

# DALLAS/FORT WORTH MARKET REPORT

# DFW MARKET INSIGHTS • 2024 FTW



4.3%

DFW Unemployment Rate



14.8%

YoY New Home Starts Up



-1.3%

YoY New Home Closings Down

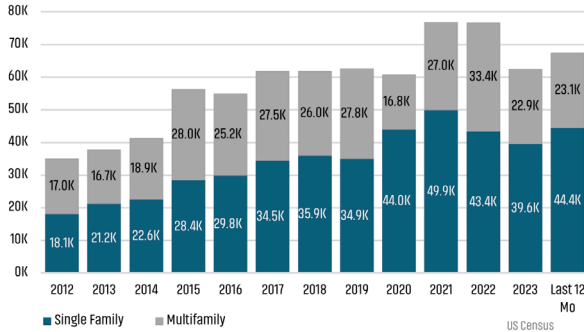


\$571,784

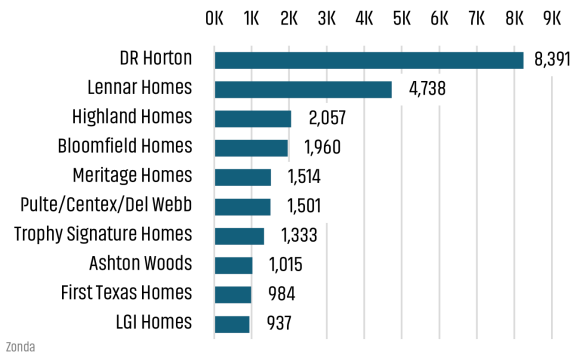
Avg New Home Price

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

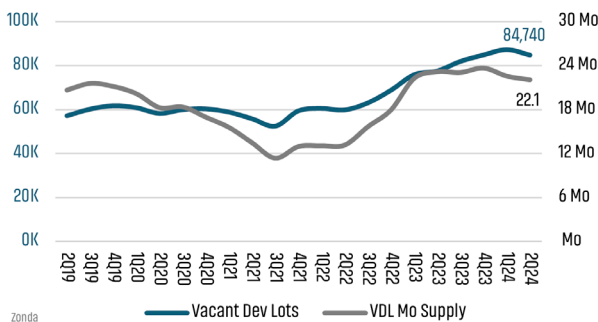
#### Single & Multi-Family Permits



#### 12 Month Homebuilder Ranking by Closings



#### Vacant Developed Lot Supply



#### ANNUALIZED NEW HOME STARTS



Jun 2023: 40,138  
 Jun 2024: 46,070  
**+14.8%**

#### ANNUALIZED NEW HOME CLOSINGS

**-1.3%**

Jun 2023: 46,345  
 Jun 2024: 45,752

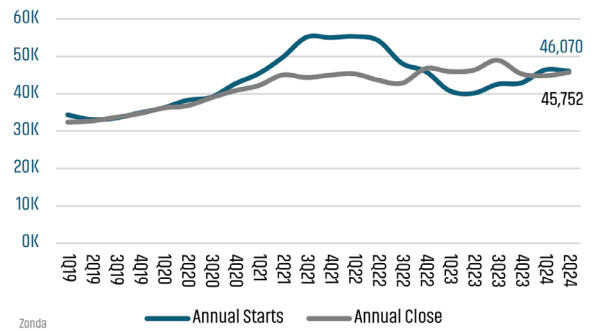


#### AVERAGE NEW HOME PRICE



Jun 2023: \$546,807  
 Jun 2024: \$571,784  
**+4.6%**

#### Annual Starts vs Closings



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

#### ANNUALIZED CLOSED SALES

Jun 2023: 94,130  
 Jun 2024: 89,578  
**-4.8%**

#### MONTHS OF INVENTORY

Jun 2023: 2.5 Mo  
 Jun 2024: 3.8 Mo  
**+1.3 Mo**

#### MEDIAN SALE PRICE

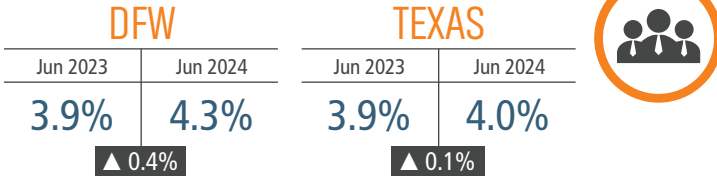
Jun 2023: \$410,000  
 Jun 2024: \$405,000  
**-1.2%**

#### ANNUALIZED SALES VOLUME

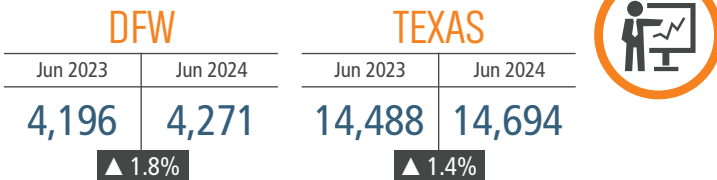
Jun 2023: \$45.3B  
 Jun 2024: \$44.4B  
**-2.0%**

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

#### UNEMPLOYMENT RATE (unadjusted)



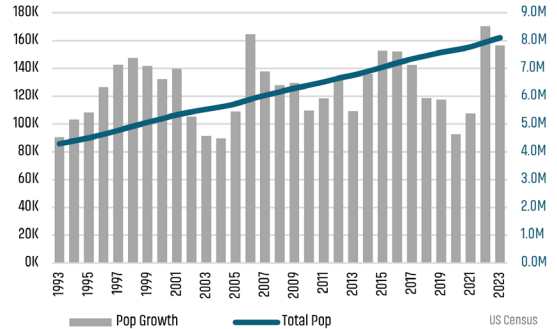
#### TOTAL NONFARM EMPLOYMENT (in thousands)



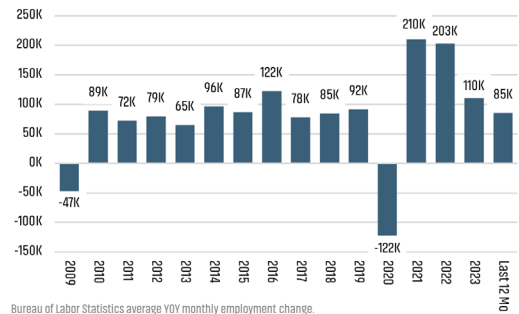
#### EMPLOYMENT CHANGE



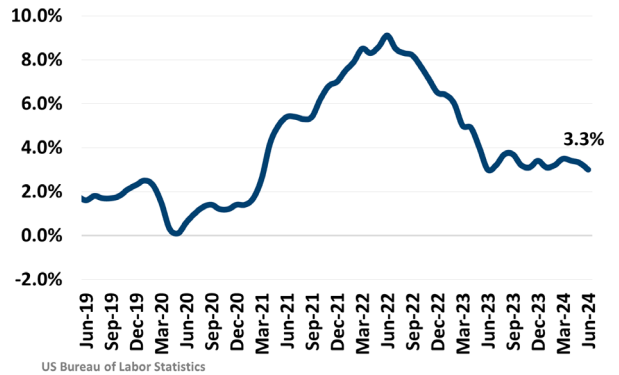
#### Population Growth & Total Population



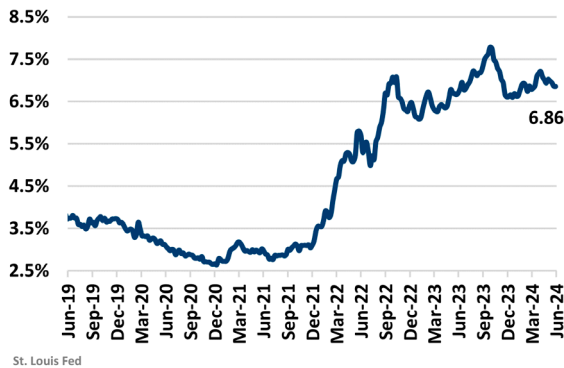
#### Change in Employment



#### US Inflation Rate

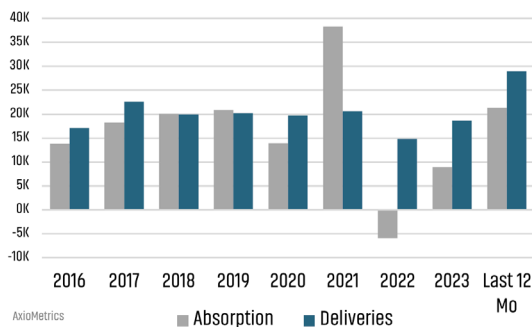


#### 30 Year Fixed Mortgage Rate

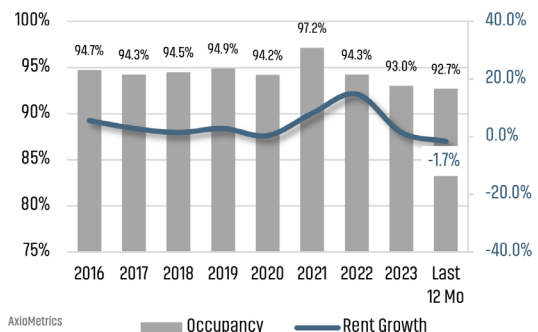


### MULTIFAMILY STATISTICS

#### 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

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

DENVER, CO

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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