

Dallas, Texas

Rental Real Estate Overview 2023

They say, “Everything is bigger in Texas” and when it comes to Dallas, that statement certainly rings true. The city of Dallas sprawls nearly [340](#) square miles, covering much more horizontal expanse than most other cities in the nation. Dallas has a population of more than [1,300,000](#), making it the ninth largest city in the US and the third largest in Texas.

From an excellent educational system and growing job market to thriving art scene and endless entertainment, Dallas has something to offer everyone... including investors.

About Dallas, TX

Dallas is located in Central Texas on the banks of the Trinity River. The city was founded in [1841](#) as a trading post near a natural ford on the river. This ford was the only good crossing point on the Trinity River for miles, so the town quickly became a service center for the surrounding rural areas.

Within a decade, Dallas was a bustling town fully equipped with dry-goods stores, groceries, drug stores, an insurance agency, brickyards, and saddle shops. In 1852, the first factory was built in Dallas, manufacturing wagons and carriages.

The arrival of the railroad brought tremendous economic expansion to the town. Dallas became one of the first rail crossroads in Texas when both the Houston and Texas Central Railroad and the Texas and Pacific Railroad intersected in the city. Not only did this attract merchants but it also provided the region an avenue for transport of local products to manufacturing plants to the north and east.

While the Great Depression drastically affected the Dallas economy, the discovery of oil in east Texas in 1930 reduced the devastating effects that many other cities experienced. Dallas became a hub for petroleum financing after bankers from Dallas suggested lending money to oil companies using oil reserves as collateral.

The most infamous event in Dallas history occurred on November 22, 1963 when President John F. Kennedy was [assassinated](#) in Dealey Plaza. Two days later, Lee Harvey Oswald, his alleged assassin, was shot by Jack Ruby, a Dallas nightclub owner. Today, the John F. Kennedy Memorial Plaza stands to commemorate this horrific event.

Dallas has also had some fascinating historic [firsts](#), including:

- The integrated circuit computer chip (now known as the microchip) was invented in Dallas by Jack Kilby in 1958.
- Mariano Martinez invented the frozen margarita machine in Dallas. That original machine is now on display in the Smithsonian National Museum of American History.
- The nation's first planned shopping center, Highland Park Village Center, was developed in Dallas in 1931.
- In 1927, 7-Eleven opened the world's first convenience store in Dallas. 7-Eleven still has its headquarters in Dallas today.

But enough about the history of Dallas. Let's take a deep dive into the real reason you're here... the Dallas real estate market.



CITY STATISTICS

Population

1,336,347 (city proper)
7,759,615 (greater area)

Median Income

\$38,479 /capita
\$57,995 /household

Median Age

33.7

Area

339.6 sq. mi.

Unemployment rate

3.2%

GDP

\$598.333 billion

Highest Paying Jobs

Cardiologists, Obstetricians and Gynecologists, Orthopedic Surgeons, Chief Executives, Dermatologists, Anesthesiologists, General Internal Medicine Physicians, Pathologists, General Pediatricians, Neurologist

Major employers

Walmart Stores Inc., American Airlines Group Inc., Dallas ISD, Texas Health Resources Inc., Baylor Scott & White, Bank of America Corp., Lockheed Martin Aeronautics Co., City of Dallas, Texas Instruments Inc., JP Morgan Chase & Co.

DALLAS REAL ESTATE MARKET STATISTICS

348

Neighborhoods

3,350

Homes for sale
as of March 2023

\$420K

Median List
Price

\$420K

Median Sold
Price

\$239

Median Price per
Square Foot

100%

Sale-to-List
Price Ratio

56

Median Days
on Market

\$1,598

Median Monthly
Rent

6.4%

1-Year
Appreciation Rate

21.9

Price-To-Rent
Ratio

8.1%

Rental Vacancy
Rate

2.8%

Homeowner Vacancy
Rate

MOST EXPENSIVE NEIGHBORHOODS

Neighborhood	Average Monthly Rent	Median Listing Price
Preston Hollow	\$2,393	\$4,052,234
Hillcrest Estates/ Forest Place Addition	\$2,886	\$1,904,824
Preston Hollow North	\$2,886	\$1,773,904
Caruth Hills & Homeplace	\$3,662	\$1,502,467
Devonshire	\$3,751	\$1,423,532

LEAST EXPENSIVE NEIGHBORHOODS

Neighborhood	Average Monthly Rent	Median Listing Price
Arcadia Park	\$1,956	\$69,050
Cedar Crest Northeast	\$1,437	\$73,257
Arden Terrace/ Kessler Heights	\$1,485	\$80,096
Cedar Crest Southeast	\$1,536	\$87,881
Kessler Heights North	\$1,512	\$91,304

LOOKING FOR AN INVESTOR-FRIENDLY AGENT?

From accessing off-market deals, to building a team, to determining the right rental rates, buying properties in a new market can prove tough for any investor. That's why we launched Everest Brokerage.

Invest in [some of the best real estate markets](#) in the United States. Working with Everest's in-house brokerage team of investor-friendly real estate agents is the most efficient way to build a local team and grow your rental portfolio.

It's simple. Visit our website, pick your market, fill out the form, and a member of our team will get back to you within 24 hours.

Get started here
TODAY!



AT-A-GLANCE PROS AND CONS TO INVESTING IN DALLAS

When looking at any new real estate market, it's important to consider all aspects of investing in the area. Considerations like quality of life, overall affordability, and school choice will impact your long-term investment even if they aren't a direct factor in your buying decision.

Here are a few pros and cons of investing in Dallas, Texas. These will have a different impact on you depending on your risk tolerance and investment strategy. Don't have an investment strategy yet? No worries - just [get in touch with our team](#) to put together a solid plan today.

Pros of Dallas, TX

- Central location
- Great food and entertainment
- Mild winters
- Excellent educational system
- Large international airport
- Established job market
- Years of history
- Relatively affordable
- No state income tax
- Low crime rate

Cons of Dallas, TX

- Traffic
- Urban sprawl
- Extreme weather
- High property taxes
- Lack of public transportation

FIVE REASONS TO INVEST IN DALLAS REAL ESTATE

The Dallas metro is the fastest-growing metro in the U.S., and is predicted to take the place of Chicago as the third-largest metro by the 2030s. This is just one of the many reasons Dallas has been drawing the attention of investors.

Below, we'll go into detail on the top five reasons why investing in Dallas real estate might be the right move for you.

1. Central Location and Easy Accessibility
2. Relative Affordability
3. High Quality of Life
4. Economic Growth
5. Diverse Real Estate Opportunities





1.

CENTRAL LOCATION AND EASY ACCESSIBILITY

Dallas is the largest in-land metro in the United States that does not have a navigable path to the sea. But, in spite of that, Dallas remains easily accessible.

Four major interstates pass through Dallas. I-35 and I-45 pass north-south through the city while I-20 and I-30 travel east-west. Dallas also has five U.S. Routes, six State Highways, and four tollways, providing commuters with multiple options to quickly and efficiently navigate this huge city.

Dallas is also within driving distance of many other major cities:

City	Distance from Dallas
Fort Worth, TX	30 miles, approximately 40 minutes
Austin, TX	195 miles, approximately 3 hours
Shreveport, LA	187 miles, approximately 3 hours
Oklahoma City, OK	207 miles, approximately 3.5 hours
Houston, TX	240 miles, approximately 4 hours

Dallas also boasts not one, but two major airports, [Dallas Love Field \(DAL\)](#) and [Dallas Fort Worth International \(DFW\)](#). Together they provide over 2,200 daily flights. In fact, you can get from Dallas to almost all North American destinations via a flight of four hours or less. DFW also offers straight-through flights to major international destinations including London, Frankfurt, and Sydney.



2.

RELATIVE AFFORDABILITY

With cost of living [skyrocketing](#) across the U.S., it's no surprise that people are searching for a location where their dollar stretches the farthest.

According to [data](#) from BestPlaces, the overall cost of living in Dallas is 6.8% higher than the Texas average and 1% higher than the national average. While slightly more expensive than average, Dallas cost of living is particularly attractive when compared to other metros of similar size. This means that Dallas residents can enjoy the priceless benefits of big city life without paying what they might in other comparable cities.

Here's how the cost of living in other large US metros compares to Dallas:

- **New York City:**
[66.9%](#) more expensive than Dallas
- **Los Angeles:**
[74.5%](#) more expensive than Dallas
- **Boston:**
[51.9%](#) more expensive than Dallas
- **Denver:**
[26.5%](#) more expensive than Dallas
- **Miami:**
[21.2%](#) more expensive than Dallas
- **Chicago:**
[6.3%](#) more expensive than Dallas
- **Austin:**
[28.1%](#) more expensive than Dallas

Texas also has no state income tax, meaning that residents are able to keep more of their paycheck. Cha-ching!



3.

HIGH QUALITY OF LIFE

In addition to reasonable cost of living, Dallas has much to offer to potential residents and investors. [U.S News and World Report](#) ranks the Dallas metro as #2 in Best Places to Live in Texas and #32 in Best Places to Live overall.

As in most Southern cities, Dallas residents are big on Southern hospitality. In fact, [people](#) often say that the friendly atmosphere in Dallas is one of their favorite things about the city. But that's not all there is to enjoy..

Arts and Culture

The Dallas Arts District is the [largest](#) urban arts district in the nation located on 118 acres in northeast downtown Dallas. Locals and tourists alike can enjoy award-winning architecture, world-class exhibits, and breathtaking performing arts.

Festivals and Events

Texans love any excuse to get together and have a good time, as evidenced by the wide array of annual festivals and events in Dallas. One of the biggest Dallas staples is the State Fair of Texas, hosted every September, which brings thousands to the city for rides, exhibits, car shows, livestock showcases, and more.

Other [annual events](#) in Dallas include: Dallas Blooms, Dallas International Film Festival, North Texas Irish Festival, Dallas Arts Month, Fourth of July in Dallas, and many more.

Sports

For the sports lover, Dallas is the place to be. With multiple professional sports teams including the Dallas Cowboys (NFL), the Dallas Stars (NHL), the Dallas Mavericks (NBA), the Texas Rangers (MLB), the Dallas Wings (WNBA), FC Dallas (MLS), the Dallas Jackals (rugby) and the Arlington Renegades (XFL) there is never a shortage of sporting events. Dallas is also home to NASCAR and Indy racing as well as over 200 golf courses.

Food

The food scene in Dallas is diverse and unique, thanks to the influence of many cultures. Dallas is known for its authentic Tex-Mex dishes and smoked barbeque, specifically brisket. Popular restaurants include Lockhart Smokehouse, Pecan Lodge, Wild Salsa, and Meso Maya.

Education

Private educational institutions were present in Dallas even prior to the founding of the city's public school system in 1884. Today, the Dallas school system is the [second](#)-largest school district in Texas and the [sixteenth](#)-largest in the country. The [Dallas Independent School District](#) has 233 schools, over 145,000 students, and multiple high schools recognized in the [U.S. News & World Report's Best High Schools](#). The Dallas metro area is also home to almost 25% of the colleges and universities in Texas.





4.

ECONOMIC GROWTH

The job market in Dallas is diverse and growing quickly. According to a [report](#) from American Growth Project, the Dallas metro has one of the [top five](#) fastest-growing economies in the country. In 2022 alone, Dallas-Fort Worth experienced 3.1% GDP growth. A common factor linking Dallas and the other top four metros in the report was their reputations as centers for high-tech and innovation.

The Dallas-Fort Worth Metro employs [nearly 43%](#) of the state's high-tech workers, so it is no surprise that technology is the leading industry in Dallas. Other [major industries](#) contributing to the Dallas economy include: defense, financial services, information technology and data,

life sciences, semiconductors, telecommunications, transportation, and processing.

Dallas and its surrounding area are home to 24 Fortune 500 companies which [include](#):

- Exxon Mobil
- JCPenney
- AT&T
- Texas Instruments

In recent years, the thriving job market in Dallas has been drawing hordes of workers and employers from more costly areas of the nation, such as California, New York, and Illinois. According to [Money-Geek](#), Dallas is in the top three cities for job seekers in 2023 based on the availability of well-paying jobs and affordable cost of living.



5.

DIVERSE REAL ESTATE OPPORTUNITIES

The Dallas-Fort Worth Metroplex was [recently](#) ranked as the third top-performing real estate market to watch in 2023 by the National Association of Realtors® (NAR). The Dallas housing market has been [consistently](#) positive for years, with home prices and rental rate experiencing steady increases. Boosted by the thriving economy, the city has been experiencing an increasing demand for commercial and residential real estate.

The Dallas market is unique when it comes to the variety of real estate types available for purchase. Dallas and its surrounding areas boast an inventory of:

- Commercial developments
- Single- and multifamily homes
- Farms and ranches
- Apartments
- Condos
- Townhouses
- Country homes
- And more!

In the sprawling 339 square miles, there is a wide range of unique neighborhoods and home styles, meaning that virtually any investor can find something to add to their portfolio.

DALLAS REAL ESTATE PREDICTIONS

With interest rates still [rising](#) and the possibility of a recession looming on the horizon, it can be daunting to make investment decisions in 2023. Smart investment opportunities are available in Dallas for investors looking to spend their money wisely in these uncertain times.

Here's what you can expect in the Dallas market over the next few months:

Dallas' economy will remain strong.

The Dallas-Fort Worth Metro had [6.5%](#) job growth in the last year, outpacing larger cities like Los Angeles and New York by over 2%. Employment gains are not expected to be quite as high in 2023 but significant growth is still expected. Many companies are [announcing](#) relocations or expansions in the Dallas area, including Goldman Sachs, which is designing an office tower in downtown Dallas to house 5,000 employees. Even in the face of a [possible recession](#), the Dallas economy is positioned to fare well thanks to industry diversity and consistent job growth.

There will be an increase in homes for sale in Dallas in 2023.

A recent study by the [Knock Buyer-Seller Market Index](#) ranked Dallas number two on the list of top ten markets with the biggest increase of homes for sale in 2023. Inventory in the Dallas housing market is forecast to increase throughout the year, reaching its peak in October 2023. According to the study, Dallas inventory is predicted to increase by [100.4%](#).

Dallas home prices may drop slightly in the next year.

According to data from Zillow, home prices in Dallas-Fort Worth are predicted to drop by [0.5%](#) by January 2024. However, even with a small drop in home prices, there is still demand for homes in the area. This indicates that even if there is a decline in the real estate market, home prices in Dallas are unlikely to crash.

INVEST WITH EVERNEST

Every investment opportunity comes with risk, but it's even harder to know what to do when the whole world fears a recession. With every news source calling for a "collapse" of some sort or predicting "another bubble," how can you sort through the fluff and find the most valuable markets for your money?

That's why it's crucial to have a team surrounding you as you build wealth and make investment decisions. Knowledgeable investment teams can help you avoid the common mistakes most investors make (and give you the extra boost of confidence to know you're making a smart investment decision, *even in the most unpredictable markets.*)

Here at [Evernest](#), we've been investing in markets all across the United States since 2008. And not only that—we've also been [analyzing and sharing our information](#) about these opportunity-filled markets, in good times and bad, for other investors to study.

Our local team can be your eyes and ears in the Dallas real estate world, saving you hours of time (and a few headaches as well). We'll connect you with investor-friendly real estate agents and advisors to make your wealth-building journey smooth and successful.

Ready to invest with the help of a qualified team?

Let's talk.

Are you an investor not just limited to Dallas or Texas? You can invest in [some of the best real estate markets](#) in the United States by working with Evernest's in-house Brokerage team of investor-friendly Real Estate Agents. All you have to do is fill out this [form](#) and one of our agents will reach out within 24 hours.

*Make the best investments in the most attractive markets
with Evernest.....in good times and bad.*

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