



Market Deep Dive: **Dallas**

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Key Takeaways

- In February 2024, Dallas' YoY rent growth (-3.0%) underperformed the U.S. (-2.2%).
- Markerr forecasts Dallas' 1-year rent growth to be +2.1%. The 5-year rent growth CAGR forecast is 1.4%, which ranks 84/100.
- Demand side indicators for Dallas like job growth outperformed, while population growth is performing in-line, and income growth is underperforming the broader United States.
- Dallas's supply pipeline for 2024 is ~50,000 units.
- Markerr's quantitative rent forecast model has identified the top ten zipcodes with the largest projected 5-year CAGR for rent growth on page 5.

MSA Forecast as of February 2024

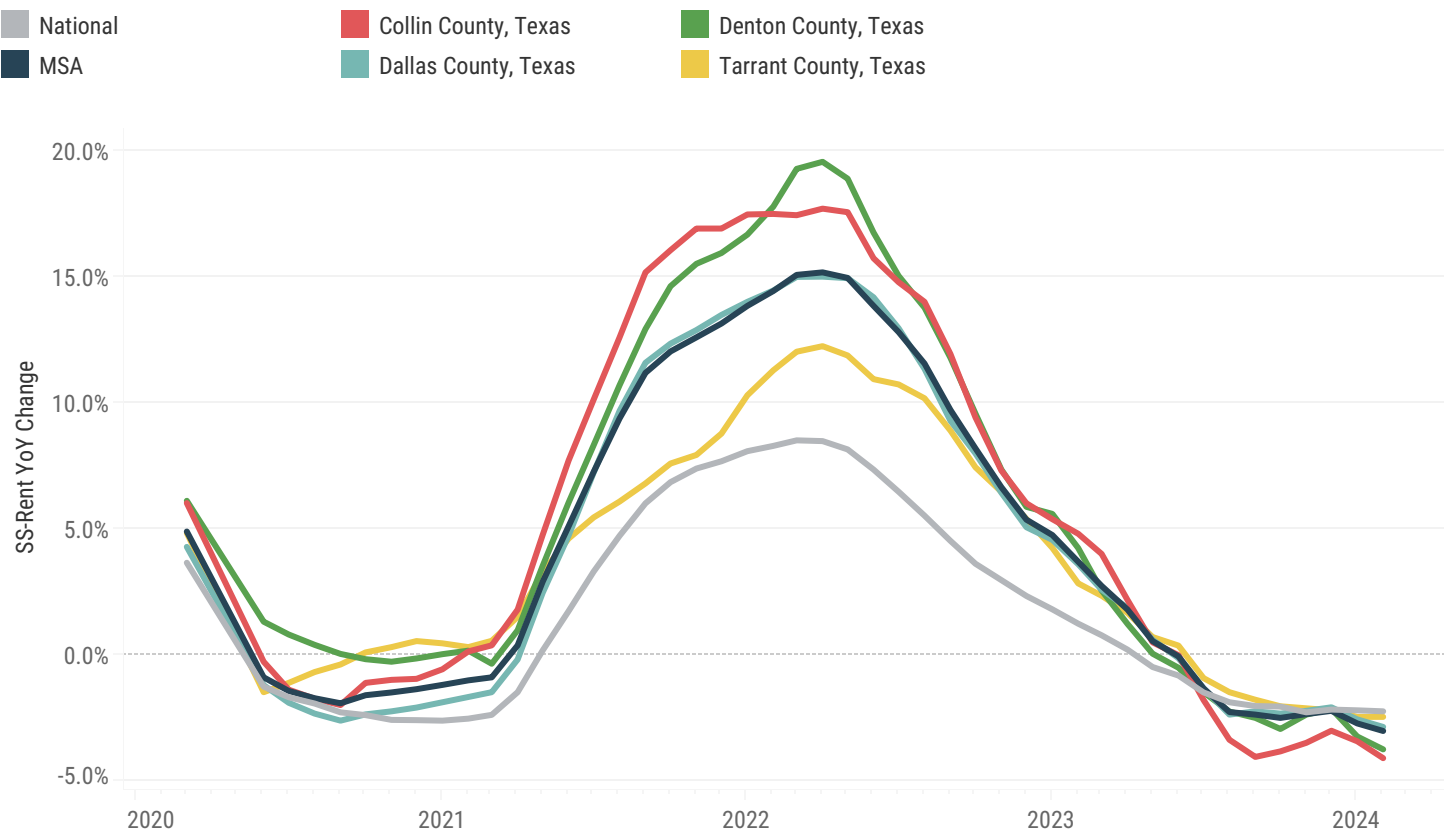
Year 1	Year 2	Year 3	Year 4	Year 5	5Y CAGR	MSA Rank
2.1%	10.1%	4.0%	-5.2%	-3.2%	1.4%	84



Key Metrics	MSA Nominal	MSA 1 Year % Growth	Total U.S. Nominal	Total U.S. 1 Year % Growth
Average MF Rent	\$1,705	-3.0%	\$2,052	-2.2%
Employees (Job Growth)	3,937,082	3.2%	131,111,051	2.0%
Population	8,089,289	0.5%	335,638,524	0.5%
Median Household Income	\$86,411	3.6%	\$77,485	3.9%
Median Gross Income	\$50,823	3.6%	\$55,386	3.9%
Age 25-34 Year Olds	25.3%	0.0%	24.7%	-0.1%
Six-Figure Earners	22.6%	1.0%	21.0%	1.2%
College Education	36.7%	0.0%	34.5%	0.0%

RENT TRENDS & RENT FORECAST

Same-Store Year-Over-Year Change by County



MSA Forecast *as of February 2024*

Year 1	Year 2	Year 3	Year 4	Year 5	5Y CAGR	MSA Rank
2.1%	10.1%	4.0%	-5.2%	-3.2%	1.4%	84

Top 10 Components as % of Year 1 Forecast

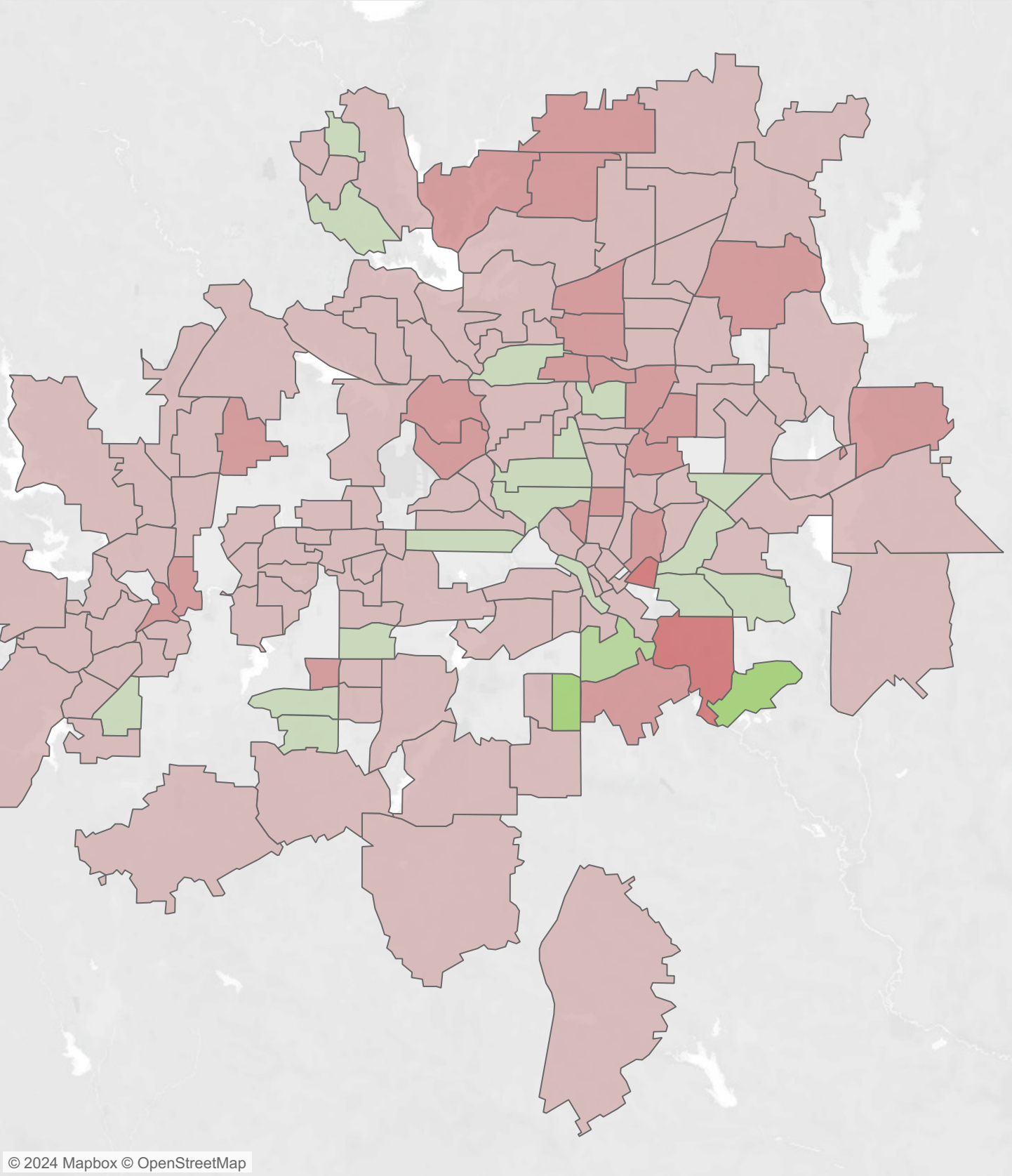
Permits Single Family Per Capita MSA Current 1Y Difference	07.79%
Rent MSA 1Y Growth Current	07.32%
Home Prices MSA 1Y Growth 12 Month Lag	06.85%
Home Prices MSA 1Y Growth 24 Month Lag	06.51%
Home Prices MSA 1Y Growth 1Y Difference 24 Month Lag	06.31%
Home Prices MSA 1Y Growth 1Y Difference	06.03%
Rent MSA 1Y Growth 24 Month Lag	05.70%
Permits Multifamily Per Capita MSA Current 12 Month Lag	04.51%
Home Prices MSA 1Y Growth 1Y Difference 12 Month Lag	03.86%
Permits Multifamily Per Capita MSA Current 24 Month Lag	03.20%

Markerr's rent forecast provides unique insight into underlying output drivers as shown to the left. The way to interpret the key components of the forecast are to focus on the highest contributors to the forecast. The highest blue bar is a positive contributor and the highest red bar is the largest detractor from the forecast.

Source: Markerr's RealRent Multi-Family Index and Forecast Dataset

ZIPCODE CURRENT RENT TRENDS

Zipcode 1Y Rent Growth



© 2024 Mapbox © OpenStreetMap

Source: Markerr’s RealRent Multi-Family Index

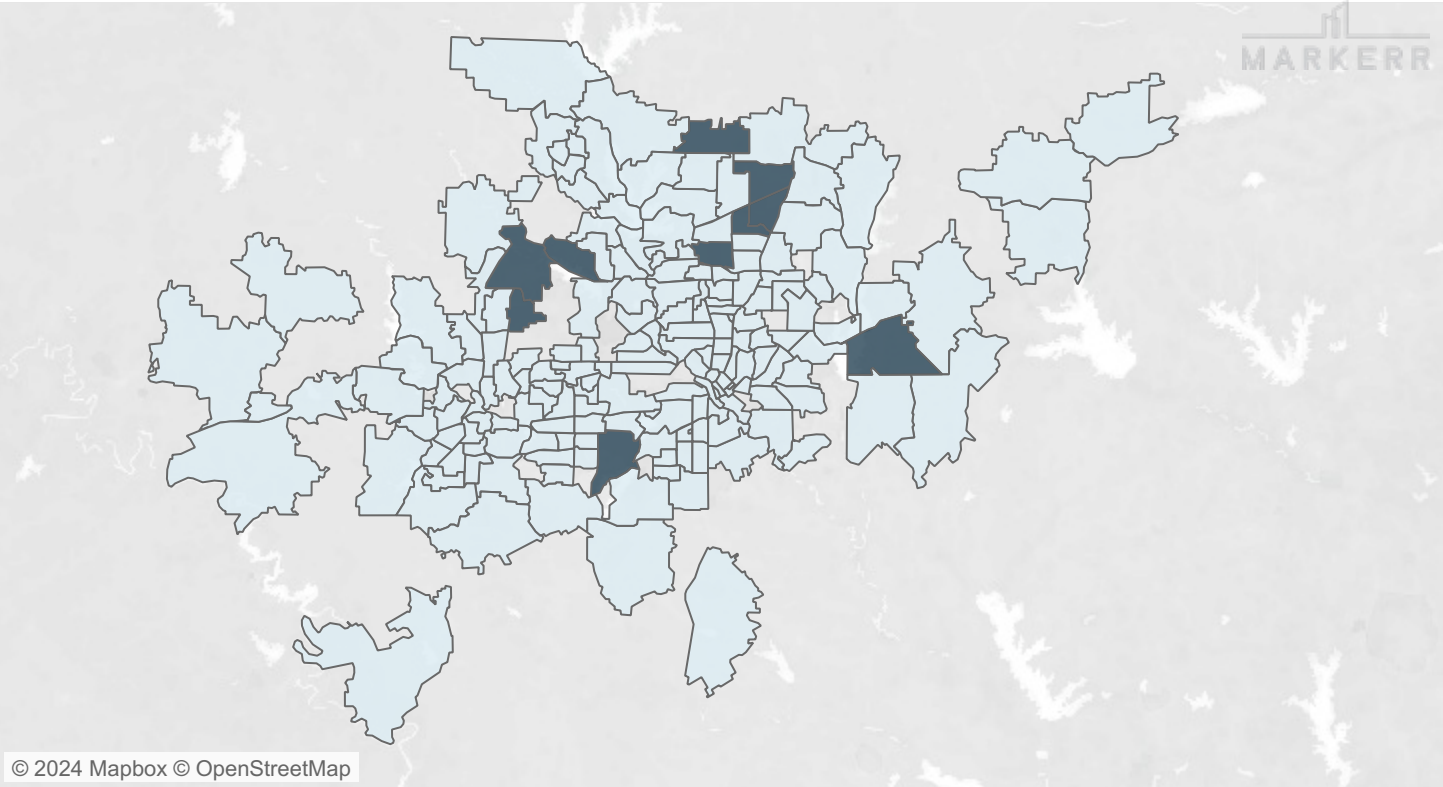


MARKERR TOP ZIPCODE SELECTION

Markerr's 5 Year Forecast for Zipcodes in Dallas MSA

Top 10 Zipcode Forecast *as of February 2024*

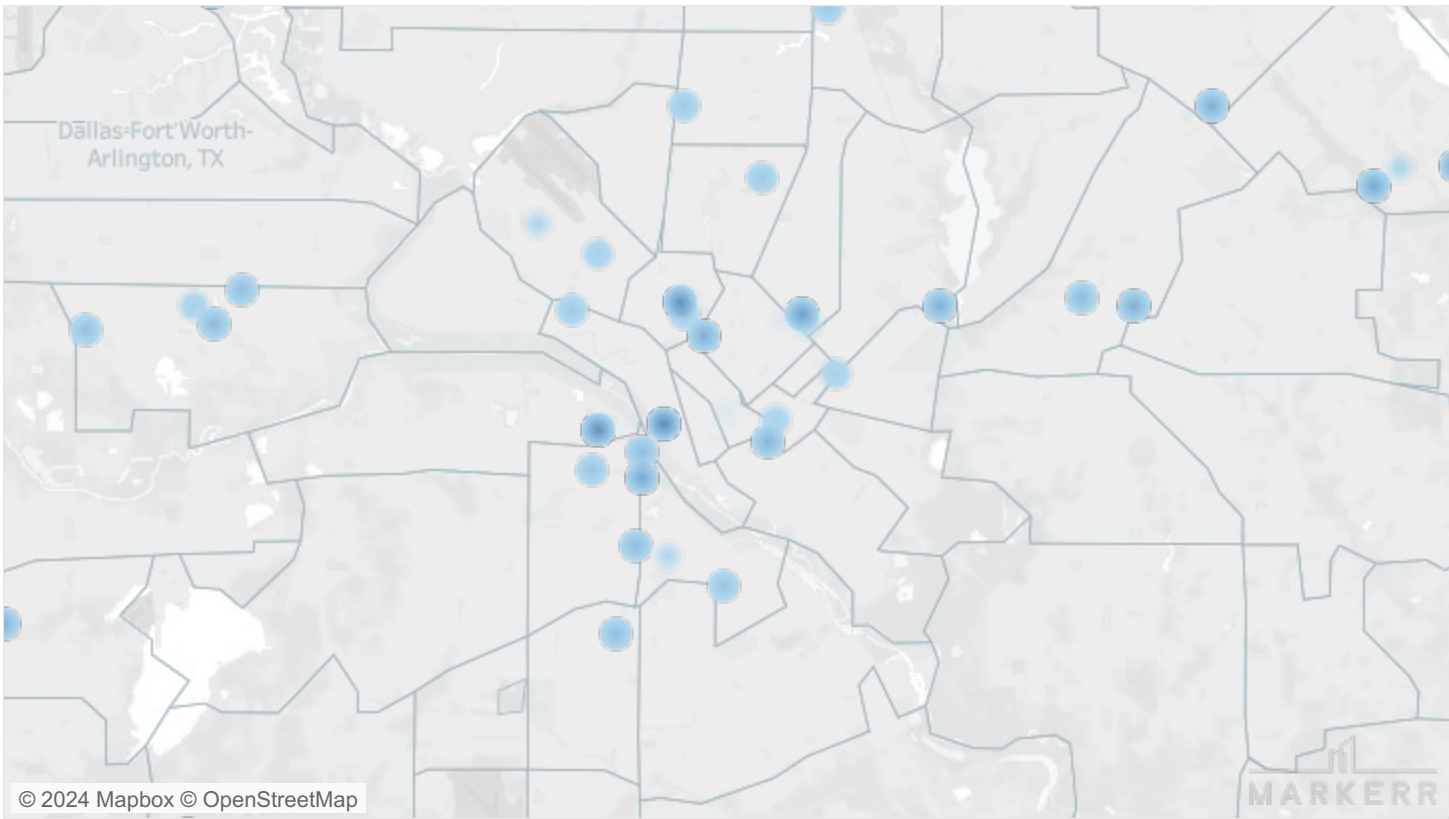
	Year 1	Year 2	Year 3	Year 4	Year 5	5Y CAGR
75052	4.2%	8.2%	-1.3%	2.7%	-3.2%	2.0%
75070	4.2%	8.1%	-1.1%	3.9%	-4.7%	2.0%
75013	4.3%	9.3%	-0.8%	1.6%	-3.9%	2.0%
76262	4.4%	9.5%	-0.7%	2.2%	-5.0%	2.0%
76248	4.3%	9.5%	-0.6%	1.7%	-4.5%	2.0%
75093	4.6%	10.2%	-1.0%	0.8%	-4.1%	2.0%
75025	4.1%	9.4%	-1.6%	2.2%	-3.7%	2.0%
75078	4.3%	9.3%	-1.2%	1.6%	-3.8%	2.0%
75032	4.4%	9.3%	-1.1%	1.9%	-4.2%	2.0%
75022	4.4%	9.7%	-1.8%	2.0%	-4.0%	2.0%



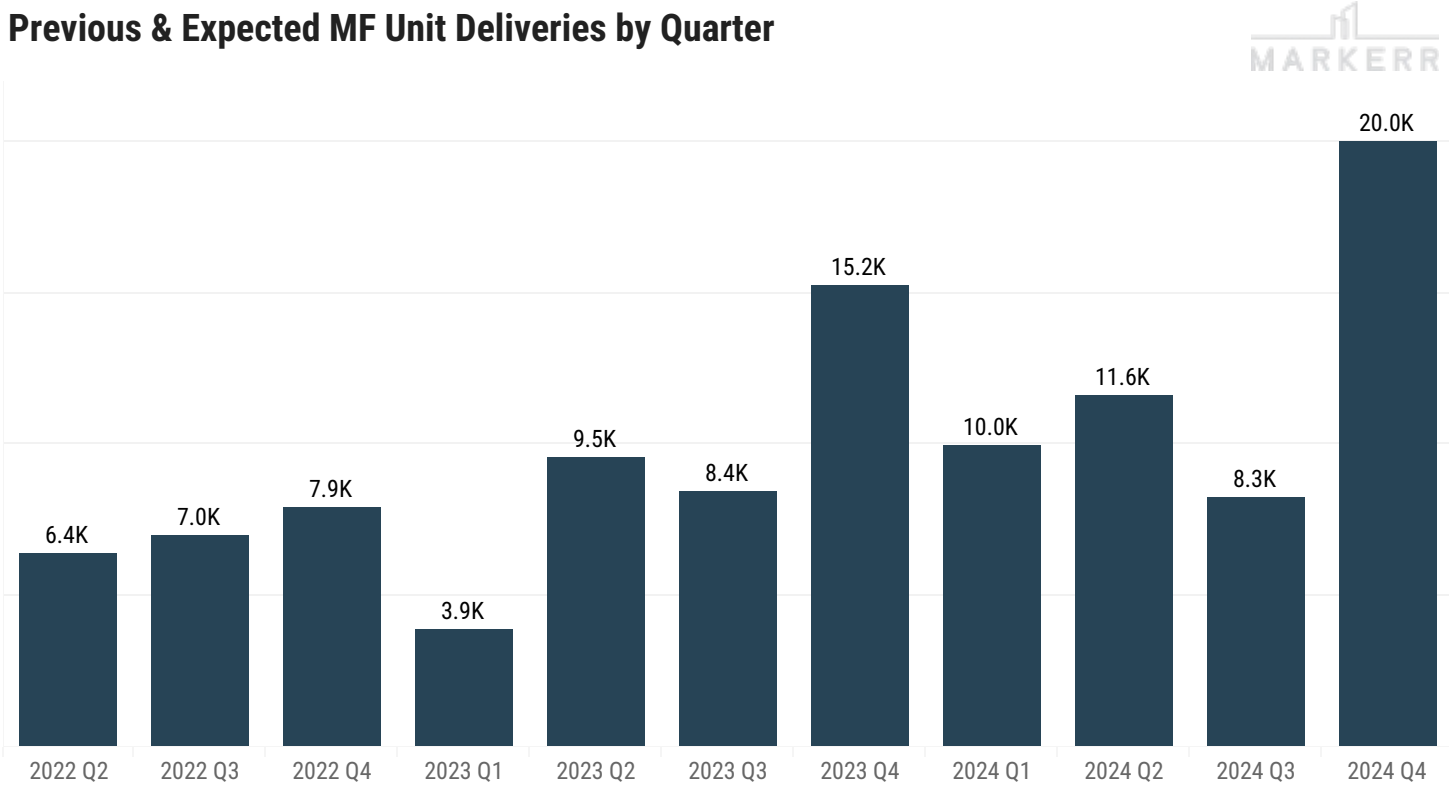
Source: Markerr’s RealRent Multi-Family Forecast Dataset

SUPPLY TRENDS

Supply Map of the Next 12 Months of Deliveries in Dallas. Larger and darker circles represents areas where a higher amount of MF units are expected to be delivered.



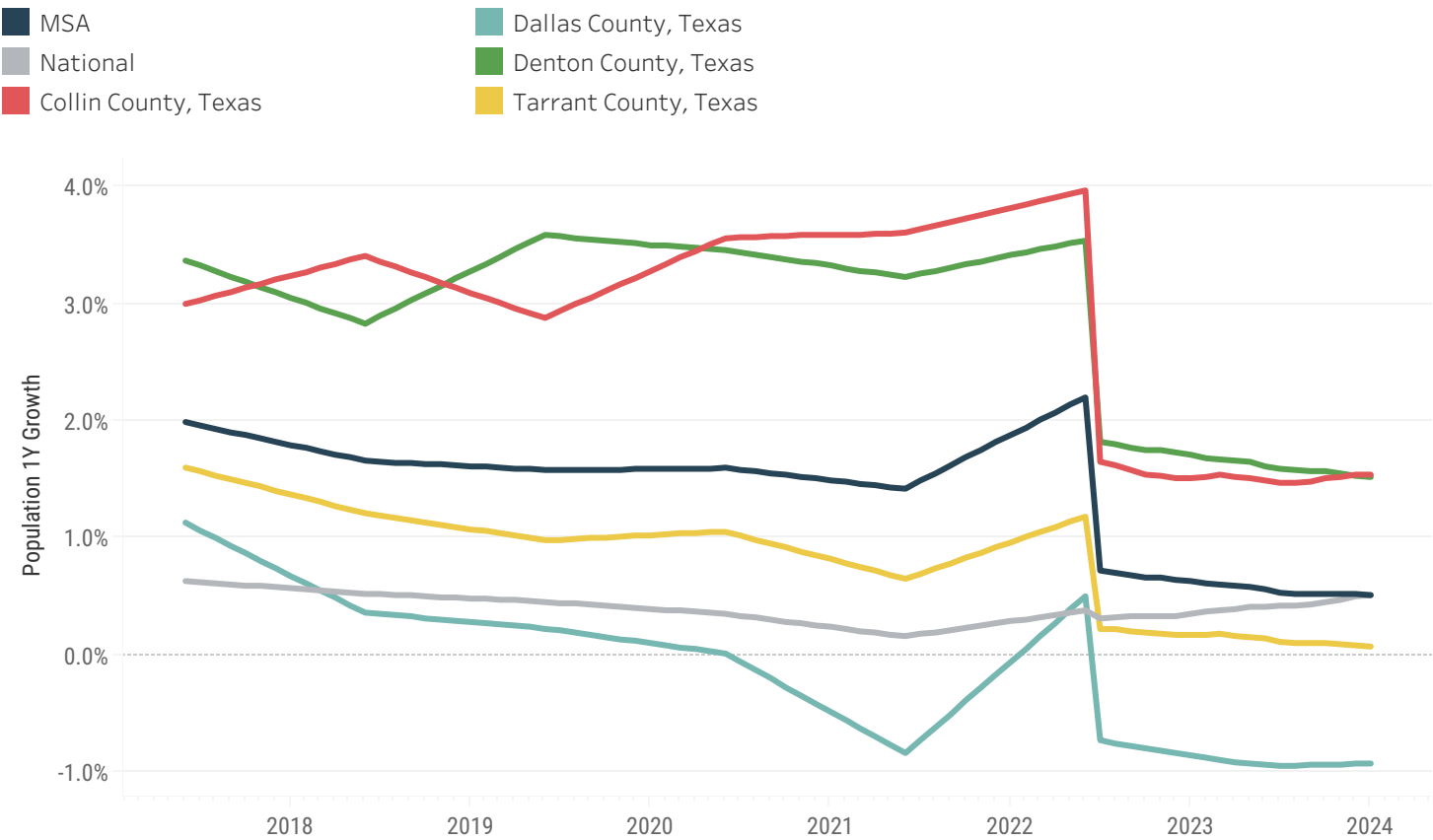
Previous & Expected MF Unit Deliveries by Quarter



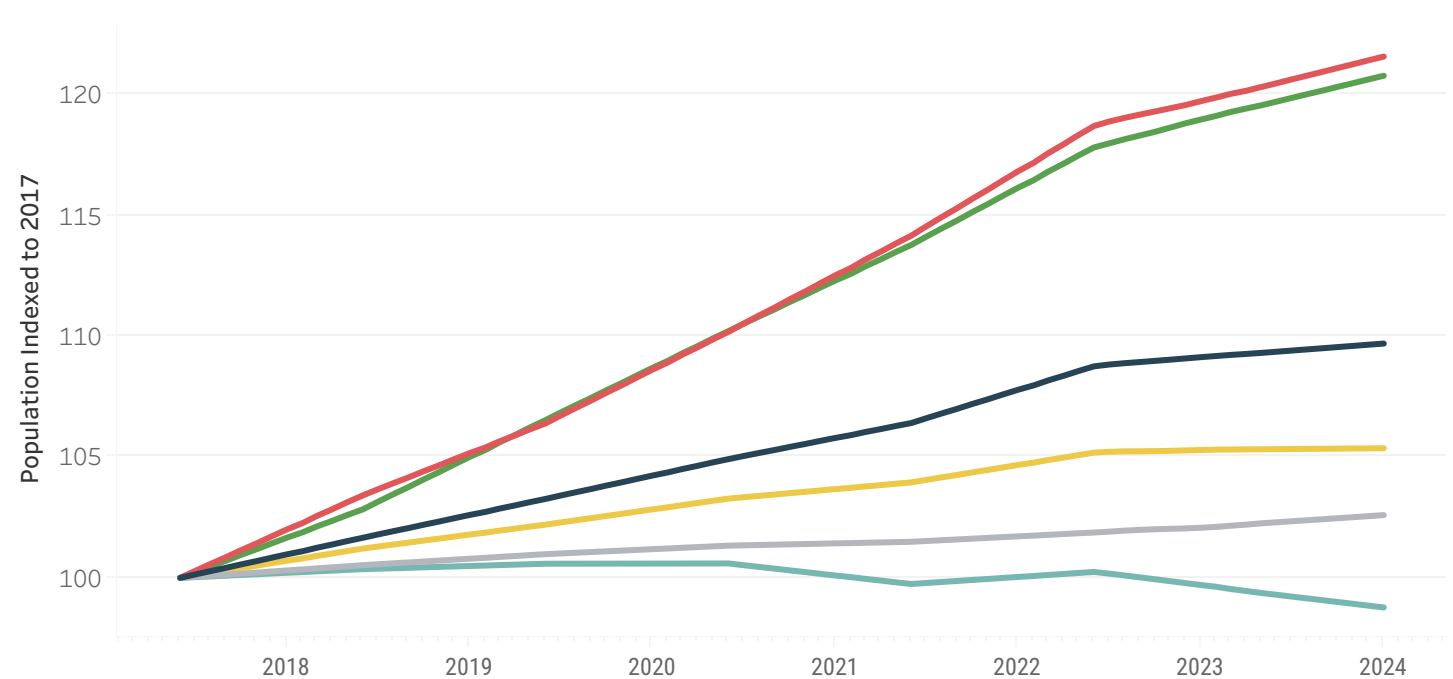
Source: Markerr’s New Construction Dataset

POPULATION TRENDS

Population 1 Year Growth Comparision



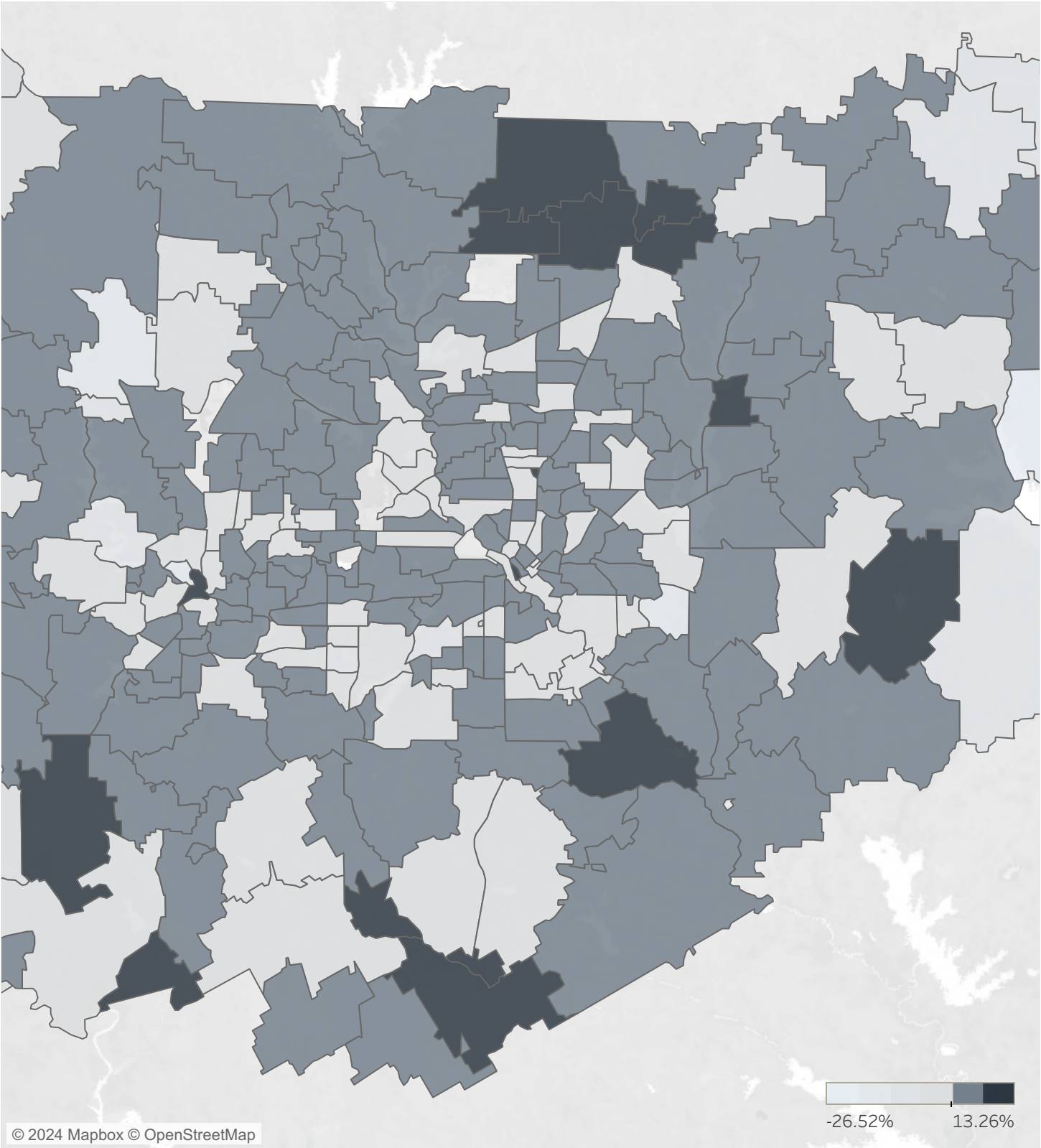
Population Indexed to 2017



Source: Markerr’s Population Dataset

POPULATION TRENDS

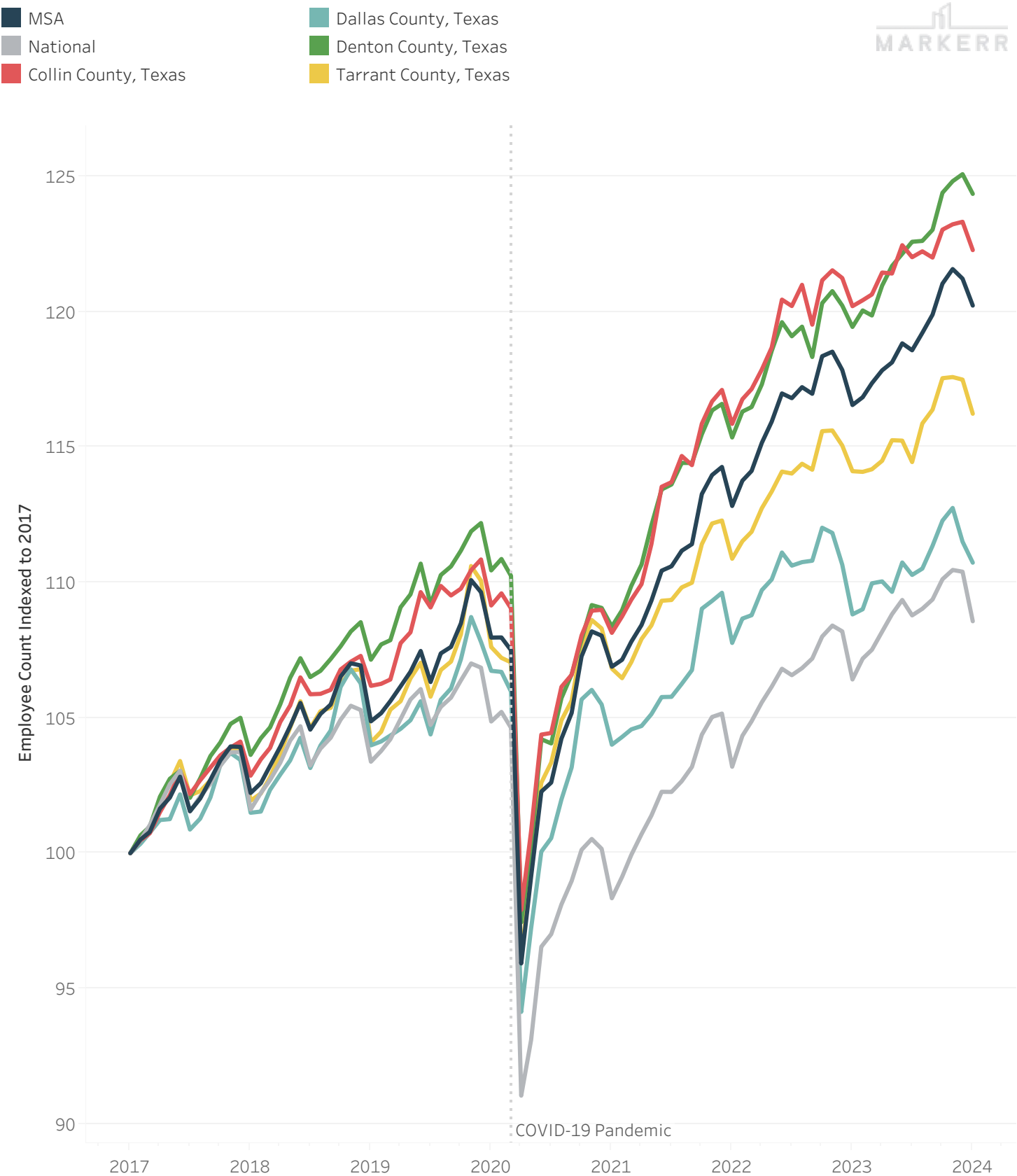
Population 1 Year Growth Zipcode Map



Source: Markerr's Population Dataset

EMPLOYMENT TRENDS

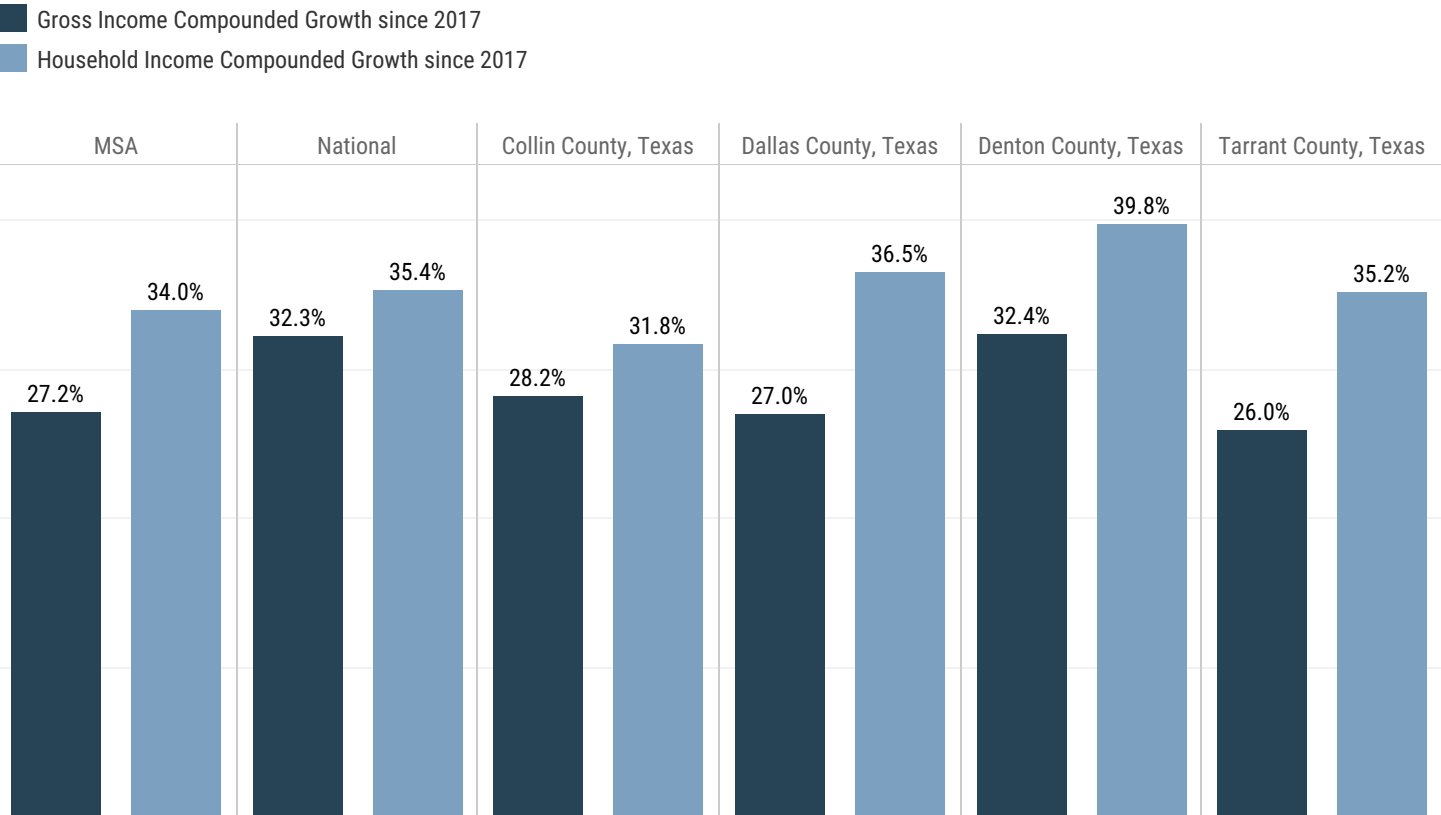
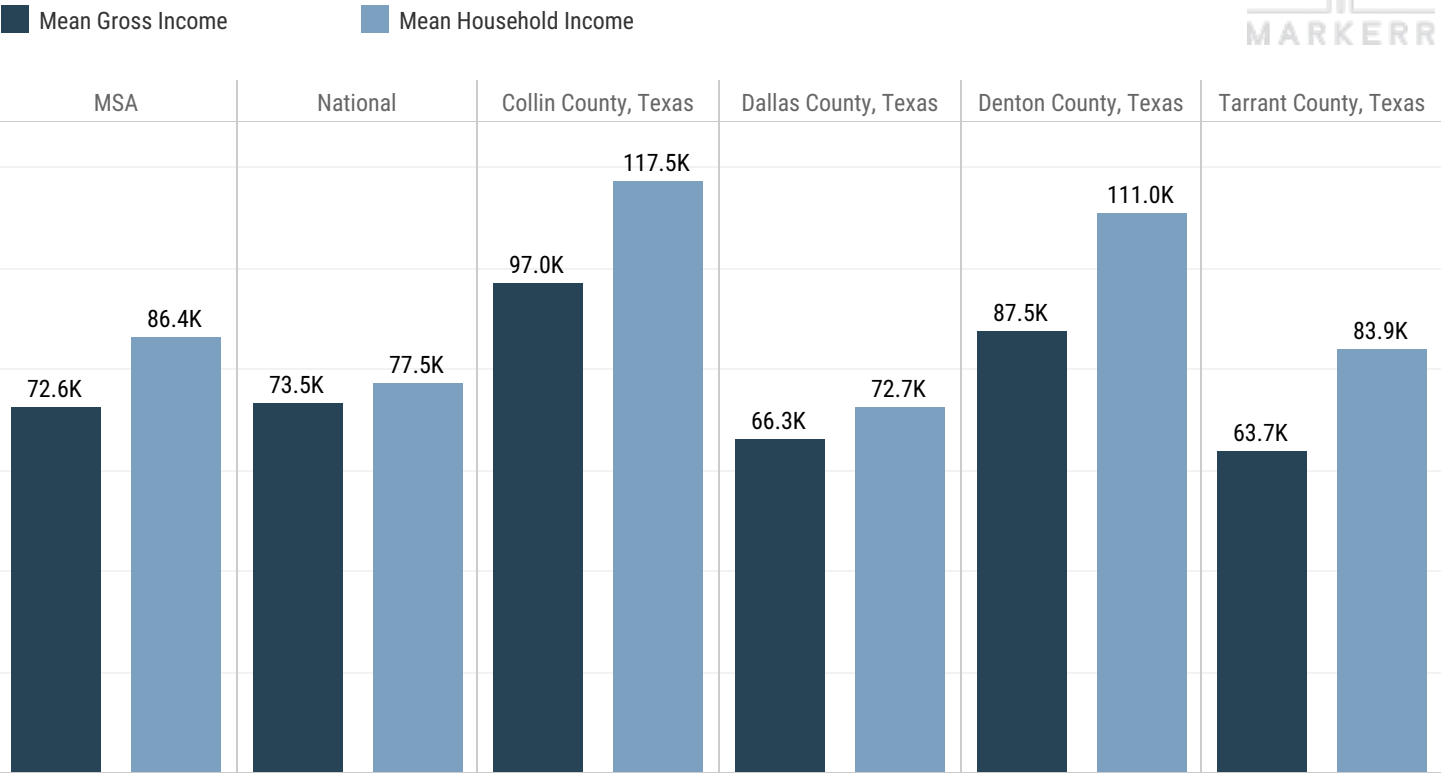
Comparsion of Counties, MSA and National's Employment Growth Indexed to 2017



Source: Markerr's Income and Employment Dataset

INCOME TRENDS

Comparsion of Individual & Household Income across Counties, MSA, and National



Source: Markerr’s Income and Employment Dataset

SOURCES:

Markerr Income & Employment (I&E) Dataset *[Data Through: January 2024]*

Payroll records for 8M workers and 80K employers in the U.S. gives insight into employment, income, and demographics trends from the MSA level to below the zip code level.

Markerr Population & Migration Dataset *[Data Through: January 2024]*

Nowcasted U.S. population data from the Census to present day based on transformed USPS data.

Markerr RealRent Forecast *[Data Through: February 2029]*

A machine learning based prediction model that predicts rent price growth (as a YoY %) one year into the future at the MSA and zip code level. The forecast uses a variety of supply and demand metrics from the last ten years as predictors for the model.

Markerr RealRent Monthly MFR Index Dataset *[Data Through: February 2024]*

Historical market and effective rents from listings, surveys and sale transactions across 300+ MSAs

Markerr New Construction Dataset *[Data Through: March 2025]*

New Construction data sourced from both publicly available data and data from a leading human-verified construction intelligence platform.

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