DFW Rentals: Vacancies Climbing?

New report reveals highest vacancy rates in 18 months.

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THE DATA

7.2%

Rental Vacancy Rate

Dallas Fed reports DFW rental vacancies are at an 18-month high.

This significant rise in the DFW rental vacancy rate indicates a shift towards a renter-friendly market. Increased supply from new apartment completions is outstripping current demand.

Source: Dallas Fed · Published June 29, 2026 [BREAKING]

01

New Apartment Supply Reshaping Rental Landscape

A surge in new apartment construction across DFW is a primary driver of rising vacancy rates. Developers are bringing significant inventory online, creating more options for renters and potentially stabilizing or even softening rental price growth.

02

Investor Strategy Adjustments for Rental Properties

Investors in DFW rental properties should closely monitor these vacancy trends. Higher vacancies can impact cash flow and property valuations, necessitating adjustments in acquisition strategies and property management approaches to maintain profitability.

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