

# DALLAS/FORT WORTH MARKET REPORT

# DFW MARKET INSIGHTS • 3Q24 T W W



3.9%

DFW Unemployment Rate



13.0%

YoY New Home Starts Up



-2.9%

YoY New Home Closings Down



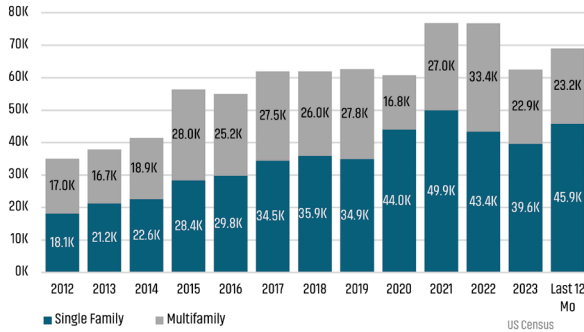
\$566,970

Avg New Home Price

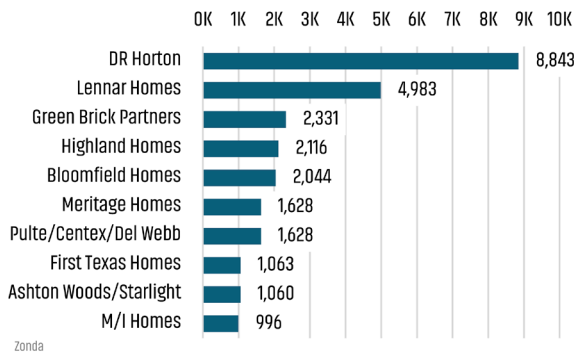


### NEW HOUSING TRENDS<sup>1</sup>

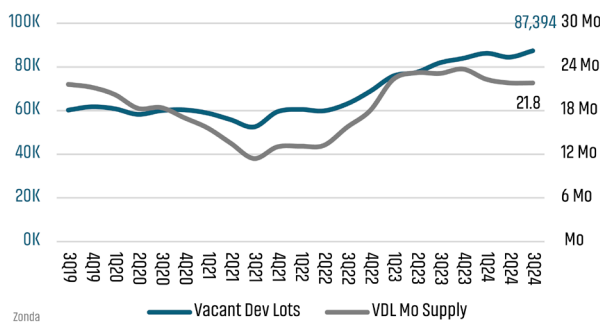
#### Single & Multi-Family Permits



#### 12 Month Homebuilder Ranking by Closings



#### Vacant Developed Lot Supply



#### ANNUALIZED NEW HOME STARTS



Sep 2023: 42,542  
 Sep 2024: 48,068  
 ▲ 13.0%

#### ANNUALIZED NEW HOME CLOSINGS

-2.9% ▼

Sep 2023: 49,050  
 Sep 2024: 47,649

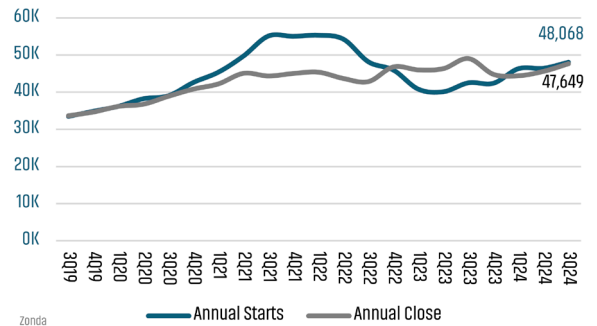


#### AVERAGE NEW HOME PRICE



Sep 2023: \$561,420  
 Sep 2024: \$566,970  
 ▲ 1.0%

#### Annual Starts vs Closings



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

#### ANNUALIZED CLOSED SALES

Sep 2023: 91,587  
 Sep 2024: 89,210  
 ▼ -2.6%

#### MONTHS OF INVENTORY

Sep 2023: 2.9 Mo  
 Sep 2024: 4.1 Mo  
 ▲ 1.2 Mo

#### MEDIAN SALE PRICE

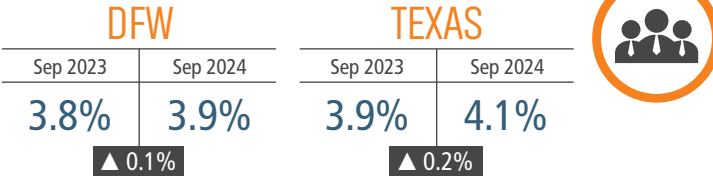
Sep 2023: \$395,000  
 Sep 2024: \$390,000  
 ▼ -1.3%

#### ANNUALIZED SALES VOLUME

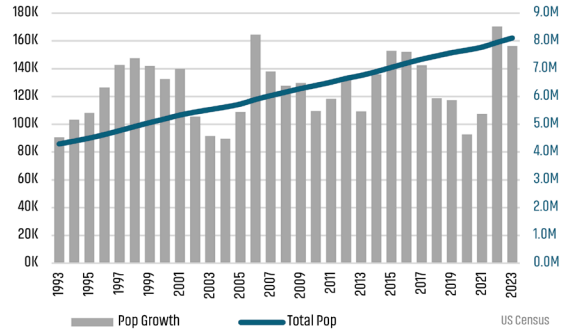
Sep 2023: \$44.3B  
 Sep 2024: \$44.3B  
 ▼ -0.1%

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

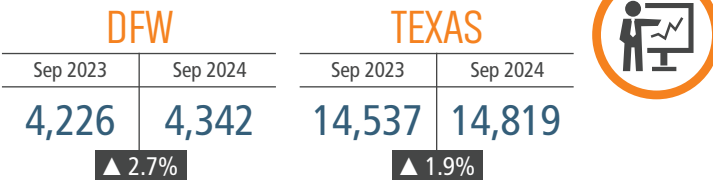
### UNEMPLOYMENT RATE (unadjusted)



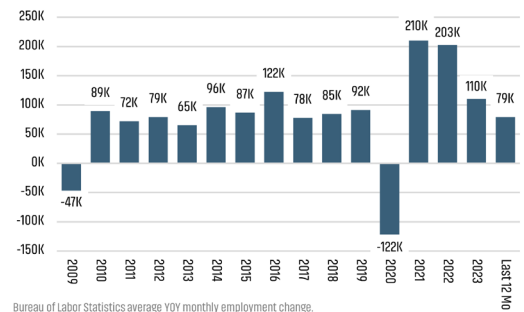
### Population Growth & Total Population



### TOTAL NONFARM EMPLOYMENT (in thousands)



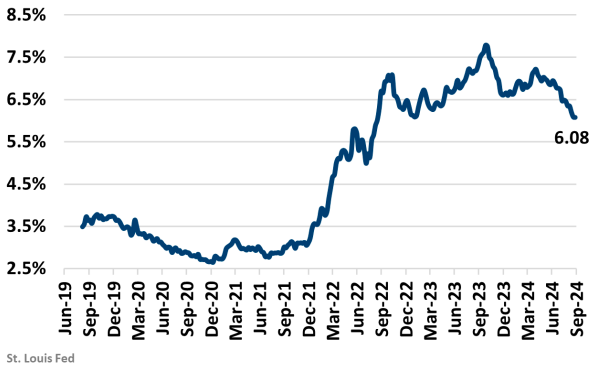
### Change in Employment



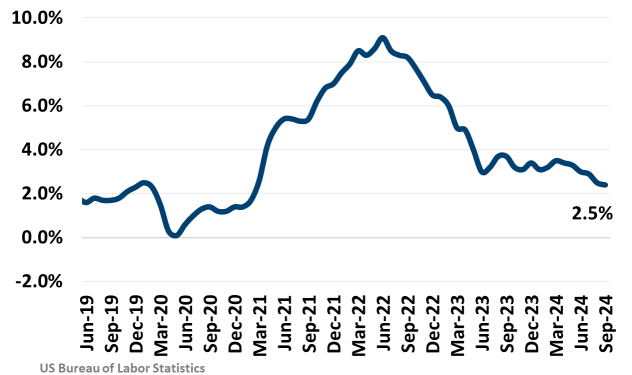
### EMPLOYMENT CHANGE



### 30 Year Fixed Mortgage Rate

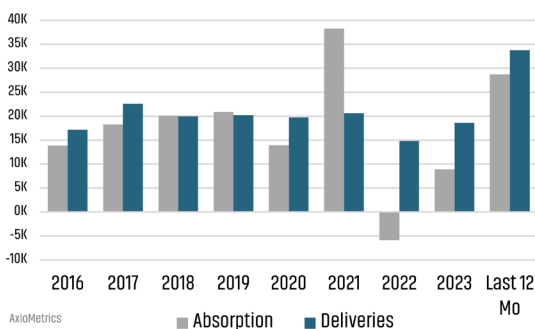


### US Inflation Rate

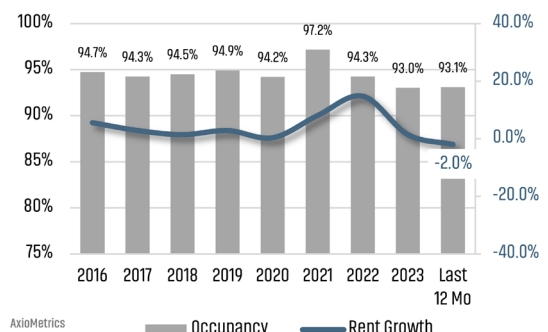


## MULTIFAMILY STATISTICS

### 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

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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COLORADO SPRINGS, CO

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