

Rental Market Overview Report



Dallas/ft. Worth

The Dallas-Fort Worth rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available.

Market at a Glance

Considerations	Findings	Comments
Housing Availability	Moderate	Tenants should be prepared to make a timely decision
Tenant Paid Real Estate Fees	No	
Typical Lease Length	12 Months for SFH, 12-18 for apartments	2 to 3 year house leases are more common
Typical Security Deposit	1 Month	
Early Termination Clauses	Available for apartments	Usually with a 60-day notice-to-vacate and forfeiture of security deposit
Negotiation of Lease Terms	Moderate	

Types of Housing – Dallas-Fort Worth, TX

Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Styles include flats and townhouses. Apartment complexes can be as small as five units and as large as 500 units. The apartment building may have private entrances into each unit or have a common entrance shared by all residents.

Advantages

Disadvantages

No maintenance responsibilities.

Lack of privacy.

Major appliances and/or hook-up provided.

Limited covered/enclosed parking.

Recreational amenities may be available.

Limited storage.

Some utilities may be included.

Pet restrictions.

Multiplexes

These are usually 2, 3, or 4 connected units, which can be of townhouse, condominium or flat design.

Advantages

Disadvantages

Yard (garden) space.

Yard maintenance may be your responsibility.

Garage/covered parking.

Tenant responsible for several utilities.

Some privacy.

Tenant may have to provide major appliances.

Single-Family Homes

Single-Family Homes are free standing residential properties. Styles include ranch (single story), split-level, tri or multi-level, and mid-entry.

Advantages

Disadvantages

Privacy.

Yard maintenance is your responsibility.

Garages.

Tenant responsible for all utilities.

Yard (gardens).

Snow removal, as applicable.

Neighborhoods

Neighborhoods		1BD	2BD	3BD	4BD	5BD
Allen	Apartment	\$1200-6800	\$1500-9900	\$2000-15000	N/A	N/A
	House	N/A	N/A	\$1500-2000	\$1900-6500	\$2500-10000
Arlington Dallas	Apartment	\$1000-1800	\$1100-1800	\$1500-4000	N/A	N/A
	House	N/A	N/A	\$1700-2400	\$2300-4400	\$2500-6500
Carrollton	Apartment	N/A	\$1300-1500	1600-1600	N/A	N/A
	House	N/A	N/A	\$2100-5000	\$2400-4200	\$4000-4400
Colleyville	House	N/A	N/A	\$3300-3700	\$3000-8000	\$3800-6200
Coppell	Apartment	\$1400-1900	\$1800-2600	\$2300-2900	N/A	N/A
	House	N/A	N/A	\$2500-2900	\$2700-3000	\$3000-4300
Deep Ellum	Apartment	\$1400-3800	\$1800-14000	\$2500-7800	N/A	N/A
Downtown Dallas	Apartment	\$1600-4,000	\$2000-7200	\$3300-7800	N/A	N/A
Downtown Fort Worth	Apartment	\$1200-1300	\$1700-2400	\$2700-2900	N/A	N/A
Flower Mound	Apartment	\$1300-1700	\$2000-2800	\$2400-3000	N/A	N/A
	House	N/A	N/A	\$2100-2900	\$2500-5000	\$4500-5800
Fort Worth Cultural District	Apartment	\$1200-1500	\$1500-2600	\$2800-3200	N/A	N/A
Frisco	Apartment	\$1100-2000	\$1600-2500	\$2000-3800	N/A	N/A
	House	N/A	N/A	\$2100-2500	\$2300-4800	\$2800-10000
Grapevine	Apartment	\$1400-1700	\$1800-2300	\$2500-3100	N/A	N/A
	House	N/A	N/A	\$2300-4000	\$2900-5500	\$4200-4200
Irving	Apartment	\$1200-3300	\$1300-1700	\$2000-4100	N/A	N/A
	House	N/A	N/A	\$2000-5000	\$2300-5000	\$4900-5000
Keller	Apartment	\$1300-	\$1600-2000	\$1900-3100	N/A	N/A

		1500				
	House	N/A	N/A	\$1900-3500	\$2600-5000	\$3800-4600
Lakewood/Lake Highlands	Apartment	\$1400-2000	\$1200-5200	\$2600-8800	N/A	N/A
	House	N/A	N/A	\$1800-2800	1800-4000	N/A
Lewisville	Apartment	\$1200-2000	\$1300-1400	\$1800-2000	N/A	N/A
	House	N/A	N/A	\$1900-4900	\$2200-6500	\$3000-5000
Lower Greenville	Apartment	\$1900-2800	\$1800-6300	\$2600-8800	N/A	N/A
McKinney	Apartment	\$1200-1600	\$1400-2300	\$1800-2800	N/A	N/A
	House	N/A	N/A	\$1900-3000	\$2100-5200	\$2700-7500
North Dallas	Apartment	\$1300-3400	\$1450-2200	\$2000-6000	N/A	N/A
	House	N/A	N/A	\$3800-7500	\$5900-7500	\$3500-7500
Oak Lawn	Apartment	\$1300-4700	\$1980-14000	\$2200-16000	N/A	N/A
	House	N/A	N/A	\$2200-2700	N/A	N/A
Park Cities	Apartment	\$2300-9000	\$3700-4000	\$3800-4900	N/A	N/A
	House	N/A	N/A	\$4500-8500	\$5400-9500	\$9100-17000
Plano	Apartment	\$1430-2000	\$1800-3600	\$2600-9000	N/A	N/A
	House	N/A	N/A	\$2300-4300	\$2600-6500	\$3300-6500
South Lake	House	N/A	N/A	\$3700-4500	\$4000-7500	\$4800-9900
The Colony	Apartment	\$1300-2000	\$2000-2200	\$2500-3000	N/A	N/A
	House	N/A	N/A	\$1800-2500	\$2300-4000	\$3250-3250
Uptown Dallas	Apartment	\$1700-3800	\$2600-7800	\$2700-5000	N/A	N/A