

INVESTMENT FORECAST

Multifamily
Dallas-Fort Worth

IPA INSTITUTIONAL
PROPERTY
ADVISORS

2026

Demographic Momentum Coincides With Shifting Submarket Dynamics

Class A fundamentals benefit from slowing deliveries. Population growth projected to rank among the nation's 10 fastest in 2026 will continue to bolster renter demand in Dallas-Fort Worth. In addition, many areas that have noted elevated new supply in recent years anticipate substantial pullbacks in 2026, including South Fort Worth, South Arlington-Mansfield, and North Fort Worth-Keller. New Fort Worth residents will arrive with accelerating supply only along the Haltom City-Meacham corridor. In Dallas, the recently supply-laden Allen-McKinney and Frisco submarkets are positioned to expand as employment hubs with substantial mixed-use development, helping fuel net absorption. At the same time, deliveries are set to be less than half of 2025's level. Marketwide, concession usage remains most pervasive among Class C properties. In contrast, while Class A assets continue to face longer stabilization timelines following the recent wave of deliveries, vacancy remains below the other tiers in the mid-5 percent range heading into 2026. This relatively tight environment supported the fastest rent growth across segments, a trend likely to continue as construction activity slows.

Institutional confidence builds as dispositions decline. Robust immigration and corporate relocations keep Dallas-Fort Worth positioned as a prime target for multifamily investors in 2026. Trading accelerated over the past year, driven by deals exceeding \$20 million and 300-plus units. REITs accounted for much of the uptick in acquisitions as institutions maintained a steady share of buyer composition but reduced dispositions. Pockets surrounding Dallas Fort Worth International Airport may continue to attract more investment following some of the largest vacancy declines among submarkets in 2025. Buyers targeting Class A assets will likely continue to focus on North Dallas-North Irving, Las Colinas, and Grapevine areas with strong connectivity and proximity to major employment hubs such as the Las Colinas Business District. This concentration of high-paying corporate offices attracting an affluent renter base, coupled with the area's sharply receding development pipeline, should continue supporting higher-tier fundamentals and investment appeal in the coming years.



21.5%

2025 share of local population between 20 and 34 years old



36.6%

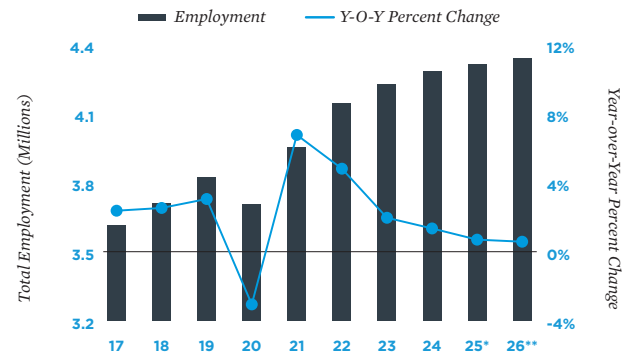
of local population hold bachelor's degree or higher*



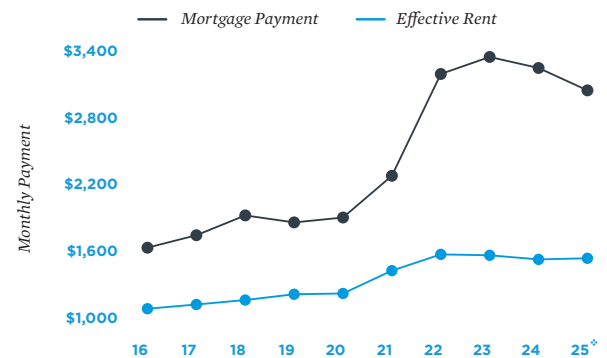
\$369,100

2025 median home price*

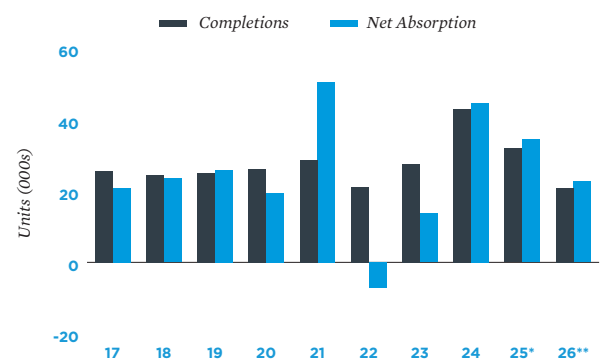
Employment Trends



Housing Affordability Gap



Supply and Demand



* Estimate ** Forecast * Through 3Q
*2025: 25+ years old

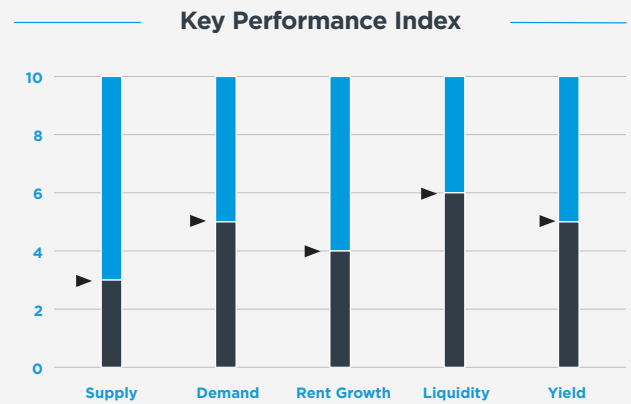
Sources: IPA Research Services; BLS; Freddie Mac; National Association of Realtors; RealPage, Inc.

Investment Outlook

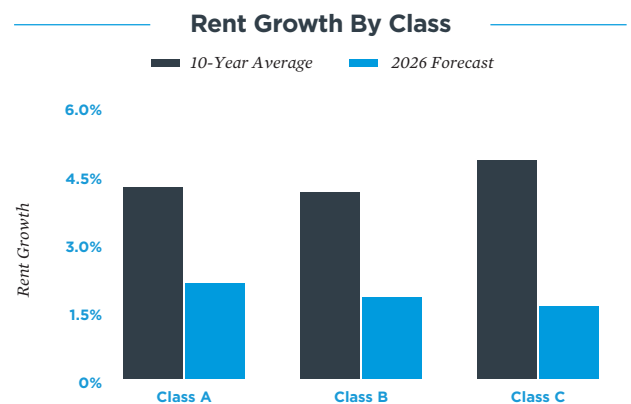
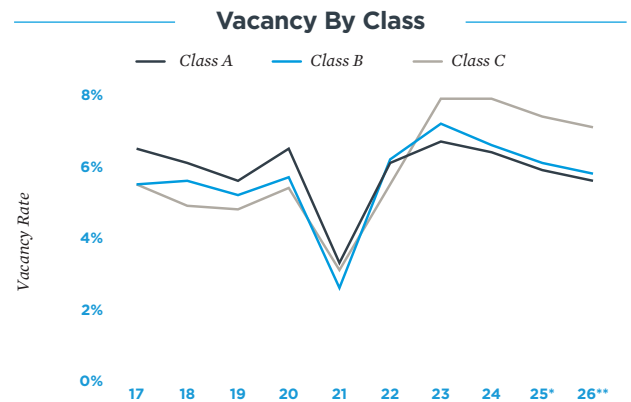
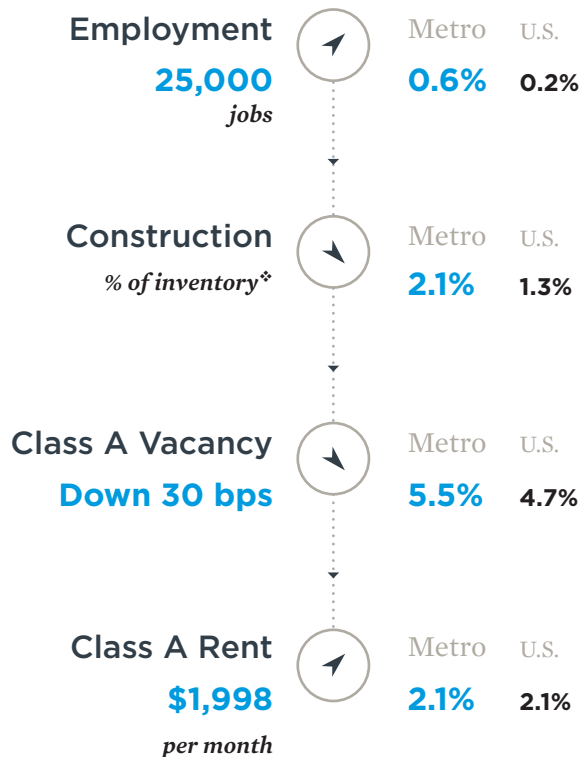
The Metroplex joins five other major markets this year in recording a low KPI supply score of 3, indicating relative pressure from recent and upcoming completions. Even so, ongoing population and job growth are sufficient to support improvements in the ratings for demand and rent, up to scores of 5 and 4 respectively.

Dallas-Fort Worth boasts one of the higher liquidity scores this year for a market with its supply KPI. A value of 6 exceeds that of nearby Austin and Houston. The Metroplex also records a yield value of 5, a slight increase from 2025.

Note: The Key Performance Index provides a metro-level relational benchmark scaled from 1-10 for five key metrics.



2026 INVESTMENT OUTLOOK



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* Estimate ** Forecast
* Arrow reflects completions trend compared with 2025

Sources: IPA Research Services; CoStar Group, Inc.; RealPage, Inc.; Real Capital Analytics