



MORE FROM HOMEPAGE

American Airlines, Southwest pilots say vaccine mandate could lead to holiday shortages

Authorities say a Hood County man was killed by a cougar. Texas wildlife experts say it's impossible

6 North Texas arts venues say this year was about survival. What will 2022 bring?

THIS IS MEMBER-EXCLUSIVE CONTENT

BUSINESS > REAL ESTATE

Ouch! D-FW apartment rents jumped by more than 15% in September

Plano has the highest area apartment rents, and head to Fort Worth for the best deals.





The Dallas Morning News

[My Account](#)

Apartment rents were substantially higher in all of Texas' major metro areas in September. (Steve Brown)



By [Steve Brown](#)

10:31 AM on Sep 28, 2021



Listen to this article now

~ 2 min



Powered by [Trinity Audio](#)

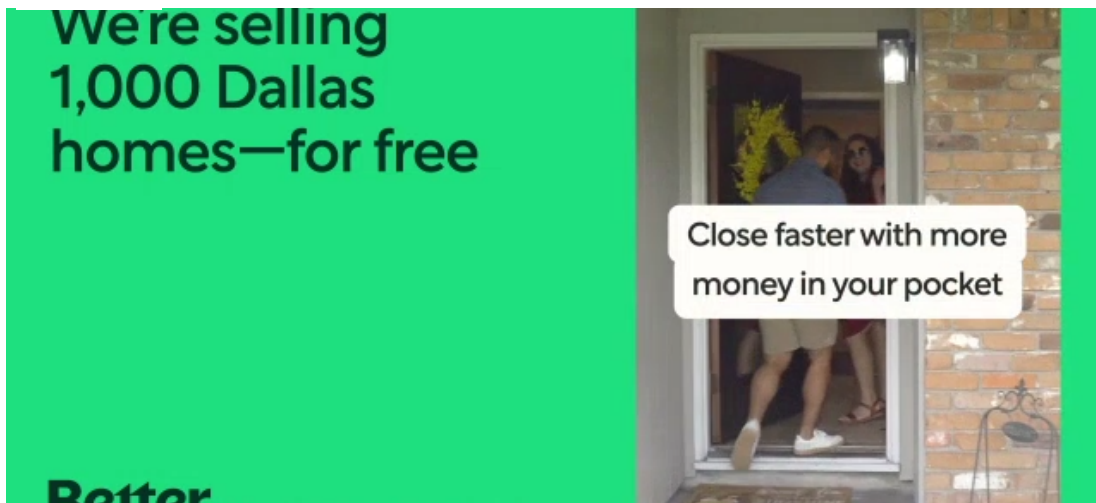
It's not just homebuyers who are getting hammered by higher prices.

Area renters are also feeling the bite of soaring housing costs.

Dallas-Fort Worth apartment rents surged by 15.5% in September from a year ago, according to a new report by Apartment List.

ADVERTISING

[Learn More](#)



The increase in D-FW apartment rents this month was at a faster rate than the 14.3% Texas gain and the national average rent rise of 15.1%.

In September of last year, rents in the area were down about 2% year-over-year.

“Rents are still increasing in nearly all of the nation’s 100 largest cities,” Apartment List’s Olyvia Ruhlmann said in an email. “We’re still seeing significant



SPONSORED CONTENT

Real estate commissions sap savings and crush homeownership, but Better is changing that

BY **Better**

Apartment List estimates that median rents in the D-FW area are at \$1,140 for a one-bedroom apartment and \$1,367 for a two-bedroom.

The highest apartment rents this month were in the Plano area at \$1,880 — up almost 24% from a year earlier. Fort Worth had the lowest median rents at \$1,260.

“Throughout the past year, rent increases have been occurring not just in the city of Dallas but across the entire metro,” Apartment List analysts said in its latest report.

And it’s not just D-FW renters who are digging deeper to make their monthly payments. September apartment rents were up 24% year-over-year in Austin, 13.8% in San Antonio and 9.8% in Houston.

“While Dallas’ rents rose sharply over the past year, many cities nationwide also saw increases, including Phoenix (27%), New York (18.3%) and Nashville (+17.5%),” Apartment List found in the new survey. “Renters will find more reasonable prices in Dallas than most similar cities.

“For example, San Francisco has a median two-bedroom rent of \$2,815, which is more than twice the price in Dallas.”



Net apartment leasing in the D-FW area totaled almost 15,500 units in the second quarter — about four times the apartment demand during the same quarter in 2020, according to RealPage.

September 2021 Rental Trends: Dallas Metro



Apartment List

Median 2BR Rent Y/Y Rent Growth



Steve Brown, Real Estate Editor. Steve covers commercial and residential real estate in Dallas-Fort Worth.

stevebrown@dallasnews.com [@SteveBrownDMN](https://twitter.com/SteveBrownDMN)