

Dallas-Fort Worth Retail

Monthly Market Snapshot | December 2022

Ever-evolving Dallas-Fort Worth retail market vacancy rate tightens to 5.1%.

Market Highlights

An analysis of activity during the eleven months of the year—November 2022 compared to November 2021.

Vacancy rate at 5.1%

Eleven months into 2022, overall vacancy in the DFW retail market has tightened to 5.1%, dropping 60 basis points from last year's 5.7%. Availability is at 5.8%, down 100 basis points from 6.8% in November 2021. The difference between this figure and the vacancy rate reflects expected future move-outs. 8.3 million sq. ft. of leasing activity comprised of both new leases and renewals was recorded, while assured retailers are committing to more space, driving net absorption (move-ins minus move-outs) to 6.2 million sq. ft., up 26% year over year.

Average retail NNN asking rents remain elevated

Positive trends in leasing and absorption have driven average retail asking rents higher. The DFW metro NNN average asking rent is \$18.47 per sq. ft., up 8.5% from \$17.03 last year. Among the largest leases in 2022, Lifetime Fitness signed a 124,000 sq. ft. lease at 4900 Throne Hall Dr. in West Frisco; At Home signed a 103,640 sq. ft. lease at Timber Creek Crossing in Upper Greenville; At Home inked a deal for 100,890 sq. ft. at 3002 Firewheel Parkway in Garland, and At Home moved into 88,004 sq. ft. in Rayzor Ranch Town Center in Denton.

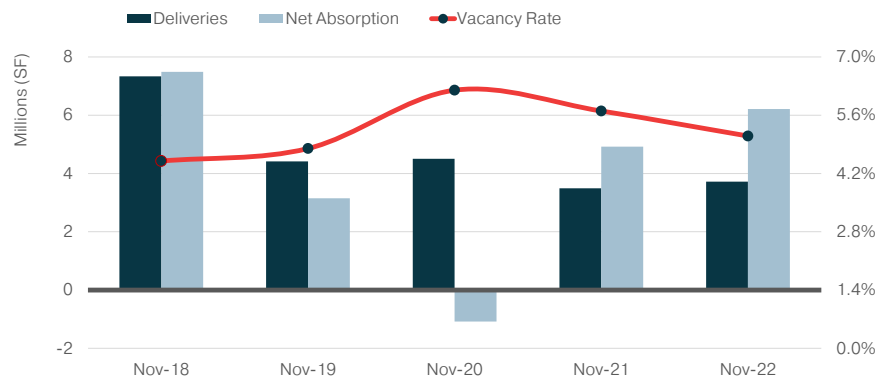
Dallas-Fort Worth housing market continues to cool down

In November 2022, DFW median home prices were up 9.9% compared to last year, selling for a median price of \$390,000. Days on the market registered 44 and days to close 35, tallying 79 days, 15 days more than November 2021. Active listings were up 117.8% at 20,281, while closed sales were down 30.2% at 6,257. Months of inventory is at 2.4 months compared to 1.0 in November 2021.

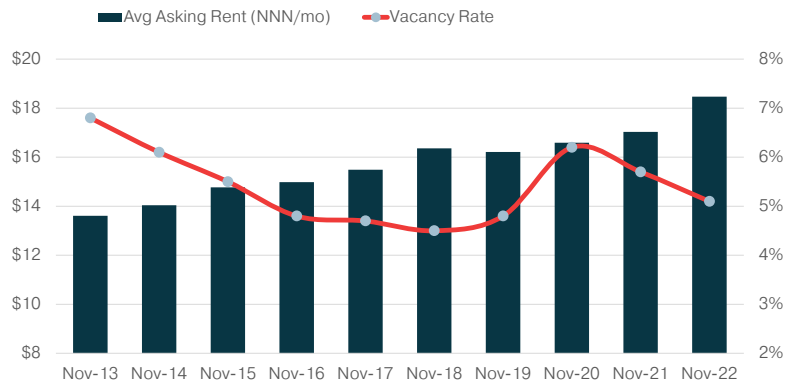
Market Activity

	November 2022	vs	November 2021
Vacancy	5.1%	↓	5.7%
Availability	5.8%	↓	6.8%
Under Construction SF	3,486,697	↓	3,852,934
NNN Avg Asking Rent/MO	\$18.47	↑	\$17.03
Net Absorption SF YTD	6,214,292	↑	4,920,962
Leasing Activity SF YTD	8,308,211	↓	9,054,570
Deliveries SF YTD	3,720,628	↑	3,489,931

Supply & Demand | November - Year Over Year



Rent & Vacancy | November - Year Over Year



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