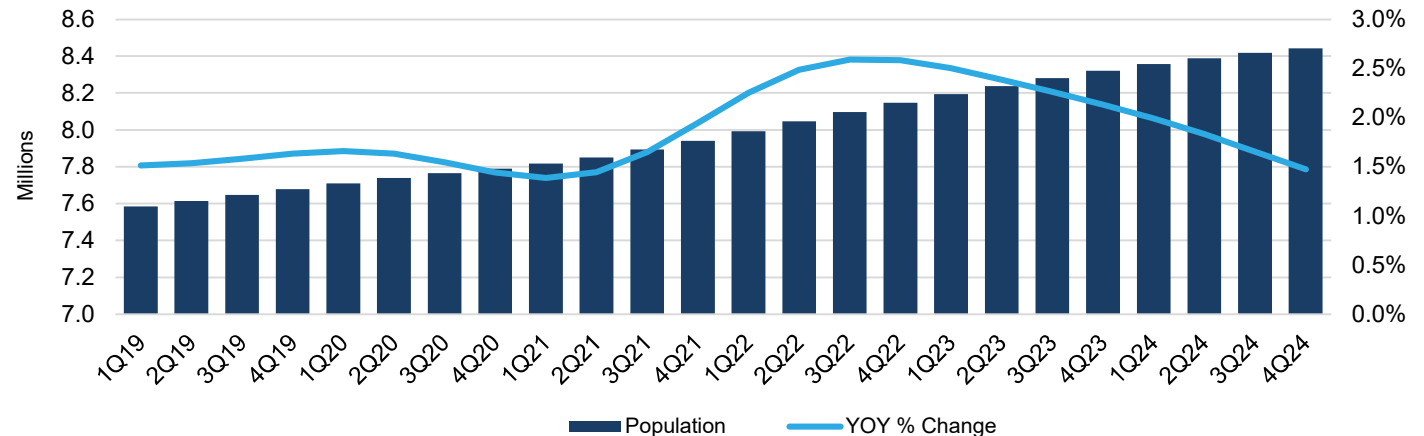
2024 Largest U.S.
Metro by Population

\$88,875

Median Household
Income

The Dallas-Fort Worth metropolitan area is the 4th largest in the nation with a population of roughly 8.4 million people. Between 2019 to 2024, the Dallas-Fort Worth metro added approximately 763,815 residents, reflecting a growth rate of 9.9%. The region is expected to see further population growth of 6.1% from 2023 to 2030.

Dallas-Fort Worth Population Growth

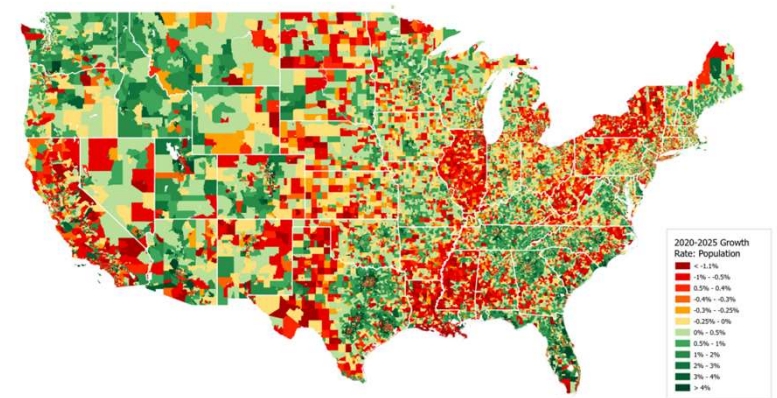


SOURCE: Moody's Analytics, JobsEQ, & U.S. Census Bureau

Counties With Highest Population Growth in The Nation

Rank	State	County	Jul-23	Jul-24	Numeric Growth	Percent Growth
1	Texas	Harris County	4,959,377	5,043,316	83,940	1.7%
2	Arizona	Maricopa County	4,640,299	4,718,982	78,683	1.7%
3	Florida	Miami-Dade County	2,807,169	2,864,653	57,484	2.0%
4	California	Los Angeles County	9,738,199	9,786,660	48,461	0.5%
5	Nevada	Clark County	2,375,665	2,421,587	45,923	1.9%
6	Washington	King County	2,318,159	2,355,989	37,829	1.6%
7	Florida	Broward County	2,020,080	2,055,297	35,217	1.7%
8	Texas	Collin County	1,233,451	1,264,833	31,382	2.5%
9	Florida	Orange County	1,517,898	1,547,565	29,666	2.0%
10	Texas	Tarrant County	2,215,040	2,244,577	29,537	1.3%
11	Texas	Bexar County	2,113,575	2,140,814	27,239	1.3%
12	Florida	Palm Beach County	1,569,473	1,595,727	26,254	1.7%
13	Texas	Dallas County	2,645,053	2,671,128	26,075	1.0%
14	Florida	Hillsborough County	1,569,578	1,594,913	25,335	1.6%
15	California	Santa Clara County	1,911,650	1,934,263	22,614	1.2%

Population Change 2020-2025

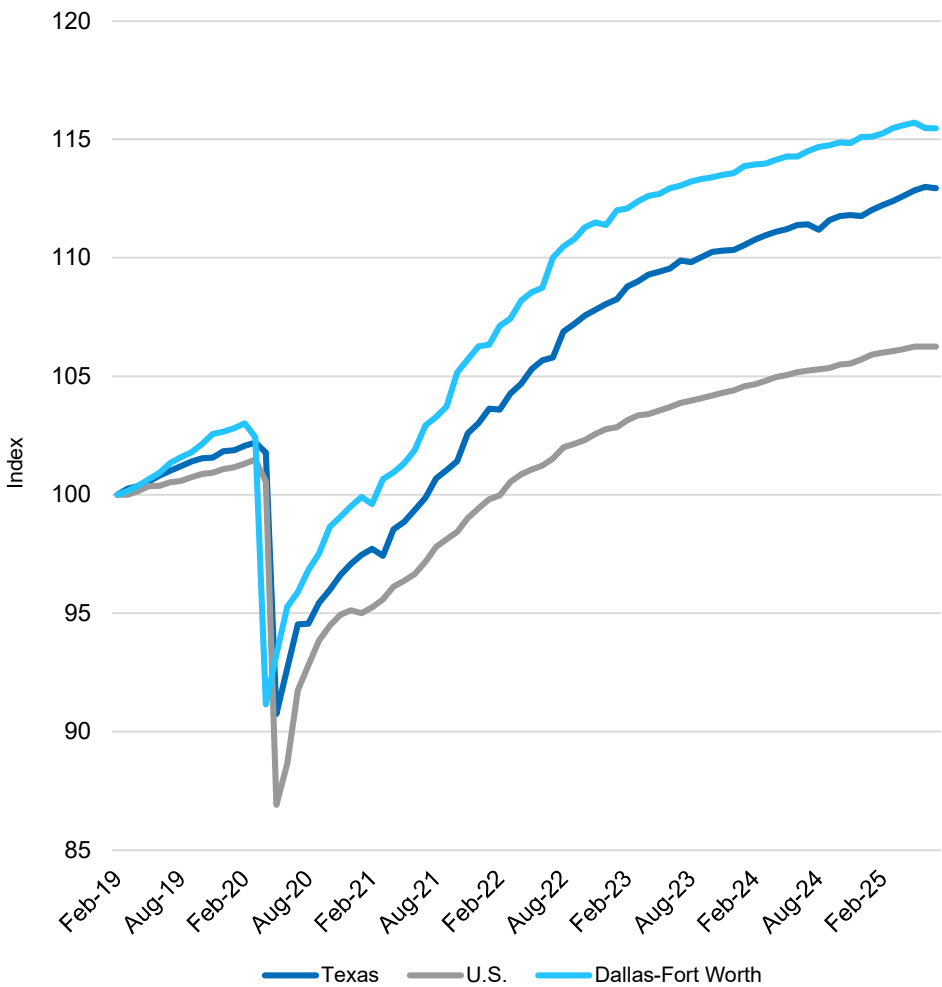


- Texas is home to three of the nation's 10 highest-growth counties, **including two in DFW**
- Three of the top 15 highest-growth counties are in the DFW market

DFW's Employment Growth

DFW had the **highest employment growth** among all metros in the U.S. With an **unemployment rate of 3.7%** coupled with strong employment growth, market fundamentals are strong for continued job growth in the market.

Employment Growth 2019-2025



Rank	Market	Employment Growth 2019-2025	% Change
1	Dallas-Fort Worth	584,100	15.7%
2	New York City	415,800	4.3%
3	Houston	324,500	10.4%
4	Phoenix	301,500	14.0%
5	Miami	288,600	10.7%
6	Austin	271,500	24.7%
7	Atlanta	230,800	10.0%
8	Orlando	204,900	15.6%
9	Tampa	189,000	13.8%
10	Philadelphia	184,600	6.2%
11	Inland Empire	182,900	12.0%
12	Charlotte	169,400	13.7%
13	Nashville	164,700	15.9%
14	San Antonio	144,000	13.5%
15	Denver	125,900	8.3%
16	Las Vegas	124,500	12.2%
17	Raleigh	120,200	18.7%
18	Indianapolis	106,100	9.8%
19	Salt Lake City	97,800	13.2%
20	Sacramento	78,100	7.7%

SOURCE: Newmark Research, Moody's Analytics: Index (Feb 2019=100)

Business Climate

#1

Number of New Corporate Headquarters (2018-2024)

Dallas-Fort Worth metro is home to many headquarters: 22 Fortune 500 headquarters and 48 Fortune 1000 headquarters. Key industries in the Dallas-Fort Worth region include information technology, financial services, healthcare, and defense.

The state of Texas is ranked the best state for business for 21 years in a row by Chief Executive Magazine. The state also boasts no corporate income tax and personal income tax. The lower cost of doing business in Texas contributes to Dallas-Fort Worth's attractiveness as a place to call home. The cost of doing business in the market is up to 0.4% less than the national average.

The market's cost of living is considered one of the lowest amongst the largest metros nationally. This allows Dallas-Fort Worth to be extremely competitive in providing people and employees a better quality of life.

Dallas-Fort Worth's
Tax-Friendly Environment

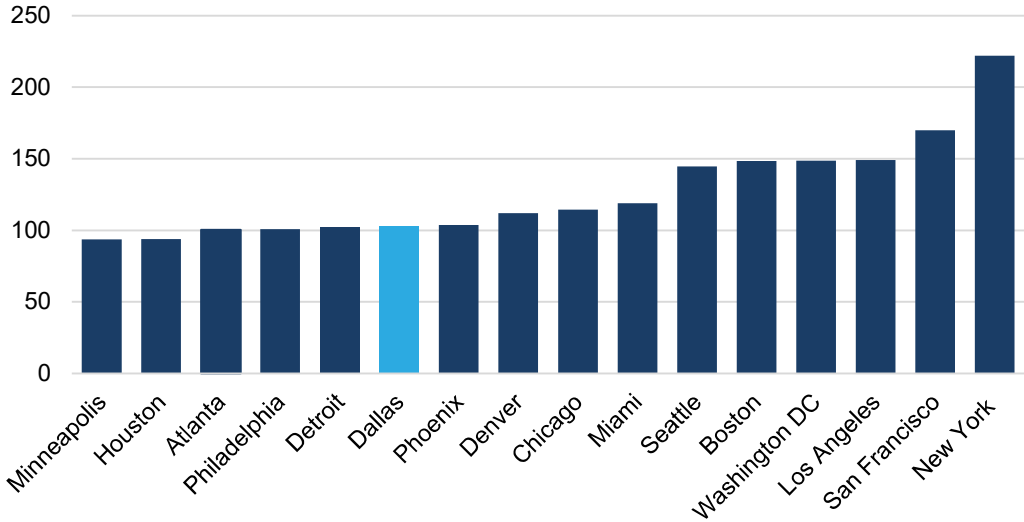
0%

Corporate Income
Tax Rate

0%

Personal Income
Tax Rate

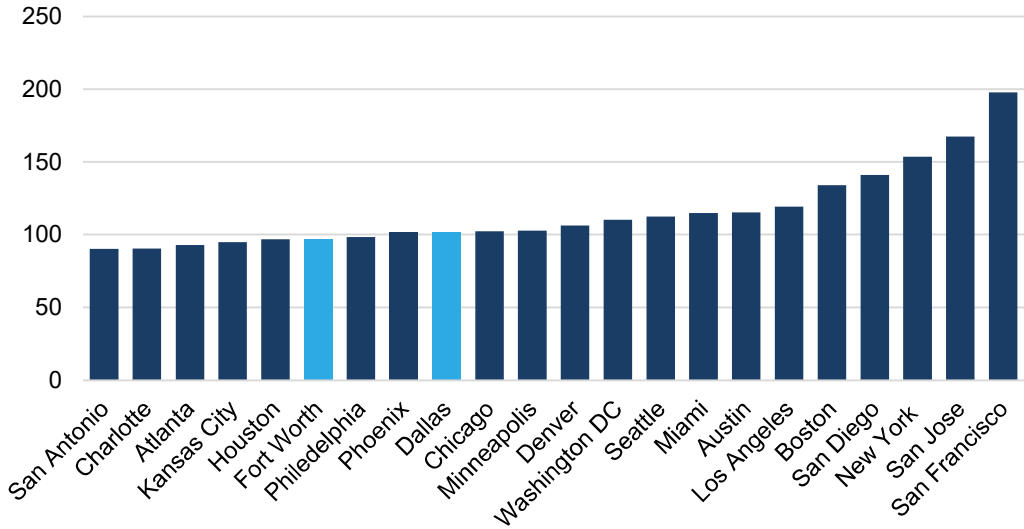
Cost of Living (U.S. = 100)



#6 Lowest Cost of Living Among Top 15 Largest Metros

0.4% Lower Cost of Doing Business Than National Average

Cost of Doing Business (U.S. = 100)



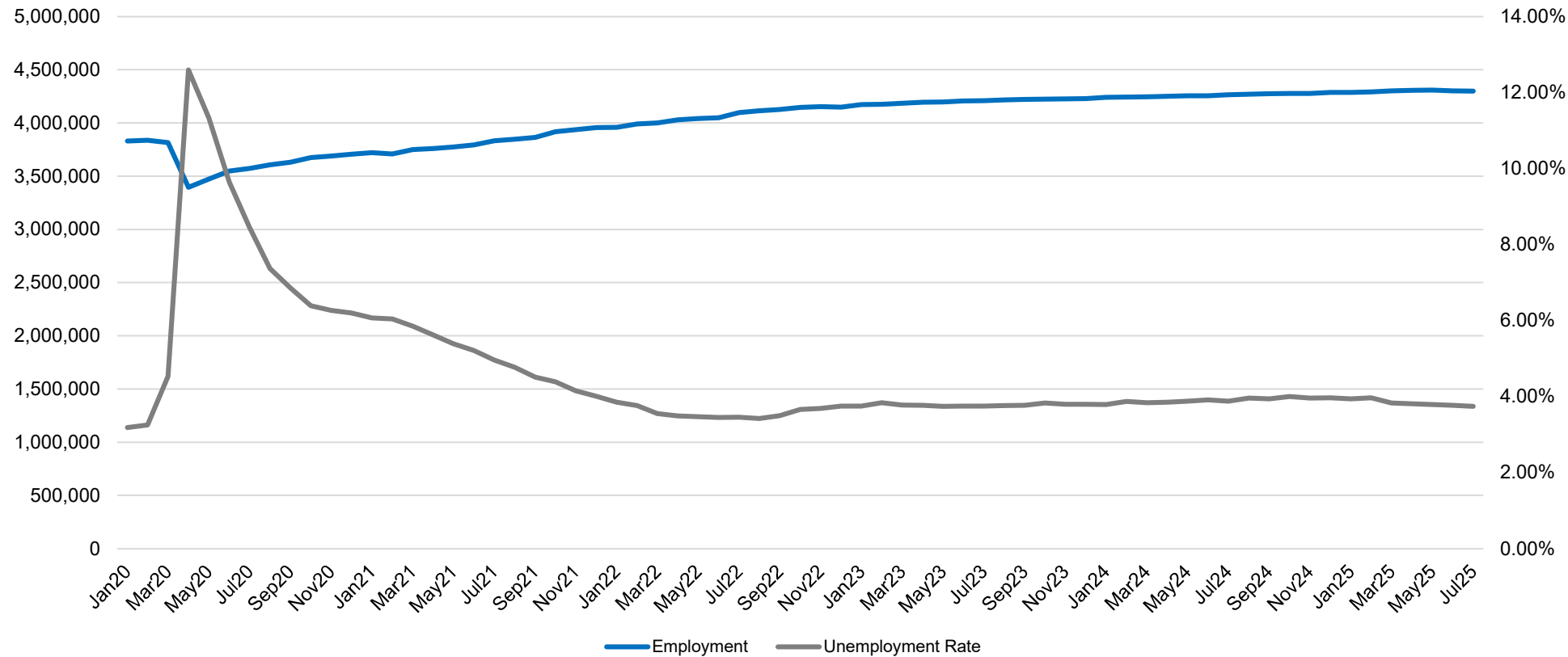
Projected Metro Employment Update

Metro (2025-2029)		Employment Growth (ths)	Employment Growth
1	Houston	233,700	6.7%
2	Dallas	218,100	7.0%
3	Phoenix	153,800	6.2%
4	Atlanta	128,800	5.1%
5	Denver	78,000	4.8%
6	Minneapolis	73,200	3.7%
7	Los Angeles	71,200	1.5%
8	Seattle	61,400	4.1%
9	Tampa	58,400	5.4%
10	Miami	50,000	3.7%
11	Inland Empire	40,900	2.4%
12	San Diego	27,500	1.8%
13	Chicago	23,800	0.6%
14	San Francisco	22,300	1.9%
15	Boston	19,600	1.5%
16	Philadelphia	11,200	1.1%
17	New York	7,700	0.1%
18	Baltimore	900	0.1%
19	Detroit	-8,900	-1.1%
20	Washington D.C.	-27,400	-2.4%

Moody's Analytics projects that Dallas-Fort Worth metroplex combined will add close to 300,000 jobs from 2025 to 2029 with Dallas ranking second in projected employment growth nationwide.

Metro Employment Update

Dallas Labor Force & Employment Rate

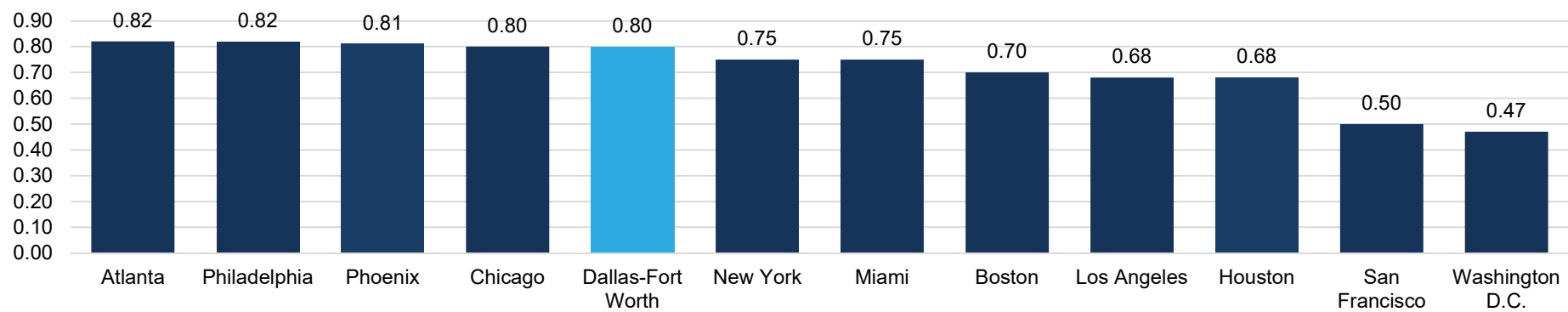


- In July 2025, Dallas’ MSA unemployment rate was 3.7%
- Statewide, Texas recorded a 4.0% unemployment rate in July 2025, down significantly from its peak of 12.8% in April 2020
- Nationally, U.S. unemployment ended July 2025 at 4.2%, reflecting a sharp decline from a recent high of 14.8% in April 2020

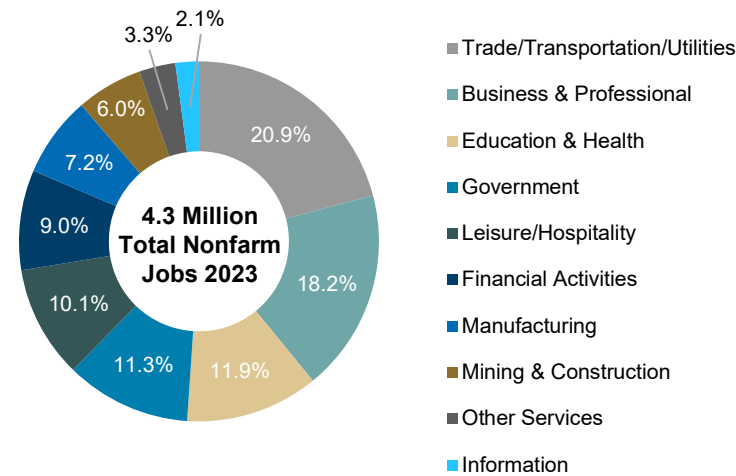
Employment

Dallas-Fort Worth employment is powered by 3 key industries: trade/transportation/utilities, business and professional services, and education and health care. The market is well diversified with Dallas-Fort Worth’s top 3 industries accounting for 51.0% of the market’s employment. The top two of the metro’s fastest growing industries over the past five years are both traditionally office-using industries.

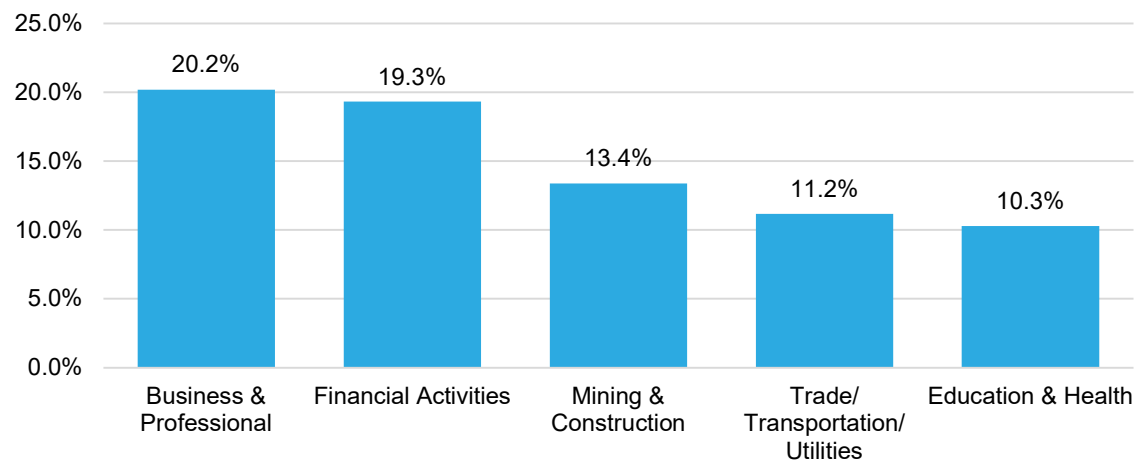
Industry Diversity Index (U.S. = 1.0)



Employment By Industry

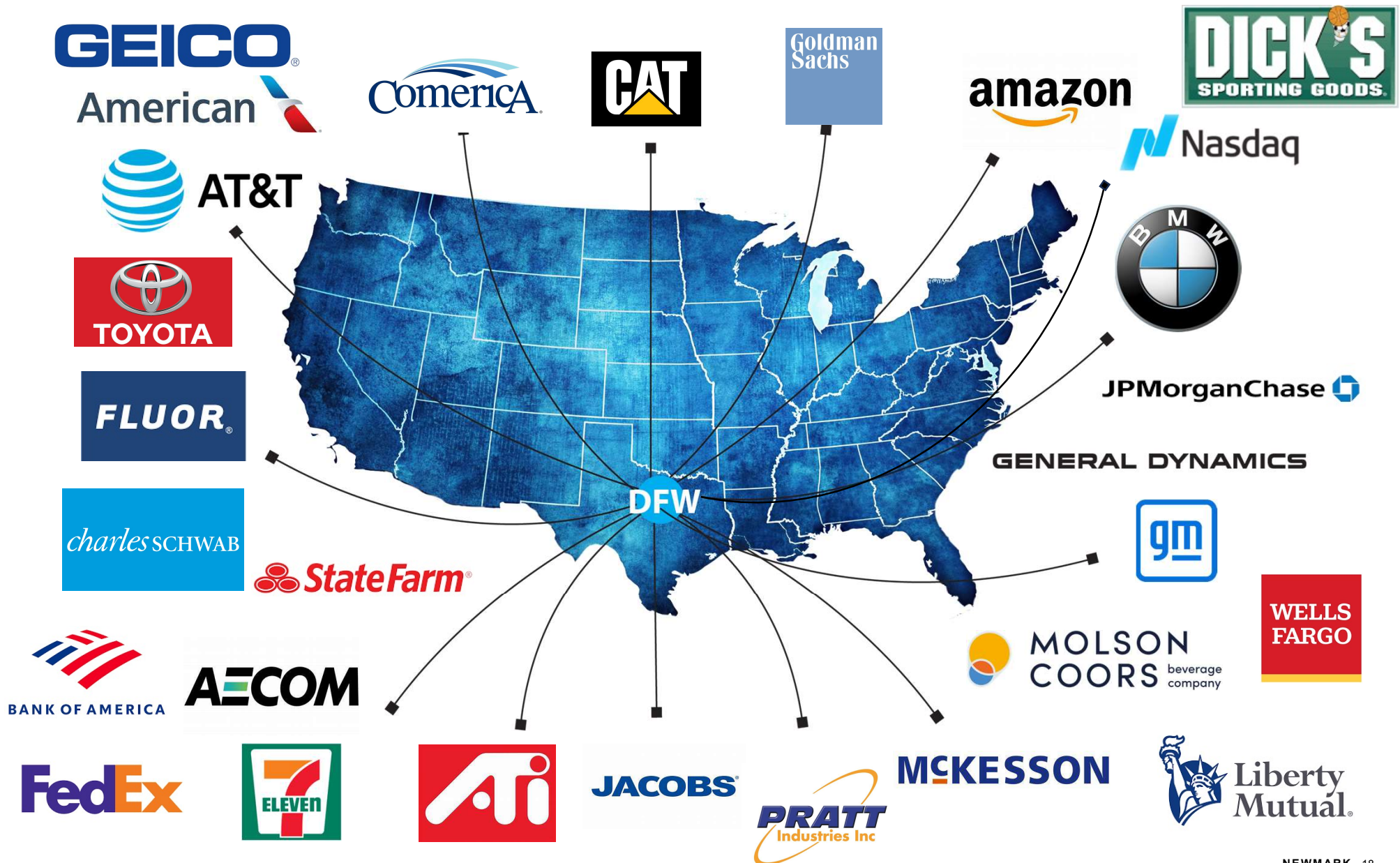


Growth By Top 5 Industries (Last 5 Years)



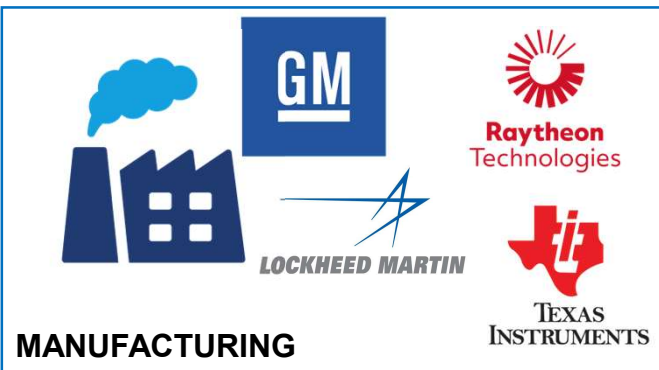
Businesses Moving to the DFW Metroplex

The DFW metroplex is consistently regarded as one of the nation's **top markets** for business expansion and growth.



DFW Companies 10K+ Employees

Major employers are vital to the health of our local economy. These companies, amongst many others, make up significant contributions in terms of both **production and employment** and **bring national and international connections to DFW**.



Fortune 1000 Companies

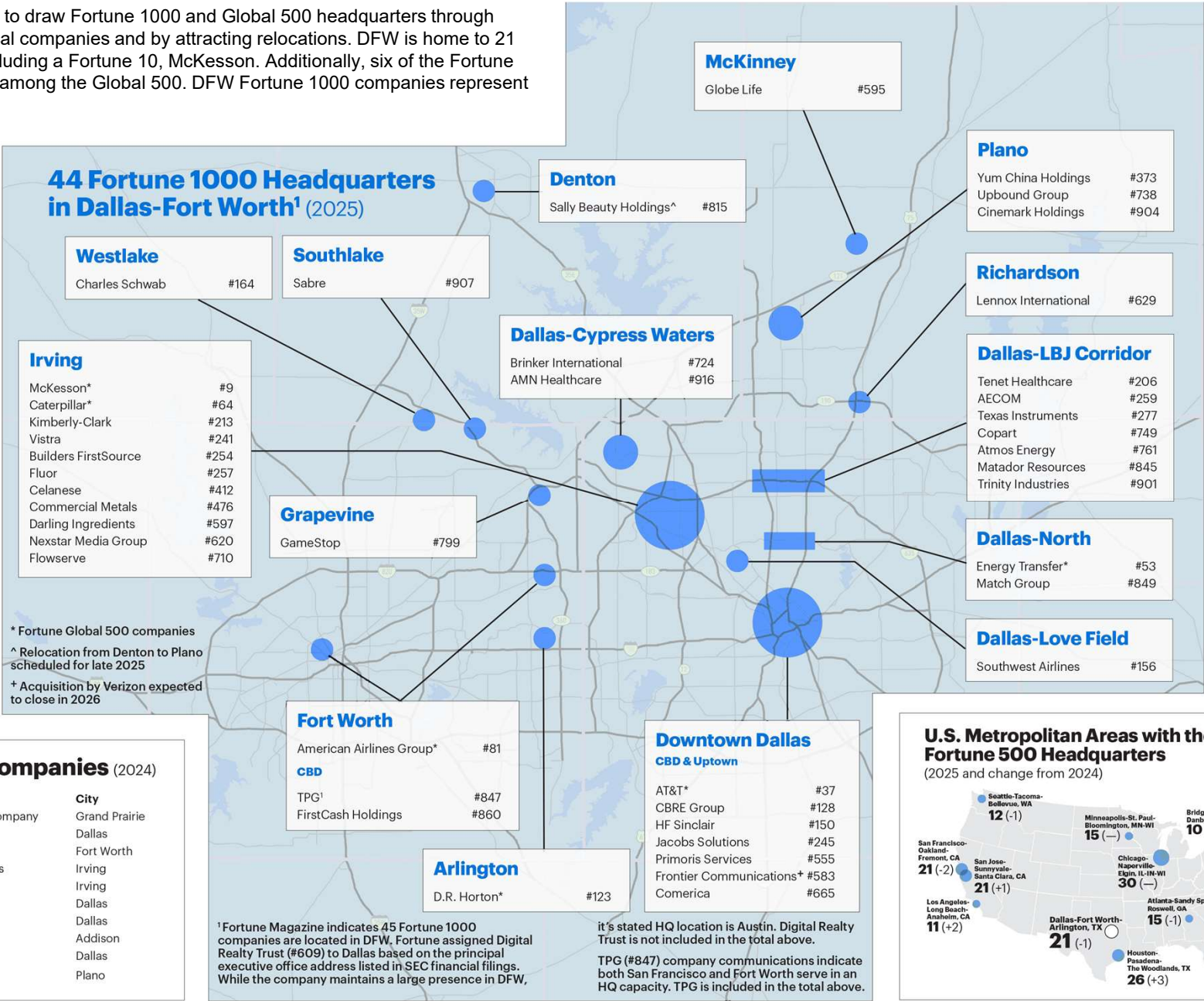
Dallas-Fort Worth continues to draw Fortune 1000 and Global 500 headquarters through growth and expansion of local companies and by attracting relocations. DFW is home to 21 Fortune 500 companies, including a Fortune 10, McKesson. Additionally, six of the Fortune 500 companies in DFW are among the Global 500. DFW Fortune 1000 companies represent 31 industry sectors.

World Cities With the Most Global 500 HQs (2024)

Metropolitan Area	Companies
Beijing, China	49
Tokyo, Japan	28
New York, NY	22
Paris, France	22
London, Britain	15
Shanghai, China	13
Seoul, South Korea	11
Hangzhou, China	9
San Jose, CA	9
Shenzhen, China	9
Toronto, Canada	9
Washington, DC	9
Chicago, IL	8
Houston, TX	7
Amsterdam, Netherlands	6
Dallas-Fort Worth, TX	6
Guangzhou, China	6
Minneapolis, MN	6
Mumbai, India	6
San Francisco, CA	6
Zurich, Switzerland	6
Charlotte, NC	5
Hong Kong, China	5
Madrid, Spain	5
Munich, Germany	5
Seattle, WA	5
Atlanta, GA	4
Boston, MA	4
Cologne/Bonn, Germany	4
Moscow, Russia	4
Osaka, Japan	4
São Paulo, Brazil	4

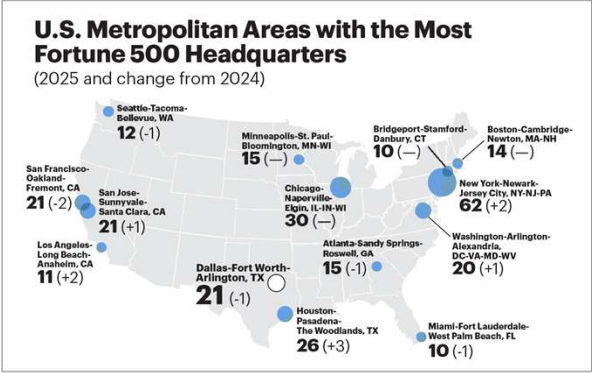
Forbes Top Private Companies (2024)

Rank	Company	City
46	Republic National Distributing Company	Grand Prairie
80	Sammons Enterprises	Dallas
84	Ben E Keith	Fort Worth
118	Consolidated Electric Distributors	Irving
136	Michaels Companies	Irving
147	Austin Industries	Dallas
169	Hunt Consolidated/Hunt Oil	Dallas
232	Mary Kay	Addison
249	Mode Global	Dallas
260	Highland Homes Holdings	Plano



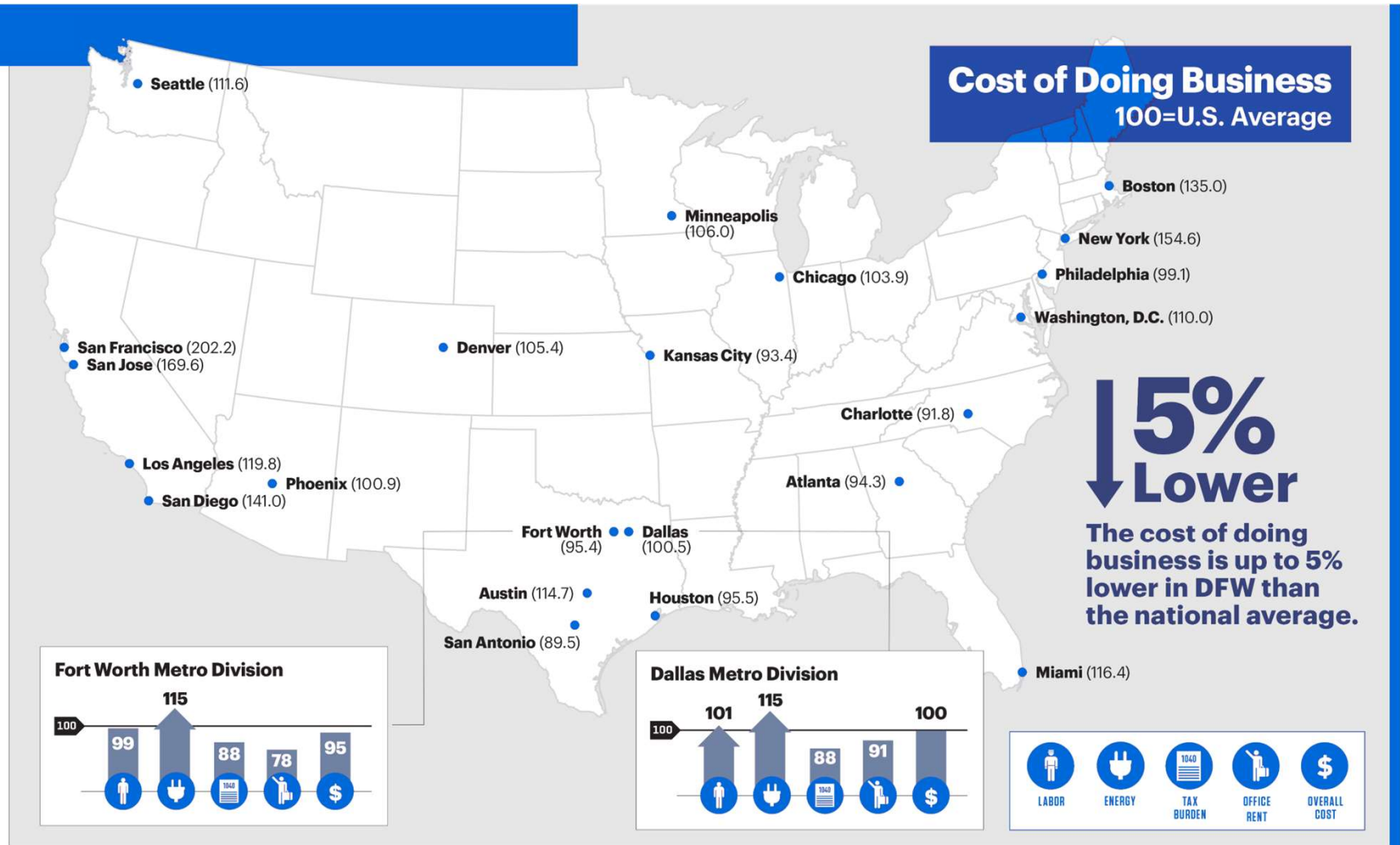
States with the Most Fortune 500 Headquarters (2025)

58	California
54	Texas
53	New York
32	Illinois
28	Ohio
25	Virginia



DFW Affordability

The Dallas-Fort Worth region is one of the most affordable large metropolitan areas in the country. The low cost of living is a competitive advantage for companies as they seek to keep labor costs low and recruit the best workers. Employees in DFW enjoy a higher standard of living with lower housing costs as well as lower costs for groceries, transportation, and health care.

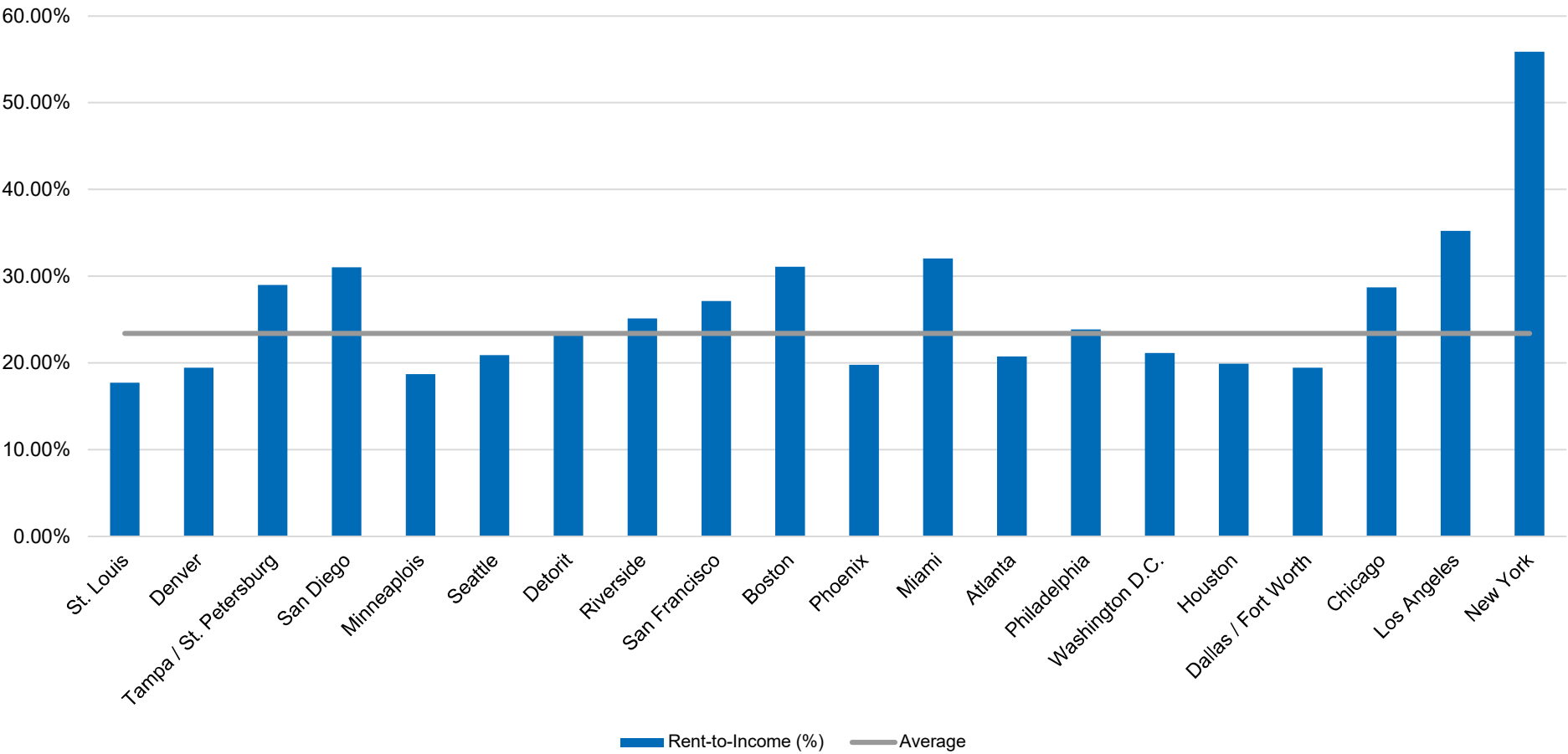


Source: Moody's North American Cost Review



Affordability Metrics

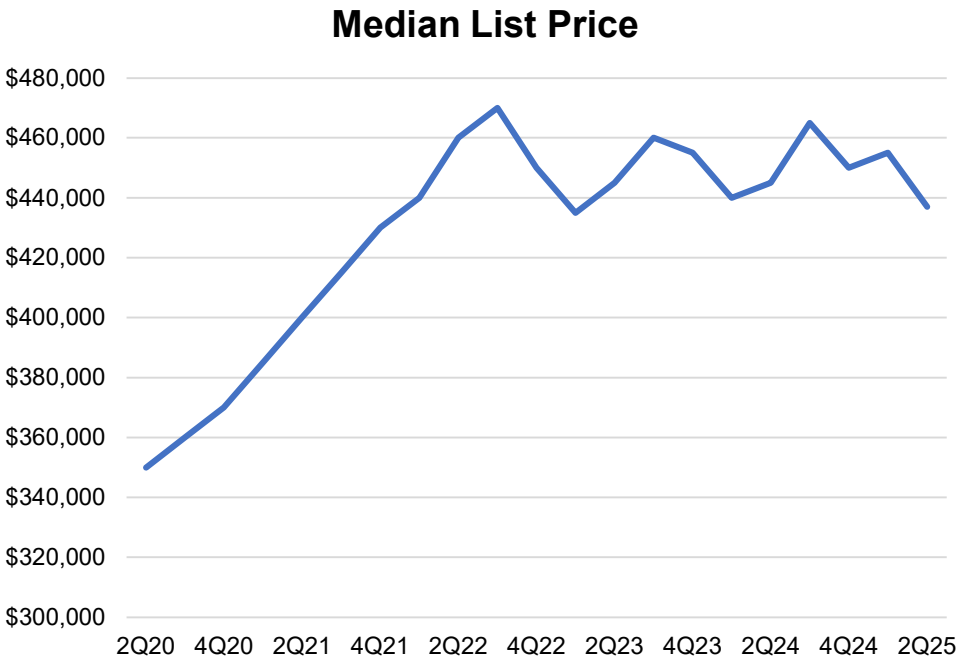
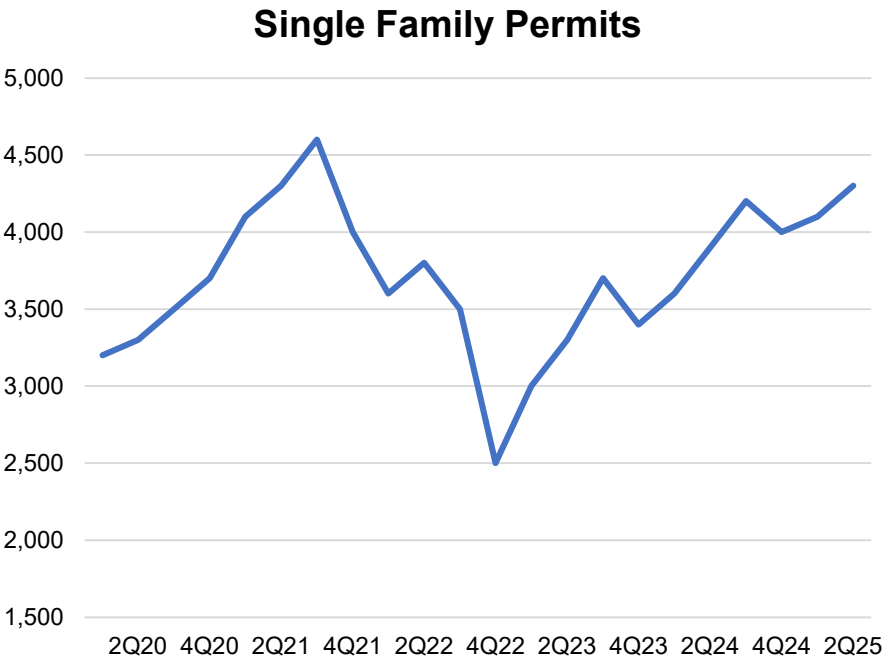
20 U.S. Metro Rent-to-Income Ratio (2025)



- Among the 20 largest U.S. metros, **Dallas ranks third in projected rental affordability**, with a rent-to-income ratio of less than 20%, well below the national average of 23.4%.

DFW’s Single-Family Market

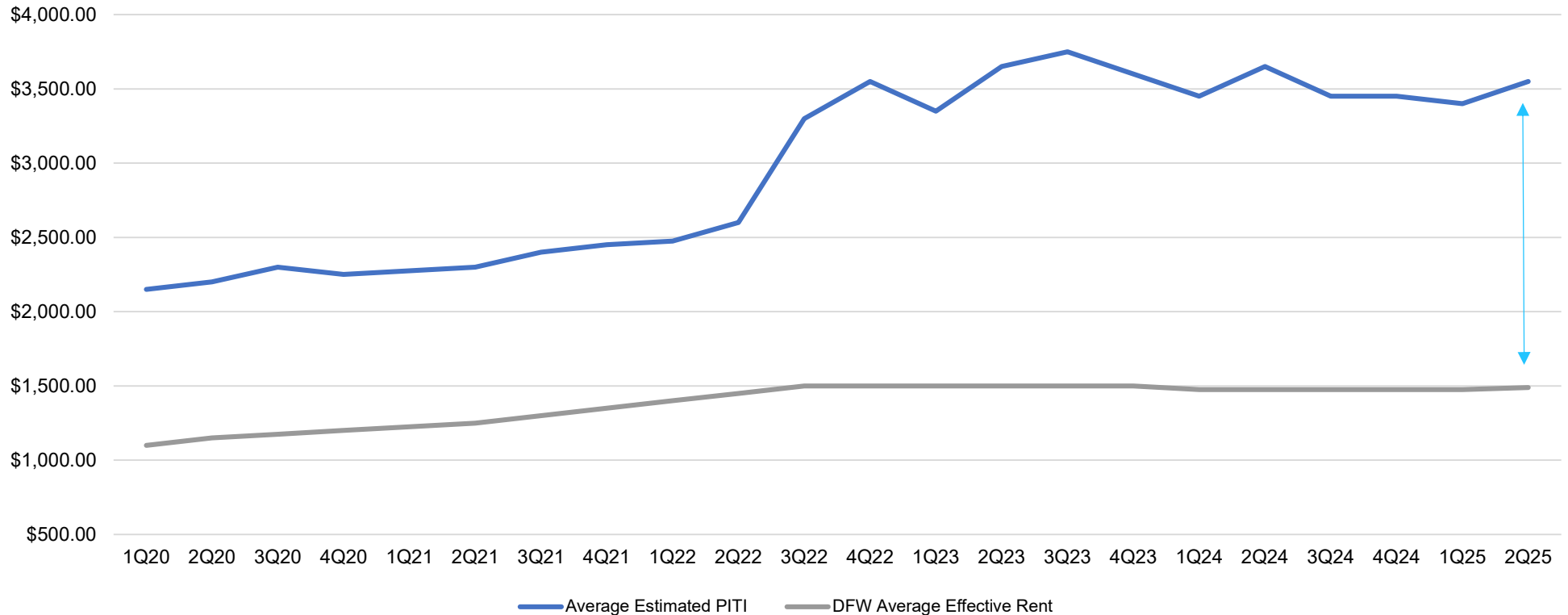
Following the Great Financial Crisis, single-family construction permits in the DFW area steadily increased, peaking in 2021 before declining through late 2022. Activity has since rebounded with permits **trending upward** again in 2023 – 2025.



Median home prices climbed sharply from 2020 to mid-2022, reaching record highs before leveling off. With prices still elevated in the mid-\$400,000s, the relative cost of ownership **continues to drive demand for multifamily housing**.

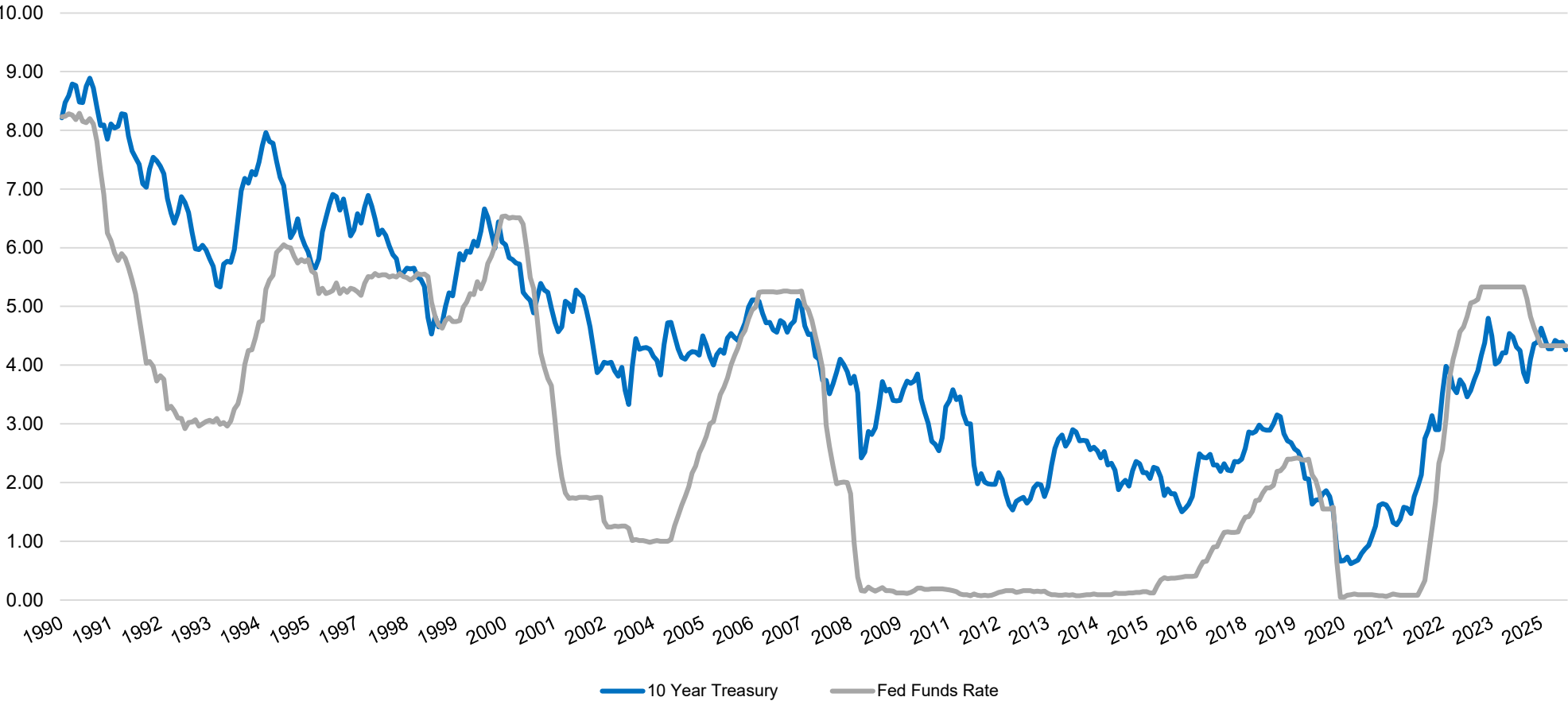
Single-Family Market

Dallas Metro - Rent vs Own

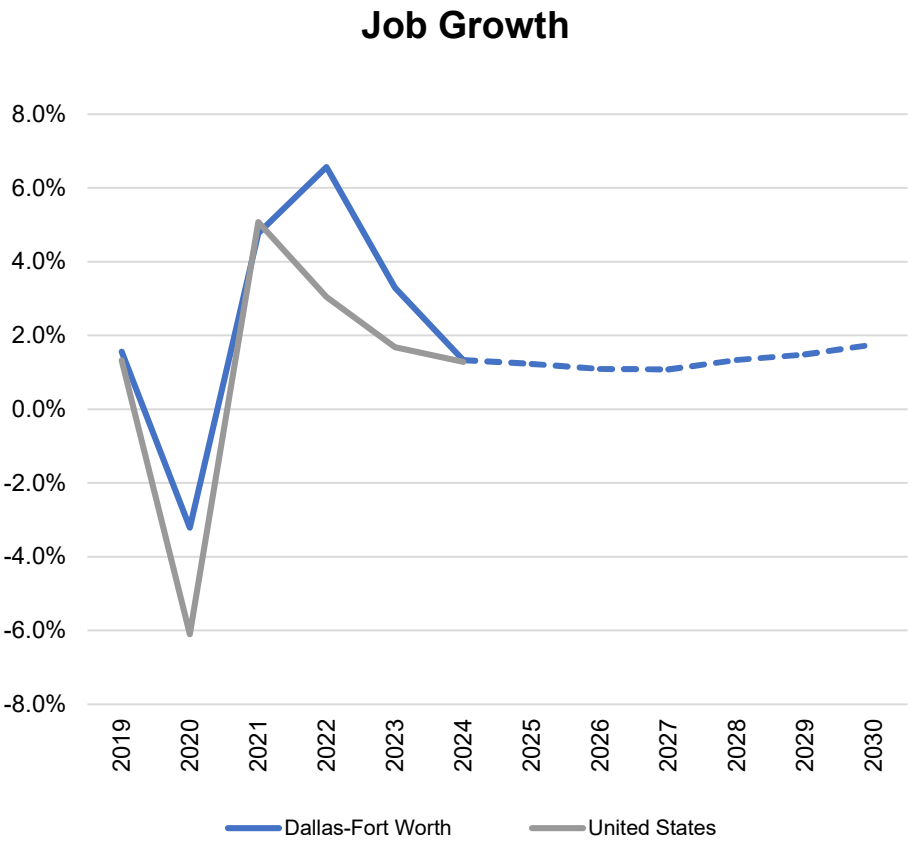
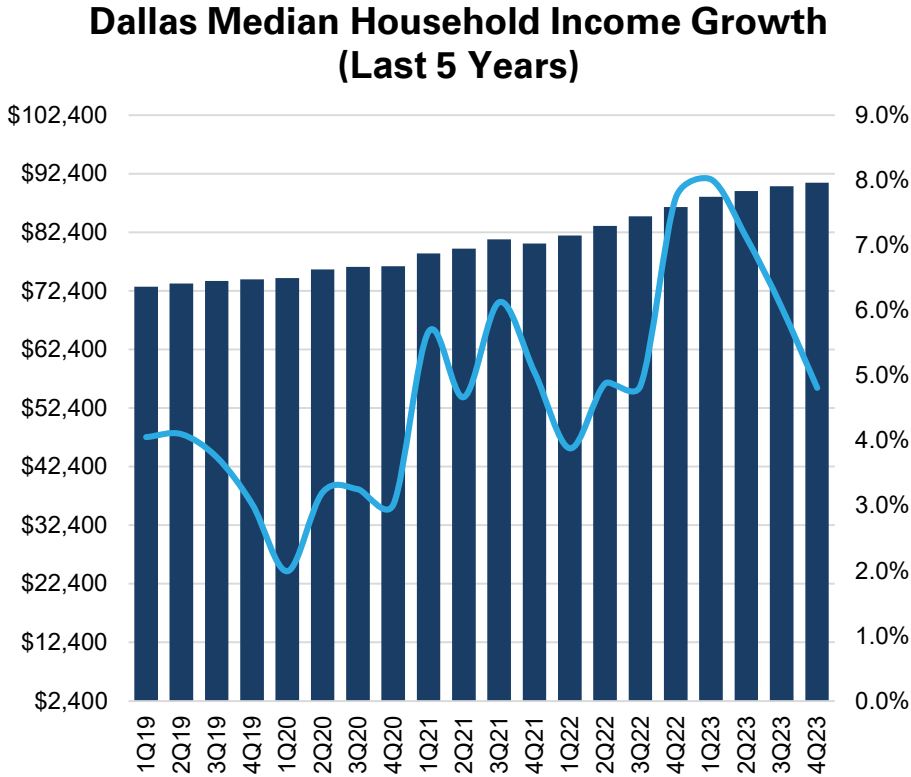


- Near-record home prices coupled with sustained mortgage rates in the 6-7% range continue to keep average monthly PITI payments well above multifamily rents, underscoring the relative affordability of renting versus owning.
- In Dallas, the average monthly PITI payment is \$3,478—nearly two and a half times the average multifamily rent of \$1,474. **The affordability gap between Class A rents and the estimated PITI for new homebuyers is nearing its widest point in recent history,** reinforcing strong demand for rental housing despite muted rent growth.

10 Year UST Vs. Federal Funds Rate



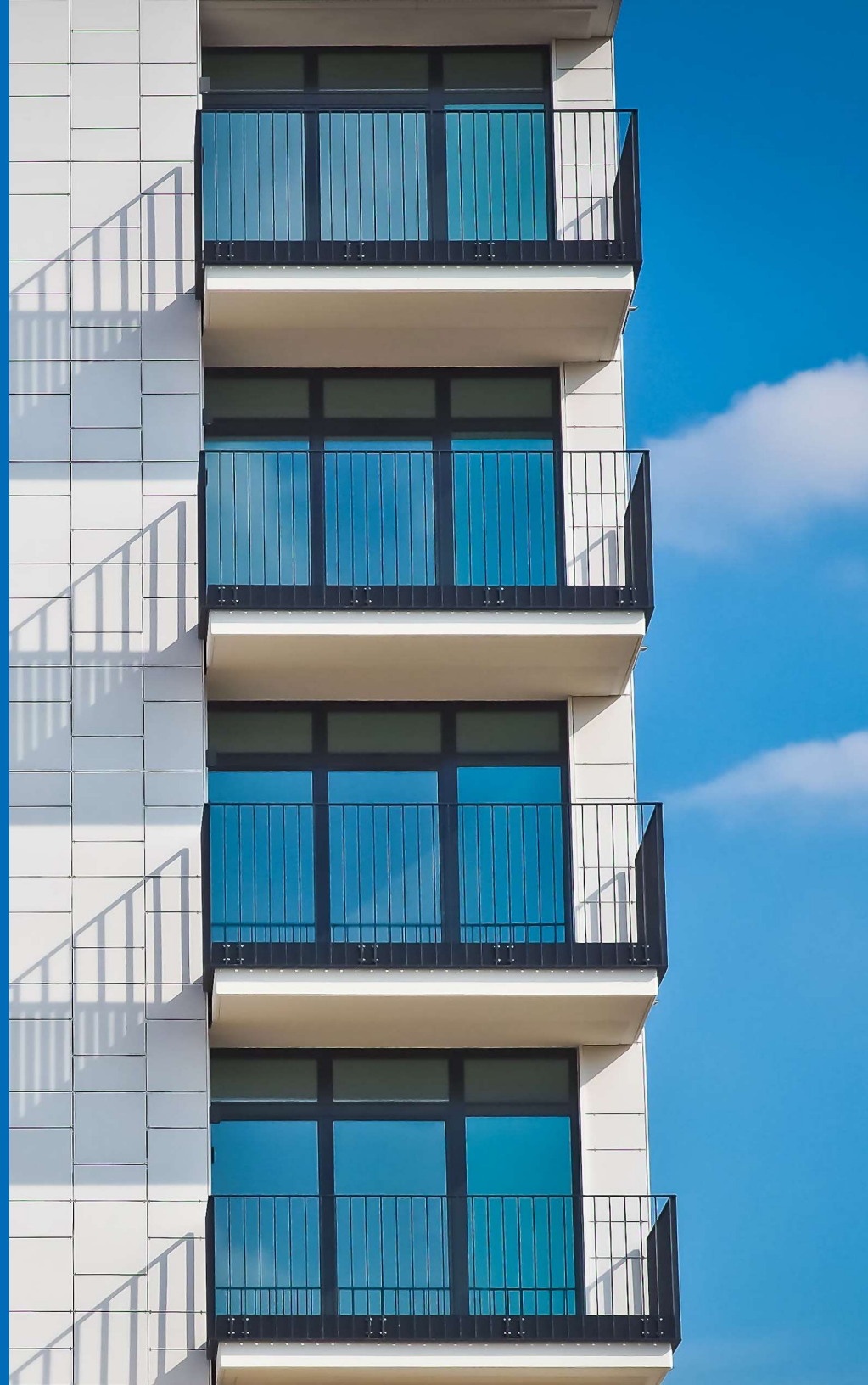
Constantly Growing Economy



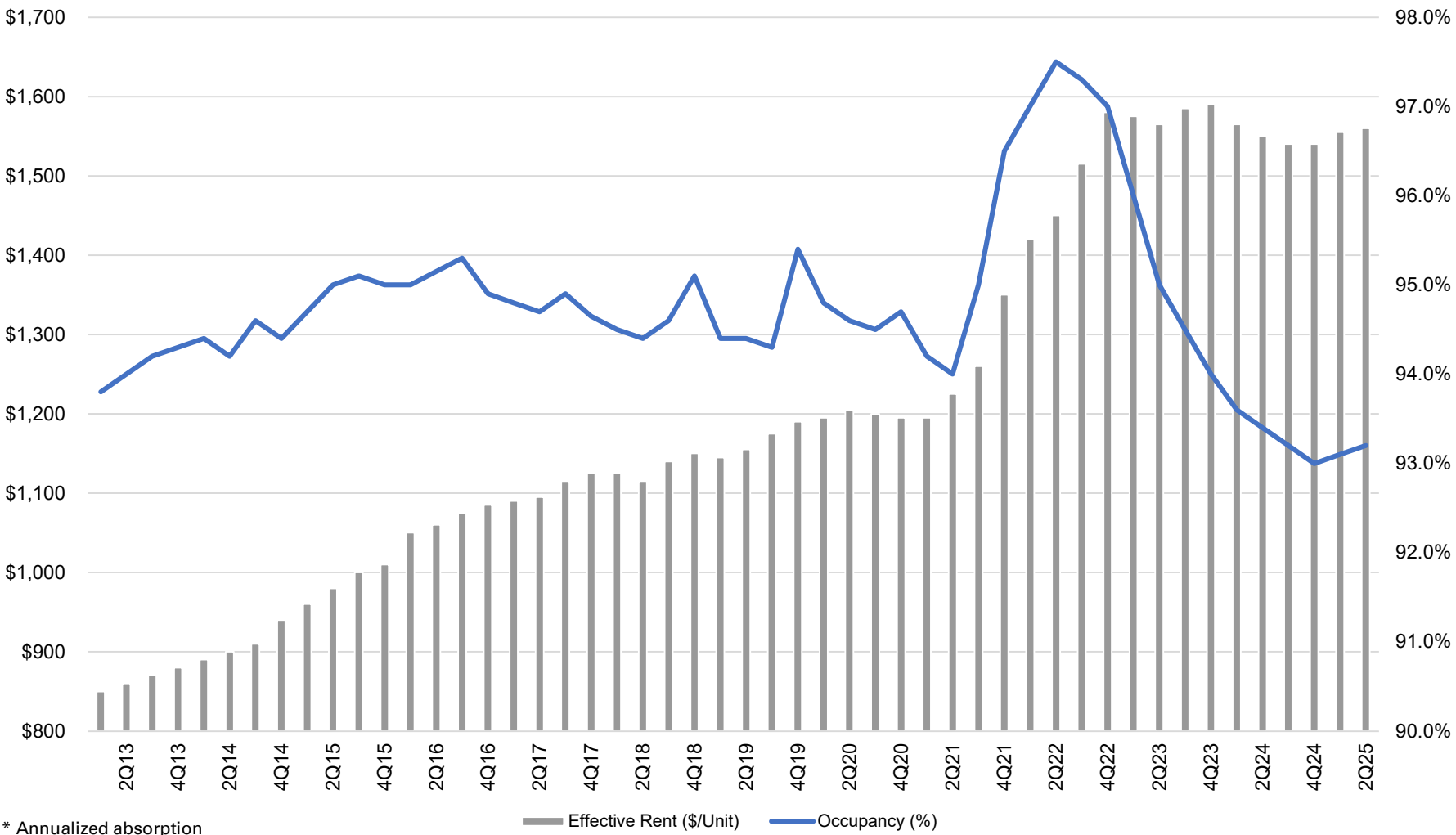
DFW has a strong economy, especially during times of uncertainty, compared to the rest of the country. The metroplex is known for **boasting a steady stream of job growth** throughout its history.

03 | DFW Multifamily Overview

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Historic Dallas Multifamily Fundamentals

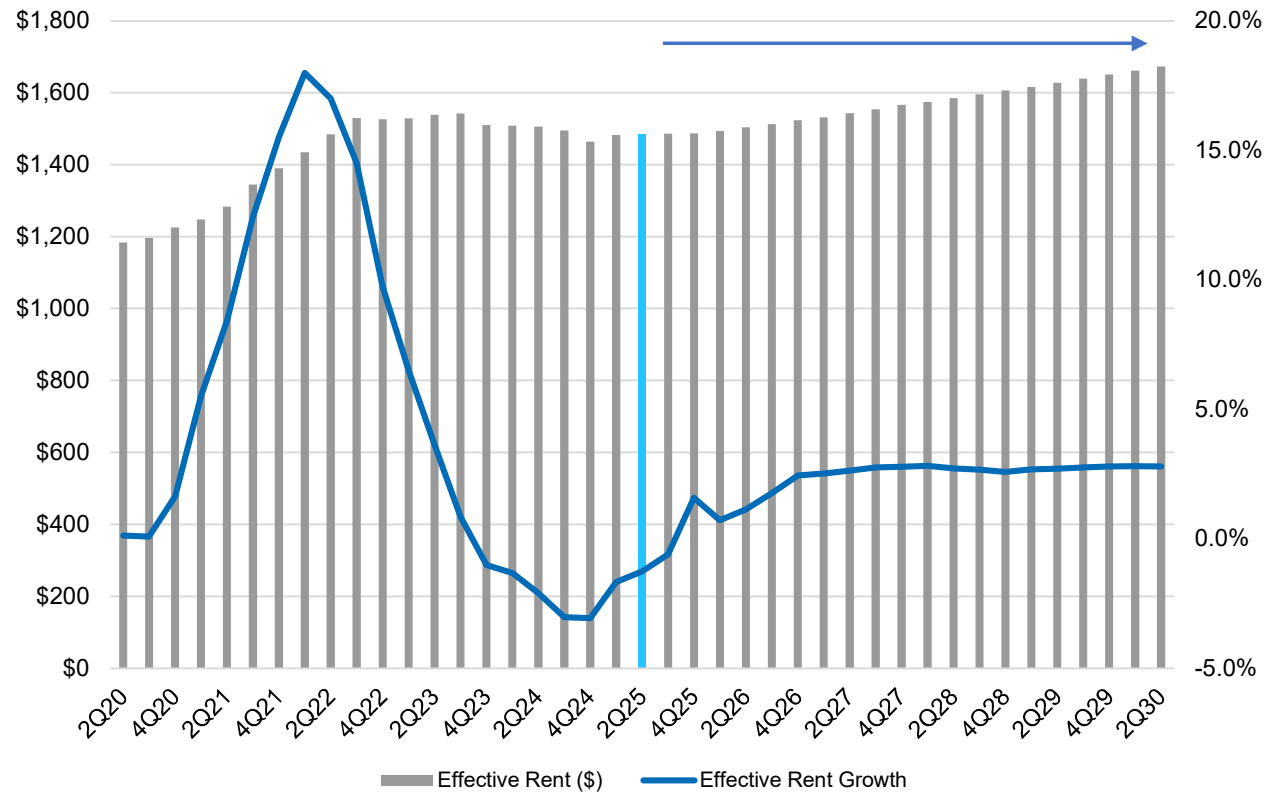


Multifamily Market Performance - All Classes

Market Snapshot

# of Units	935K
Average Rent	\$1,514
Average Rent per SF	\$1.71
Average Occupancy	92.7%
Annual Inventory Change	3.3%

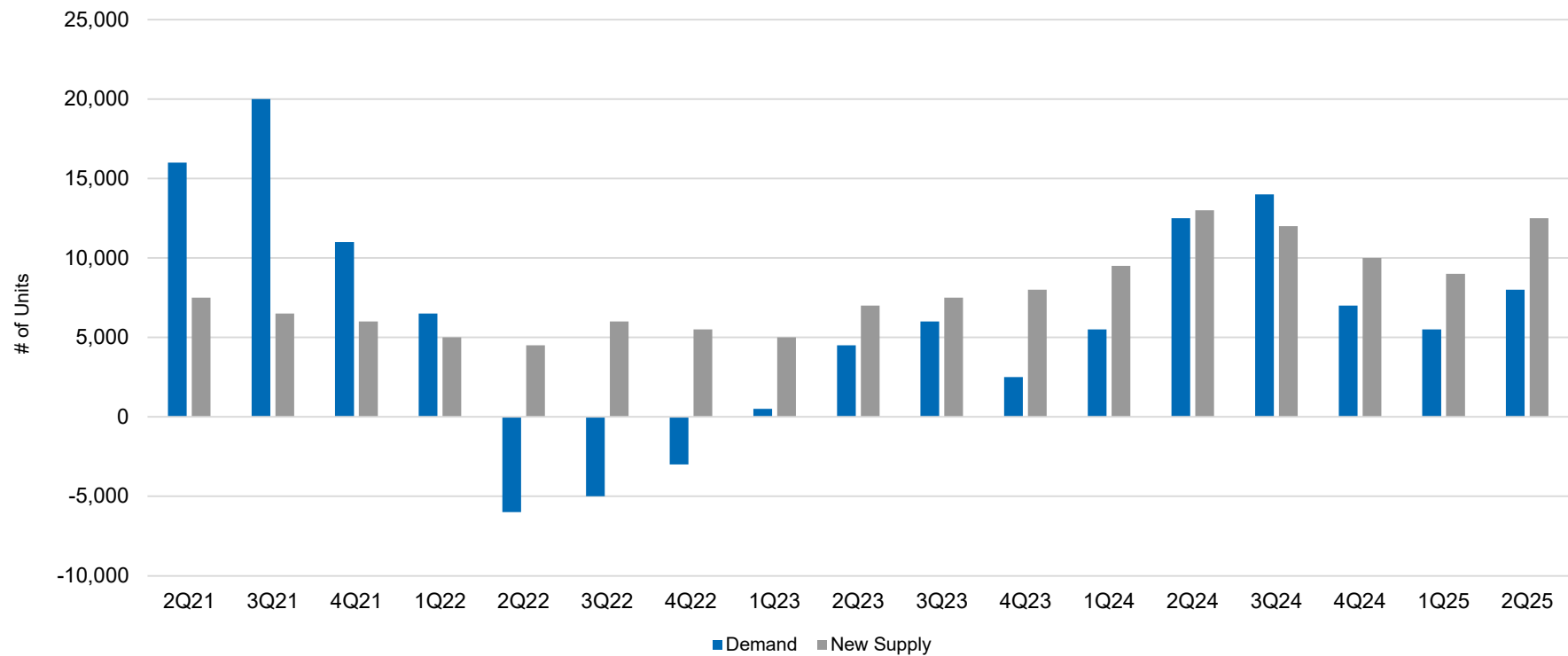
Dallas Effective Rent and Growth Rate



- Dallas-Fort Worth rents have stabilized around \$1,500 after a strong growth cycle, reflecting a more balanced market.
- Looking ahead, modest but sustained rent growth is expected from 2025 onward, driven by strong demographic and employment trends.

Historical Absorption Comparison

DFW Supply & Demand Model



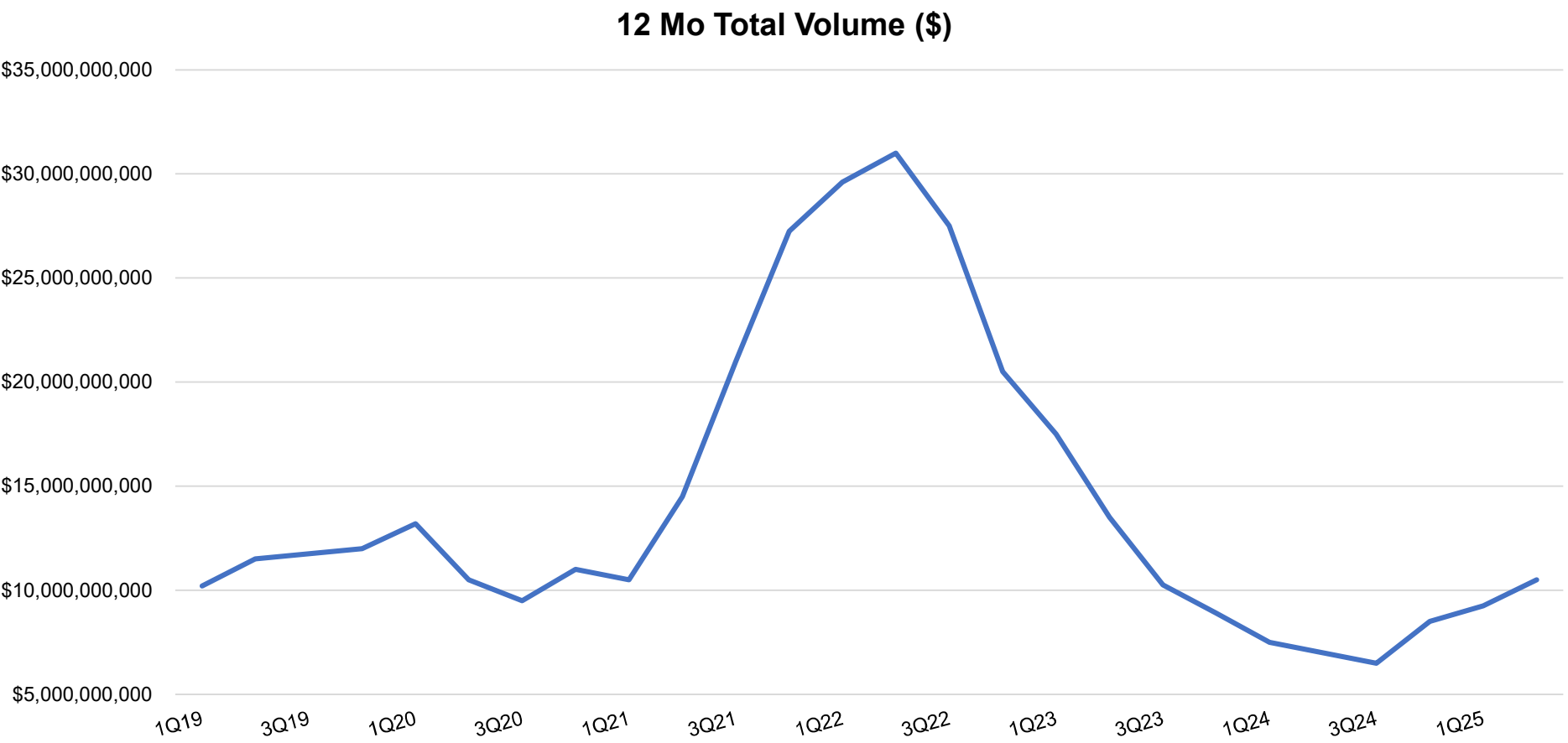
	2021	2022	2023	2024	2025 YTD
Demand	50,263	-7,426	14,605	32,608	13,500
New Supply	28,465	21,229	27,568	35,393	22,500

04 | DFW Transaction Trends

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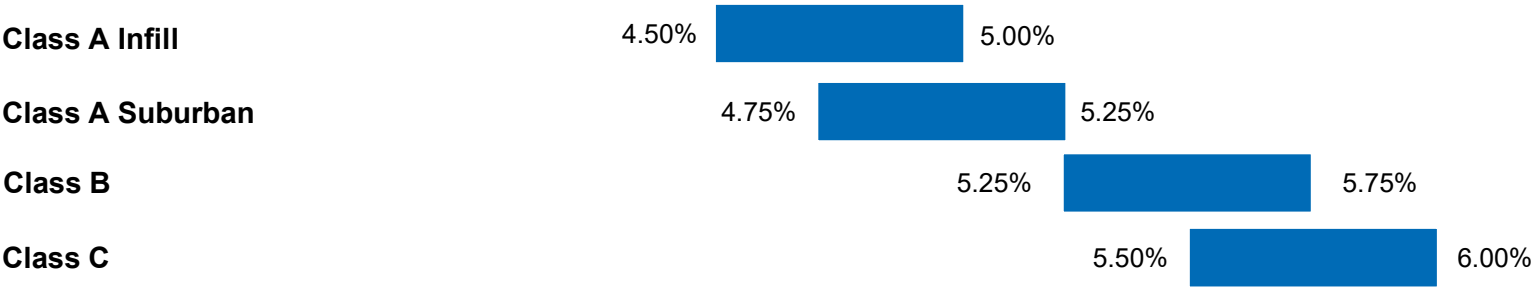
Dallas Transaction History



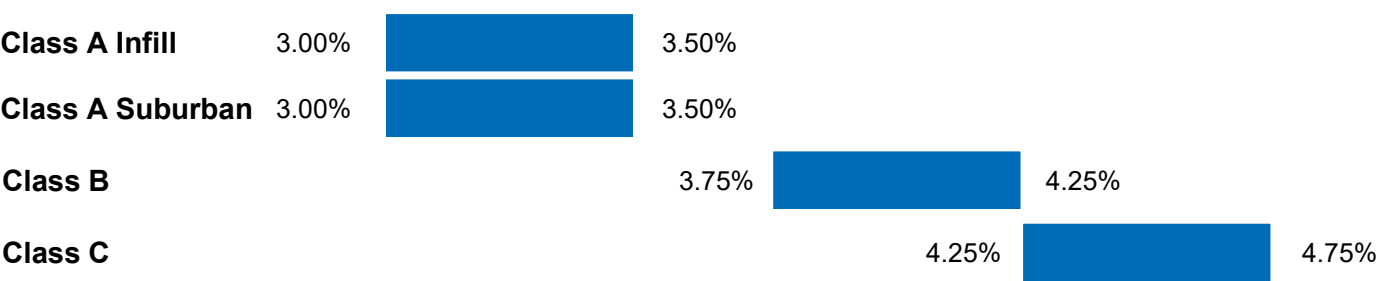
– Dallas transactions have stabilized after bottoming in mid 2024, with modest recovery through the first half of 2025. Volumes remain well below the 2021 – 2022 peak, but liquidity is returning.

Newmark’s Current Estimate of Dallas Cap Rates

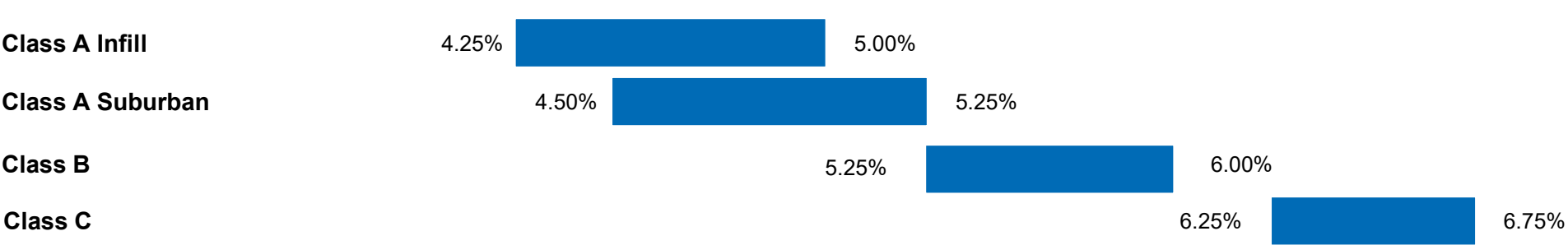
4Q23 Cap Rates



Market Peak Cap Rates



2Q25 Cap Rates



Replacement Cost Tracker

Garden G	Per SF	Per Unit
Land	\$8 - \$15	\$15K - \$20K
Hard Costs	\$145 - \$155	\$145K - \$155K
Soft Costs	15% - 20%	\$30K - \$40K
ALL-IN COST		\$190K - \$215K

Mid-Rise Stick Podium MP	Per SF	Per Unit
Land	\$100 - \$175	\$50K - \$75K
Hard Costs	\$240 - \$280	\$190K - \$250K
Soft Costs	15% - 20%	\$35K - \$65K
ALL-IN COST		\$300K - \$340K

4-Story Surface Park 4S	Per SF	Per Unit
Land	\$15 - \$40	\$20K - \$30K
Hard Costs	\$155 - \$165	\$160K - \$190K
Soft Costs	15% - 20%	\$25K - \$40K
ALL-IN COST		\$200K - \$250K

Mid-Rise Concrete Podium MCP	Per SF	Per Unit
Land	\$150 - \$225	\$50K - \$70K
Hard Costs	\$300 - \$325	\$240K - \$295K
Soft Costs	15% - 20%	\$45K - \$75K
ALL-IN COST		\$350K - \$400K

Mid-Rise Stick Wrap MW	Per SF	Per Unit
Land	\$50 - \$150	\$40K - \$60K
Hard Costs	\$200 - \$220	\$165K - \$215K
Soft Costs	15% - 20%	\$30K - \$55K
ALL-IN COST		\$250K - \$290K

High Rise HR	Per SF	Per Unit
Land	\$175 - \$300	\$30K - \$60K
Hard Costs	\$375 - \$400	\$340K - \$520K
Soft Costs	15% - 20%	\$55K - \$115K
ALL-IN COST		\$450K - \$650K

Unit # Assumption: 300A
Avg. Unit Size Assumption: 850

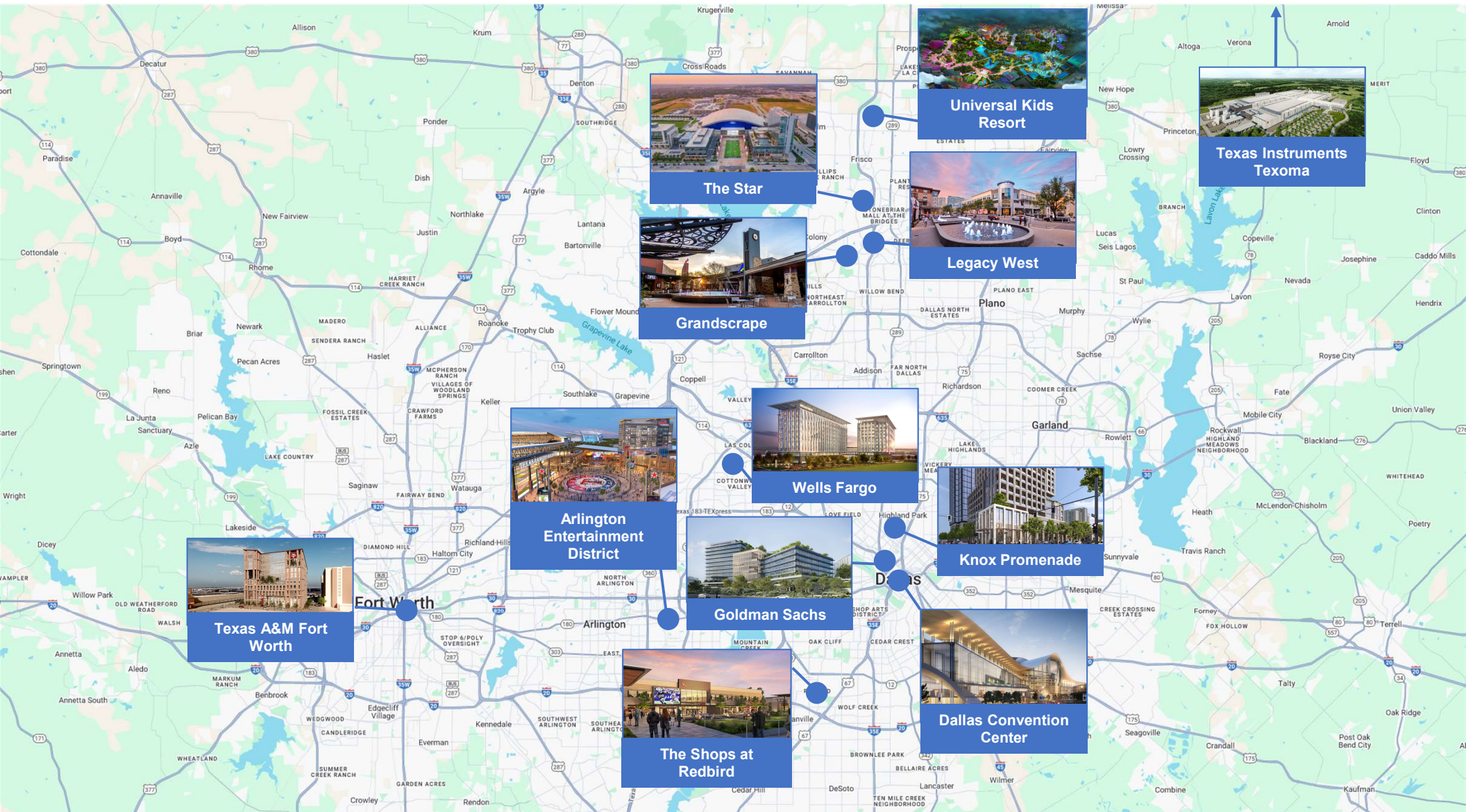
05 | Appendix

NEWMARK



Significant Projects

The DFW region is renowned for its **extensive projects**, including public infrastructure such as the I-35 expansion and regional transit integration, new business parks, mixed-use developments, and land reclamation for parks and recreation. Across North Texas, these significant construction projects are actively enhancing residents' **quality of life**.



Goldman Sachs

Goldman Sachs Group has officially broken ground on a new \$500 million, 800,000-square-foot campus near Victory Park in Dallas.

This new office complex will consolidate workers from across the metroplex.

The new campus would host 5,000 employees and serve as a regional base for Goldman Sachs when it opens.

The development will include offices, residential and hotel towers, retail space, and a 1.5-acre urban park



The new campus is set to open by early 2028

Knox Redevelopment

The Dallas City Council has approved the ambitious redevelopment of Knox Promenade in the Knox District.



Knox Promenade

This transformative mixed-use project, a collaboration between Stockdale Investment Group and Hines, will feature three new towers: a 399-foot multifamily residential tower, an office building, and a senior living facility. The development will also include ground-floor retail and restaurant spaces, enhancing the area's vibrant urban atmosphere.

Trammell Crow Knox Development

- 4-acre plot adjacent to the Katy Trail
- Completion date in 2026



- | | |
|--|--|
| Office Space | Hotel |
| <ul style="list-style-type: none">• 150,000 SF office building | <ul style="list-style-type: none">• 140 room hotel• 48 luxury condos (2500-15,000 SF) |
| Retail and Restaurant | |
| <ul style="list-style-type: none">• 100,000 SF – Ground Floor• Local/national best-in-class operators | |
| Multifamily | |
| <ul style="list-style-type: none">• 27-story• 173-unit multifamily building | |

Wells Fargo Las Colinas Campus

Wells Fargo's new 850,000 square foot complex will be home to roughly 3,000 employees including 650 new team members.

**WELLS
FARGO**

The 22-acre site will feature two 10 story towers, a state-of-the-art gym, golf courses, a library and food hall.



Construction began in early 2023 and is estimated to be completed in late 2025.

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