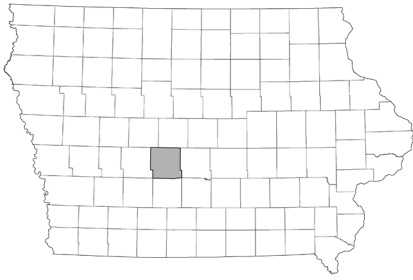


Data for Decision Makers



Dallas County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 41,753 housing units in Dallas County. Of this total, 27,728 were owner-occupied, 11,658 were renter-occupied, and 2,367 were vacant. Fewer housing units were counted in Dallas County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Dallas County is 2005. In Dallas County, a majority of owner-occupied housing is of 1-unit structures. For renter-occupied housing, there is more housing of 1-unit structures than any other type. Seasonally vacant housing units were 12.8% of all vacant units.

Housing Characteristics, 2018-2022¹

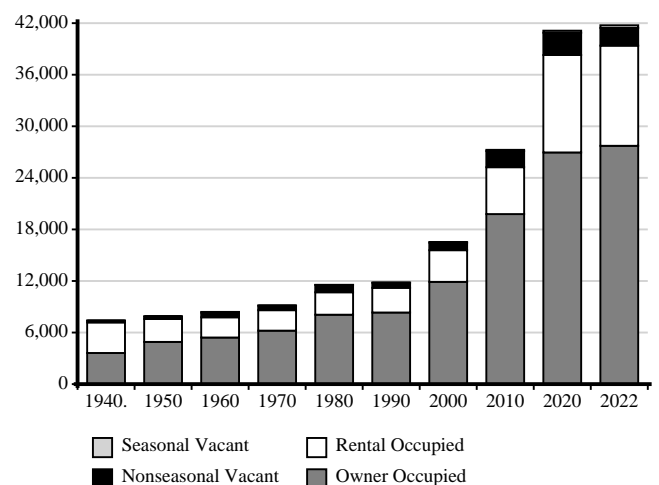
	Estimate	MOE
Total Housing Units	41,753	+/- 55
Vacant Units	2,367 (5.7%)	+/- 460 (1.1%)
Occupied Units	39,386 (94.3%)	+/- 454 (1.1%)
Owner-Occupied Units	27,728 (70.4%)	+/- 640 (1.5%)
Renter-Occupied Units	11,658 (29.6%)	+/- 616 (1.5%)
Median ^a Value ^b	\$314,900	+/- \$10,133
Median ^a Rent ^c	\$1,198	+/- \$29
Avg Household Size - Owner ^d	2.78	+/-0.05
Avg Household Size - Renter ^c	1.95	+/-0.09

^aMedian is the middle value of a distribution ^bMedian value of owner-occupied units, ^cMedian gross rent of renter-occupied units, ^dOwner-occupied units, ^eRenter-occupied units

Median^a Year Built by Tenure, 2018-2022¹

	Estimate	MOE
Median Year Built	2005	+/-1
Owner Occupied	2004	+/-1
Renter Occupied	2009	+/-3

Number of Housing Units, 1940-2022^{1,2}



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<http://indicators.extension.iastate.edu>

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	39,386	+/-454	NA	NA
Owner Occupied	27,728	+/-640	100.0	NA
1-Unit ^a	25,999	+/-736	93.8	+/-1.5
2 to 4 Unit	290	+/-249	1.0	+/-0.9
5 or More Units	728	+/-230	2.6	+/-0.8
Mobile Home	711	+/-167	2.6	+/-0.6
Boat, RV, Van etc.	0	+/-24	0.0	+/-0.1
Renter Occupied	11,658	+/-616	100.0	NA
1-Unit ^a	3,564	+/-482	30.6	+/-3.8
2 to 4 Unit	890	+/-244	7.6	+/-2.1
5 or More Units	7,100	+/-727	60.9	+/-5.3
Mobile Home	104	+/-81	0.9	+/-0.7
Boat, RV, Van etc.	0	+/-24	0.0	+/-0.2

^aIncludes Unattached and Attached Units

Housing Units by Number of Bedrooms and Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	39,386	+/-454	NA	NA
Owner Occupied	27,728	+/-640	100.0	NA
1 Bedroom ^a	263	+/-94	0.9	+/-0.3
2 Bedrooms	4,579	+/-527	16.5	+/-1.9
3 Bedrooms	9,931	+/-656	35.8	+/-2.2
4 or More	12,955	+/-662	46.7	+/-2.1
Renter Occupied	11,658	+/-616	100.0	NA
No Bedroom	604	+/-279	5.2	+/-2.4
1 Bedroom	2,751	+/-446	23.6	+/-3.6
2 Bedrooms	5,286	+/-536	45.3	+/-3.9
3 Bedrooms	2,367	+/-396	20.3	+/-3.2
4 or More	650	+/-183	5.6	+/-1.5

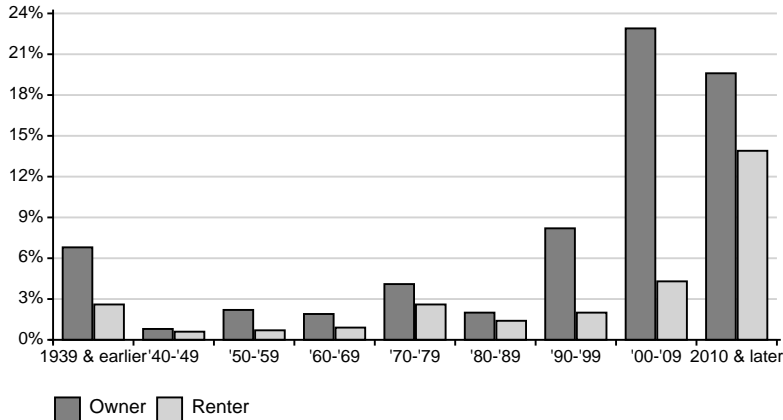
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	2,367	+/-460	NA	NA
For Rent	952	+/-352	40.2	+/-12.7
Rented, Not Occupied	181	+/-121	7.6	+/-4.9
For Sale	92	+/-88	3.9	+/-3.6
Sold, Not Occupied	108	+/-60	4.6	+/-2.4
Seasonal ^a	304	+/-197	12.8	+/-7.9
For Migrant Workers	0	+/-24	0.0	+/-1.0
Other	730	+/-268	30.8	+/-9.6

^aFor Seasonal, Recreational, or Occasional Use

Percent of Housing Units by Year Built and by Tenure, 2018-2022¹



Authorized Housing Construction Permits in Dallas County, 1995-2021³

Permit Year	Single Family Units	Duplex Units	Tri/Four-plex Units	Multi-Family Units	Total Units	Per Unit Valuation ⁺	
						Single Family	Multi-Family
1995-1999	913	26	9	4	952	\$145,951	\$623,250
2000-2004	1,474	44	16	18	1,552	\$170,648	\$1,816,870
2005-2009	1,319	27	0	5	1,351	\$206,615	\$5,697,450
2010-2014	1,430	3	0	22	1,455	\$235,062	\$2,626,627
2015-2019	3,419	97	0	41	3,557	\$280,052	\$0
2020	840	1	0	12	853	\$284,271	\$3,851,078
2021	1,070	2	0	14	1,086	\$315,527	\$3,033,423

The median value of owner-occupied housing in Dallas County was \$314,900 in 2018-2022. Median rent was \$1,198. In 2022, 1,086 permits for housing construction were authorized in Dallas County. In 2018-2022, the median household income for owner-occupied housing was higher than the median household income for renter-occupied units. It was estimated that 13.8% of owners and 33.2% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders were age 45 to 64 than any other age group. For renter-occupied units, the most common age was under 35.

HUD Income Limits, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$23,650	\$29,550
Very Low Income	\$39,400	\$49,250
Low Income	\$63,050	\$78,800

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$99,533	+/- \$3,165
Owner Occupied	\$127,679	+/- \$3,370
Renter Occupied	\$58,057	+/- \$5,755
Median Family Income	\$130,231	+/- \$3,923

^aMedian is the middle value of a distribution

Housing Values for Owner Occupied Housing Units with Mortgage and without Mortgage, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner Occupied Units	19,655	+/- 755	100.0	NA
With Mortgage	19,655	+/- 755	100.0	NA
Less than \$50,000	176	+/- 83	0.9	+/- 0.4
\$50,000 to \$99,999	632	+/- 219	3.2	+/- 1.1
\$100,000 to \$299,999	7,837	+/- 671	39.9	+/- 2.7
\$300,000 to \$499,999	7,395	+/- 674	37.6	+/- 3.2
\$500,000 and above	3,615	+/- 432	18.4	+/- 2.1
Without Mortgage	8,073	+/- 570	100.0	NA
Less than \$50,000	452	+/- 131	5.6	+/- 1.6
\$50,000 to \$99,999	758	+/- 186	9.4	+/- 2.2
\$100,000 to \$299,999	3,198	+/- 530	39.6	+/- 5.9
\$300,000 to \$499,999	2,301	+/- 314	28.5	+/- 3.2
\$500,000 and above	1,364	+/- 289	16.9	+/- 3.4

Percent of Households Spending 30% or More of Household Income on Monthly Owner or Renter Costs, 2018-2022¹

	Estimate	MOE
Owner Occupied Units	13.8%	NA
Renter Occupied Units	33.2%	NA

Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	19,655	+/- 755	100.0	NA
Owner with Mortgage	19,655	+/- 755	100.0	NA
Less than \$399	107	+/- 102	0.5	+/- 0.5
Between \$400 to \$599	10	+/- 34	0.1	+/- 0.2
Between \$600 to \$799	137	+/- 67	0.7	+/- 0.3
Between \$800 to \$999	459	+/- 142	2.3	+/- 0.7
Between \$1,000 to \$1,499	892	+/- 259	4.5	+/- 1.3
Between \$1,500 to \$1,999	3,803	+/- 503	19.3	+/- 2.3
Between \$2,000 to \$2,499	4,256	+/- 448	21.7	+/- 2.2
\$2,500 and above	7,122	+/- 704	36.3	+/- 3.3
Owner without Mortgage	8,073	+/- 570	100.0	NA
Less than \$200	165	+/- 63	2	+/- 0.8
Between \$200 and \$399	796	+/- 197	9.9	+/- 2.4
Between \$400 and \$599	1,760	+/- 342	21.8	+/- 4
Between \$600 and \$999	3,532	+/- 436	43.8	+/- 4.2
\$1,000 and above	1,820	+/- 325	22.5	+/- 3.7
Renter	11,658	+/- 616	100.0	NA
Less than \$300	263	+/- 156	2.3	+/- 1.3
Between \$300 and \$499	255	+/- 120	2.2	+/- 1
Between \$500 and \$799	1,057	+/- 223	9.1	+/- 1.9
Between \$800 and \$999	1,398	+/- 324	12	+/- 2.7
Between \$1,000 and \$1,499	5,436	+/- 625	46.6	+/- 4.1
\$1,500 and above	2,590	+/- 403	22.2	+/- 3.3

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	39,386	+/-454	100.0	NA
Living Alone	10,582	+/-711	26.9	+/-1.8
Owner Occupied	27,728	+/-640	100.0	NA
Family Households	21,344	+/-698	77.0	+/-1.8
Married-couple	18,697	+/-711	67.4	+/-2.0
Married-couple w/ Children ^a	9,814	+/-548	35.4	+/-1.8
Female Householder ^b	1,572	+/-325	5.7	+/-1.2
Female HH w/ Children ^{a,b}	953	+/-238	3.4	+/-0.9
Male Householder ^b	1,075	+/-278	3.9	+/-1.0
Male HH w/ Children ^{a,b}	615	+/-183	2.2	+/-0.7
Nonfamily Households ^c	6,384	+/-598	23.0	+/- 2.1
Renter Occupied	11,658	+/-616	100.0	NA
Family Households	4,306	+/-527	36.9	+/-4.1
Married-couple	2,624	+/-417	22.5	+/-3.4
Married-couple w/ Children ^a	1400	+/-333	12.0	+/-2.8
Female Householder ^b	1,241	+/-296	10.6	+/-2.5
Female HH w/ Children ^{a,b}	823	+/-235	7.1	+/-2.0
Male Householder ^b	441	+/-163	3.8	+/-1.4
Male HH w/ Children ^{a,b}	228	+/-110	2.0	+/-0.9
Nonfamily Households ^c	7,352	+/-638	63.1	+/- 4.3

^a with Own Children, ^b No Spouse Present,

^c Includes Householders Living Alone

Opportunity Zones & New Market Tax Credit Eligible Areas in Dallas County^{5,6}

Opportunity Zones	1
New Market Tax Credit Areas	2

Place of Work and Travel Time to Work, 2018-2022¹

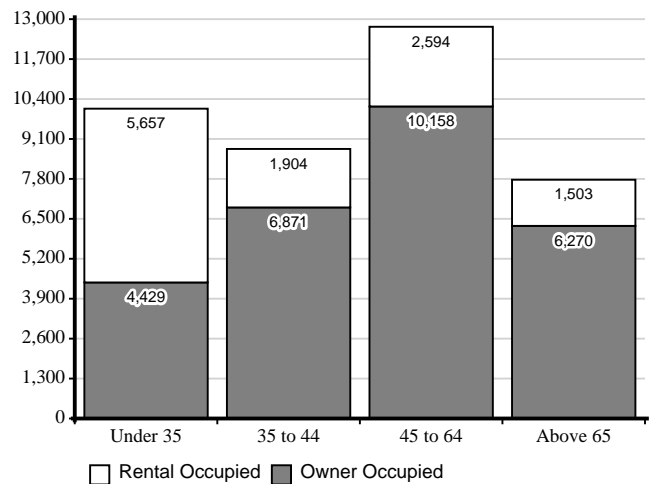
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	54,746	+/-1,018	NA	NA
Worked in state ^a	54,510	+/-1037	99.6	+/-0.2
Worked in county ^a	25,647	+/-1029	46.8	+/-1.8
Worked outside county ^a	28,863	+/-1255	52.7	+/-1.9
Worked outside state ^a	236	+/-121	0.4	+/-0.2

Travel Time to Work

Less than 14 minutes	15,712	+/-991	28.7	+/-1.7
15 to 29 minutes	26,223	+/-1,419	47.9	+/-0.9
30 to 44 minutes	9,143	+/-869	16.7	+/-1.6
More than 45 minutes	3,613	+/-468	6.6	+/-0.8

^a of residence

Householder Age by Tenure, 2018-2022¹



Information in this document was derived from:

- ¹ U.S. Census Bureau; American Community Survey, 5-year Estimates (2018-2022)
 - ² U.S. Census Bureau; Decennial Census (1940-2020)
 - ³ U.S. Census Bureau; Building Permits Survey
 - ⁴ Department of Housing and Urban Development (HUD); Income Limits
 - ⁵ Internal Revenue Service (IRS) & U.S. Department of the Treasury, CDFI Fund; Qualified Opportunity Zones (QOZs)
 - ⁶ U.S. Department of the Treasury, CDFI Fund; New Market Tax Credit (NMTC) Program
- ⁺ Values not adjusted for inflation

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