

FORT WORTH, TX MARKET REPORT

2026

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FORT WORTH RESIDENTIAL MARKET TRENDS

- **Resilient Market:** Fort Worth's housing market remains stable in 2025, with steady sales and modest price growth around \$335K–\$340K driven by real demand.
 - **Rents Stabilizing at High Levels:** Rents have leveled off at historically high levels, averaging about \$1,392, while occupancy remains strong around 93–94%.
 - **Strong Rental Absorption:** Even after record multifamily deliveries, Fort Worth quickly absorbed new units, with occupancy rebounding to 93.6% as new construction slows.
 - **Duplex Demand & Performance:** Duplexes continue to lease quickly at roughly \$1,600 per unit, delivering high–90% occupancy and reliable cash flow.
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DEMOGRAPHICS & GROWTH TRENDS

- Fort Worth surpassed 1M residents in 2024 and adds 20,000+ people annually, making it the **fastest-growing large U.S. city**.
- DFW has added **400,000+ jobs since 2020**, with Fort Worth unemployment around 3.8%, supporting a strong renter base.
- Renting averages **~\$1,547/month vs. \$2,158/month to own**, keeping many households renting as mortgage rates hover near **6.7%**.
- Median home prices in Fort Worth are 15–20% lower than Dallas, with average **rents around \$1,300–\$1,400**.





LOGISTICS & INFRASTRUCTURE

- Fort Worth sits at the crossroads of I-35W, I-20, and I-30 and adjacent to DFW Airport (3rd busiest globally), supporting job growth and a broad commuter-based renter pool.
- The 27,000-acre AllianceTexas logistics hub anchors tens of thousands of jobs and continues expanding, driving sustained housing demand in North Fort Worth.
- Major projects like the \$1.6B Southeast Connector and an \$800M+ city bond focused on streets and mobility are improving access and long-term property values.
- With 36,000 multifamily units under construction across DFW, investors benefit from deep contractor availability and competitive renovation and build costs.



FORT WORTH VS. NEARBY MARKETS

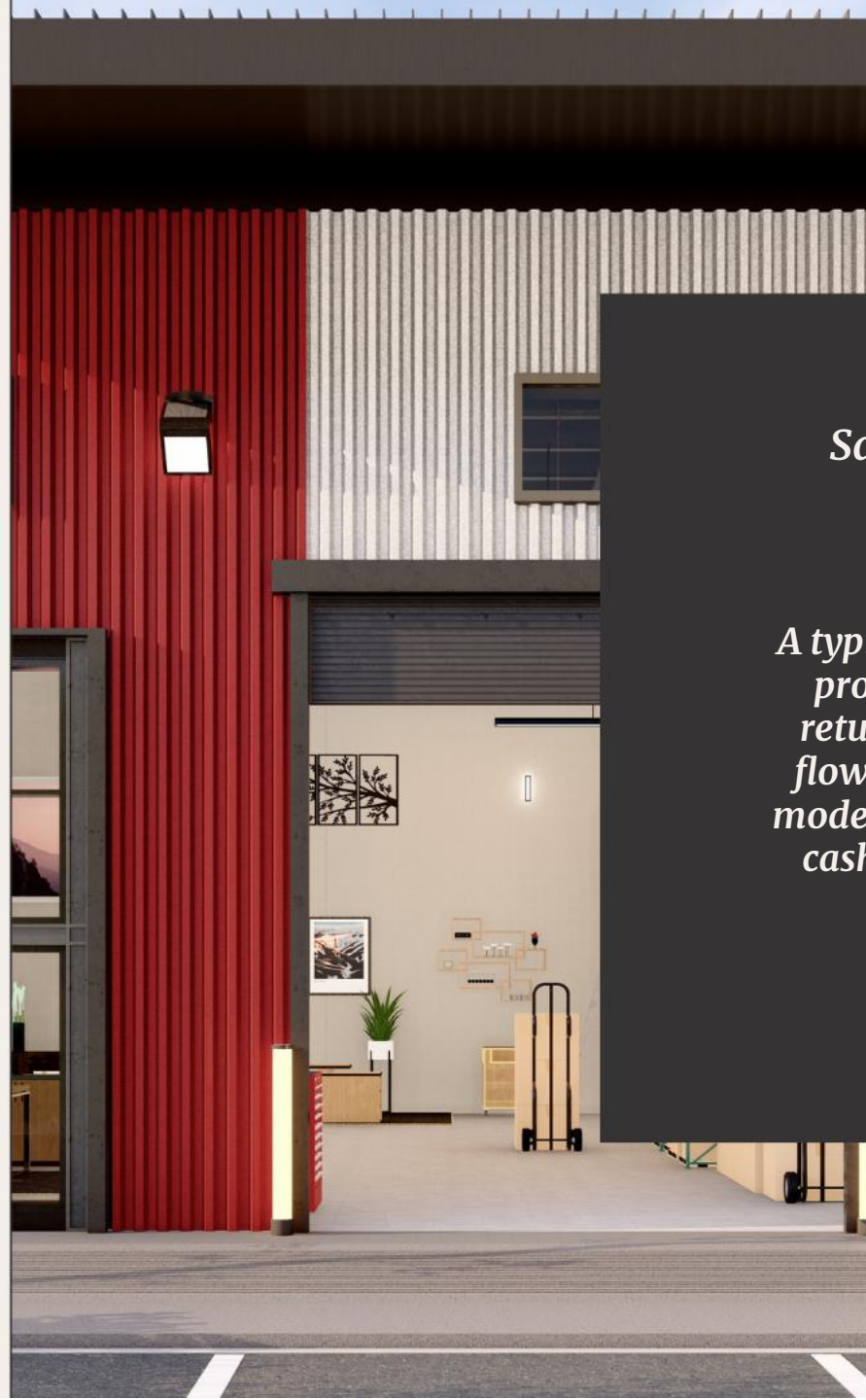
- Fort Worth's median home price (~\$335K) is \$65K–\$85K lower than Dallas, while rents remain comparable, **producing higher rent-to-price ratios** and cap rates (~5.5–6% vs. ~5% in Dallas).
- From 2020–2024, Fort Worth added **70K+ residents**, matching Dallas in rent growth and occupancy while offering better pricing and yields.
- Fort Worth assets typically trade **0.5–1.0% higher cap rates than Dallas**, offering stronger cash flow with better liquidity than smaller markets like Weatherford.
- With **1M+ residents**, Fort Worth delivers Dallas-level housing demand but faces **less investor competition**, with far fewer multifamily trades than Dallas-Plano.

FINANCIAL METRICS & RENTAL INVESTMENT RETURNS

- Fort Worth duplexes typically trade between \$300K–\$450K, rent for \$2,800–\$3,200/month, and often deliver ~6.5% cap rates with 8–10%+ cash-on-cash when leveraged.
- Stabilized Fort Worth rentals commonly achieve ~6% cap rates and 8–10% gross yields, **far outperforming coastal** and many Sunbelt markets.
- Fort Worth has seen ~45–50% appreciation over the past 5 years and is forecasted to **grow 3–5% annually**, allowing investors to pair cash flow with strong equity gains.

Sample ROI Scenario

A typical Fort Worth duplex can produce ~23% total annual return when combining cash flow, principal paydown, and modest 3% appreciation, even if cash flow alone is moderate.



PEAKS AVAILABLE OPPORTUNITIES IN FORT WORTH

East Powell Duplexes – Opportunity Zone



EAST POWELL DUPLEXES

Property & Offering:

The East Powell development features new-construction duplexes (two-unit rental homes) in Fort Worth, Texas, available either as investor-build lots (6 lots) or as completed, turnkey duplex properties (4 units)

Projected Returns:

Each duplex is expected to generate \$3,200 in gross monthly rent, yielding an estimated net operating income of ~\$1,946–\$2,077 per month, equivalent to projected cap rates of approximately 6.5% (I/B) and 6.2% (C/O).

Pricing:

Investor-Build model at ~\$360,000 per duplex and Completed (C/O) model at ~\$430,000 per duplex, both including two years of professional property management in the purchase price for a turnkey experience.

Unique Advantages

The Peak Group handles everything from construction to tenant leasing and ongoing management on the investor's behalf, and the site's Opportunity Zone status offers potential tax incentives for long-term investors.

LET'S CONNECT

Ready to explore smart investing in Fort Worth, TX
or curious about our East Powell Duplex project?

Discover opportunities that fit your goals, visit our
website or connect with us directly. Let's turn your
questions into profitable decisions today!



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