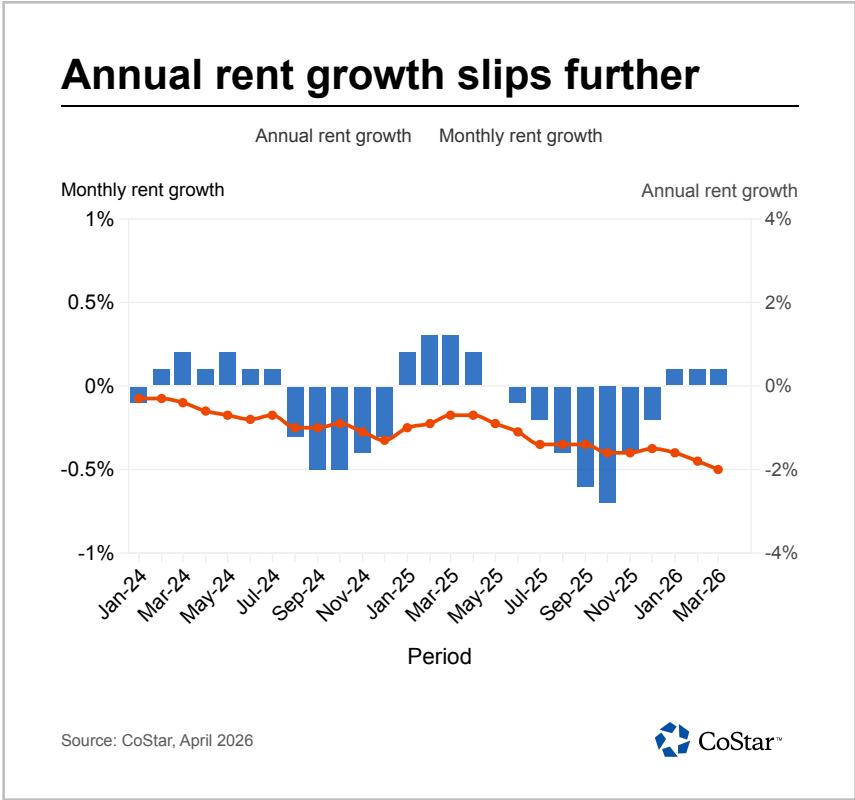




COSTAR INSIGHT

Multifamily rent growth remains tepid in Dallas-Fort Worth amid competitive lease-up environment

Annual rent growth loses ground in early 2026



By **Bill Kitchens**

CoStar Analytics

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Multifamily rents in [Dallas-Fort Worth](#) rose just 0.1% over March, capping off weak monthly results over the first quarter of the year.

In turn, annual rent growth has declined 2%, based on CoStar’s Daily Asking Rent series. The pace of growth remains softer than this time last year, reflecting a market that is stabilizing but still constrained by competitive conditions.

The broader backdrop remains shaped by excess supply. Although the pace of new completions has begun to moderate, many properties are still working through extended lease-up periods, keeping competitive pressure elevated. In turn, stabilized occupancy, which excludes properties in lease-up, has softened to 89.9% at the end of the first quarter of 2026.

Concessions remain widespread and continue to weigh on month-to-month momentum as property managers prioritize occupancy. Roughly 60% of multifamily properties across the Metroplex are offering incentives to new renters, well above the national norm of 43%, and property management contacts note that concessions on renewals remain a fixture in resident retention.

Geographic performance remains uneven, with most submarkets still reporting negative annual rent growth. Even so, pockets of relative strength persist. [Uptown](#) continues to outperform, supported by limited new construction and a healthier office employment base that is helping bolster housing demand. Meanwhile, outlying submarkets in [Rockwall-Wylie](#), [Denton](#) and [Prosper-Celina](#) report the most severe annual rent losses, declining over 5% in the past year.

Still, Dallas-Fort Worth is on the path to stabilizing. The number of completed units is expected to fall to a 10-year low in 2026, down 45% year over year. Demand has held firm this far, but is threatened by [weaker international in-migration](#) and a softer demographic growth compared to post-2020 gains.

The recovery remains measured, and sustained improvement will depend on continued moderation in new supply and steady absorption through the balance of 2026.

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