



FOUR CORNERS VALUATIONS
REAL ESTATE ADVISORY SERVICES

QUARTERLY MARKET UPDATE
MULTI-FAMILY

DALLAS MSA | TX

Q2 | 2024



**POPULATION
TRENDS**

Population Estimate	7,943,685
Total Households	2,908,436
Percentage of Income Qualified Households	62.90%
Income Qualified Households Income Band	1,829,406
Propensity of Renter Occupied Housing	41%



SUPPLY

Existing Competitive Supply	868,063
Under Construction / Proposed Units	44,157
Total Projected Supply	912,220



DEMAND

Income Qualified Households (Current Demand)	750,056
Friction Vacancy (10%)	75,006
Potential Demand in Defined Income Band	825,062
Residual Demand	-87,158
Indicated Penetration Rate	110.60%

Data sourced by Crexi, CoStar & US Census Bureau

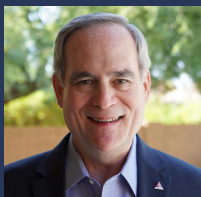


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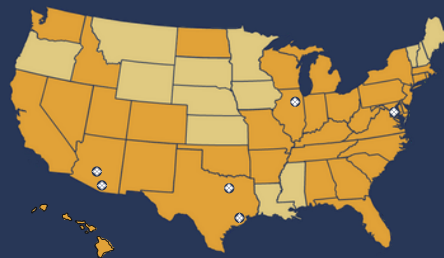


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