Dallas-Fort Worth-Arlington — #2 of 10: Median Gross Rent

Median Gross Rent: $1,614

Based on 2024 ACS data · ALEX Intelligence, 2026

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THE DATA

$1,614

Median Gross Rent (2024)

This places Dallas-Fort Worth-Arlington second-highest among Texas metros with 100,000+ residents.

The figure reflects a mature, high-demand housing market where rent growth has outpaced income gains. It is not a sign of affordability failure, but of market consolidation — where capital and talent have fully entrenched. DFW's rental leadership is not driven by new construction or speculative demand, but by sustained occupancy, high employment, and limited supply elasticity.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-20-dfw-msa-standing-gross-rent-msa



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01

Rent leadership signals market maturity

The fact that DFW ranks just behind Austin — a city with faster wage growth and higher tech density — underscores that it is not lagging, but operating at a different phase of development. This is not a competitive weakness; it’s a benchmark of stability.

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02

Rents reflect supply chain resilience

This stability is amplified by the region's diversified economy — from logistics and energy to tech and healthcare. The rent level is not just a number; it's a signal that DFW has become a destination where people stay, not just pass through. This durability is what attracts institutional capital and long-term development.

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