

# DALLAS/FORT WORTH MARKET REPORT

# DFW

MARKET INSIGHTS • 2023

# DFW



3.9%

DFW Unemployment Rate



41,374

Annual New Home Starts



48,226

Annual New Home Closings



\$546,465

Avg New Home Price



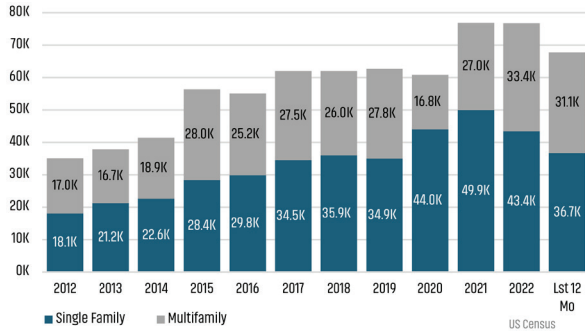
Land Advisors<sup>®</sup>  
ORGANIZATION

[LANDADVISORS.COM](https://www.landadvisors.com)

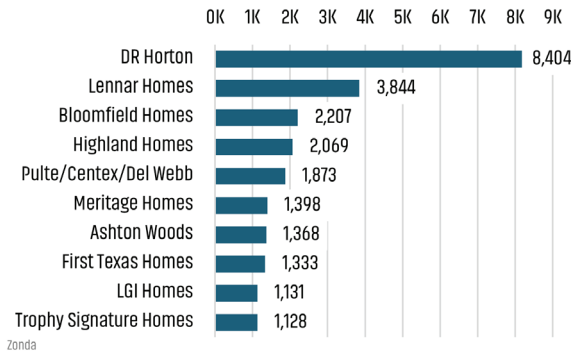


### NEW HOUSING TRENDS<sup>1</sup>

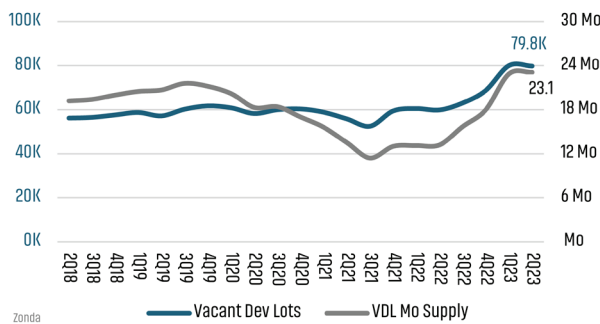
#### Single & Multi-Family Permits



#### 12 Month Homebuilder Ranking by Closings



#### Vacant Developed Lot Supply



#### ANNUALIZED NEW HOME STARTS



Jun 2022: 54,281  
 Jun 2023: 41,374  
 -23.8%

#### ANNUALIZED NEW HOME CLOSINGS

10.4%

Jun 2022: 43,682  
 Jun 2023: 48,226

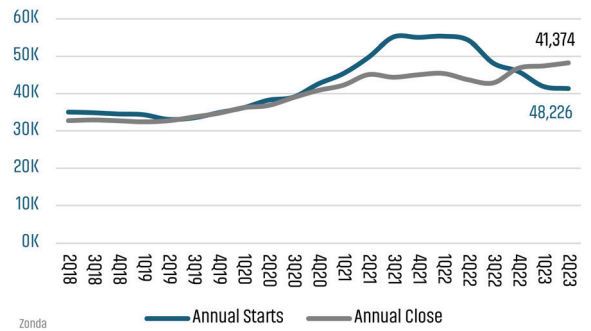


#### AVERAGE NEW HOME PRICE



Jun 2022: \$597,620  
 Jun 2023: \$546,465  
 -8.6%

#### Annual Starts vs Closings



### MLS RESALE STATISTICS<sup>2</sup>

#### ANNUALIZED CLOSED SALES

Jun 2022: 109,161  
 Jun 2023: 93,984  
 -13.9%

#### MONTHS OF INVENTORY

Jun 2022: 1.8 Mo  
 Jun 2023: 2.5 Mo  
 +0.7 Mo

#### MEDIAN SALE PRICE

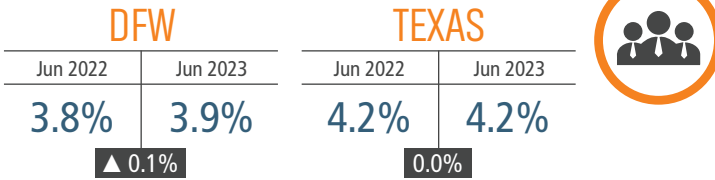
Jun 2022: \$426,000  
 Jun 2023: \$410,000  
 -3.8%

#### ANNUALIZED SALES VOLUME

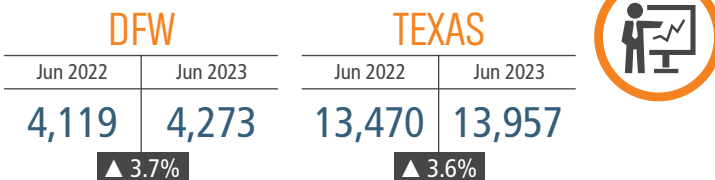
Jun 2022: \$49.9B  
 Jun 2023: \$45.2B  
 -9.4%

## ECONOMIC TRENDS<sup>3</sup>

### UNEMPLOYMENT RATE (unadjusted)



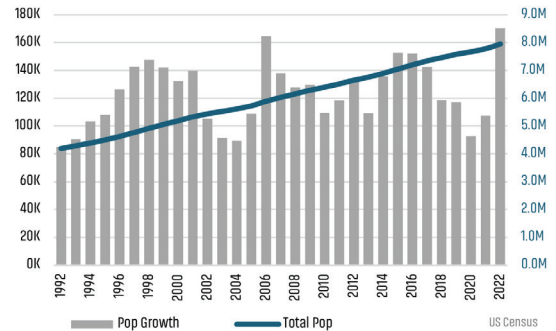
### TOTAL NONFARM EMPLOYMENT (in thousands)



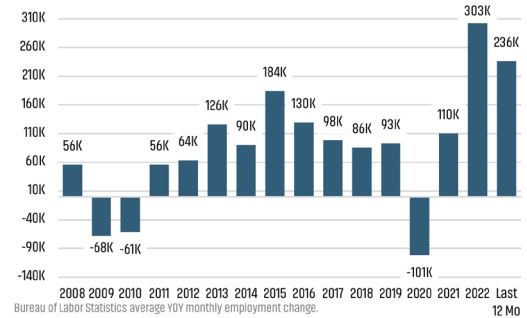
### EMPLOYMENT CHANGE



### Population Growth & Total Population



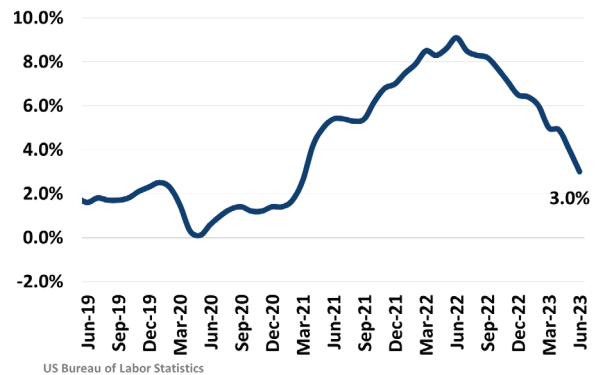
### Change in Employment



### 30 Year Fixed Mortgage Rate

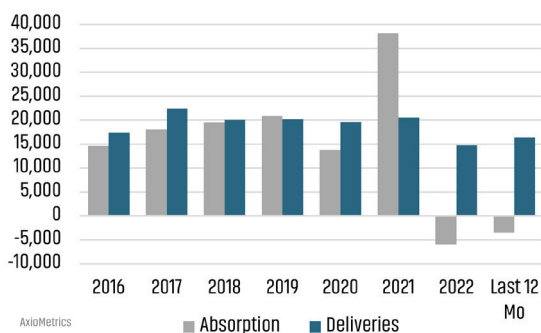


### US Inflation Rate

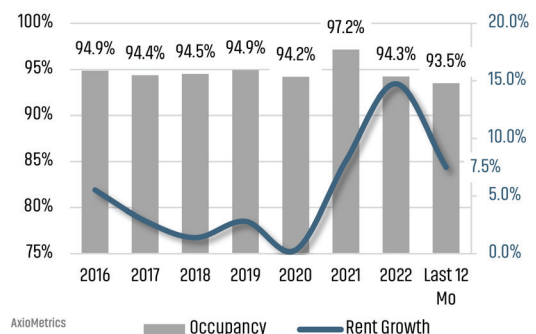


## MULTIFAMILY STATISTICS

### Absorption & Deliveries



### Occupancy & Rent Growth



Sources: (3) Bureau of Labor Statistics  
\*Seasonally Adjusted

# THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

SCOTTSDALE, AZ  
CASA GRANDE, AZ  
PRESCOTT, AZ  
TUCSON, AZ  
IRVINE, CA  
BAY AREA, CA  
PASADENA, CA  
ROSEVILLE, CA  
SAN DIEGO, CA  
SANTA BARBARA, CA  
VALENCIA, CA  
LODI, CA  
JACKSONVILLE, FL  
ORLANDO, FL  
TAMPA, FL

ATLANTA, GA  
BOISE, ID  
KANSAS CITY, KS/MO  
CHARLOTTE, NC  
LAS VEGAS, NV  
RENO, NV  
GREENVILLE, SC  
NASHVILLE, TN  
AUSTIN, TX  
DALLAS-FORT WORTH, TX  
HOUSTON, TX  
SALT LAKE CITY, UT  
BELLEVUE, WA

FUTURE OFFICES  
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CHARLESTON, SC  
DENVER, CO  
COLORADO SPRINGS, CO  
RALEIGH-DURHAM, NC  
SAN ANTONIO, TX

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