

# Market Update – Property Marketplace

If you have a property you are looking to sell, let us know and we will feature it at our quarterly meeting, then put it on our website! We discuss the most recent market trends at our meetings, and highlight that discussion here.

## **Special Appeal of the Dallas Market**

For investment property, the Dallas-Fort Worth area is tops in terms of rate of return, with high rents and a cost of living well below the national average. With no state income tax, renting is especially appealing since tenants avoid the state's comparatively high property tax. Of course investors recoup that with higher rents. Moreover, Dallas is a city of big spenders, not necessarily savers. Texas ranks at the bottom in credit scores, but this in turn gives rise to a massive rental market.

## **DFW Highlights**

DFW is among the top spots for entrepreneurs with appeal to diverse domestic and international businesses. Unemployment in Dallas is under 5% and the city is second in the US in job growth. Housing is priced 23% below the national average, with a robust 90% apartment occupancy rate, translating into excellent prospects for long-term appreciation of investment property.