SUMMER 2026 EDITION

The Southlake Rental Market Update

The strongest rental summer we've measured in DFW.

MEDIAN RENT (SUMMER 2026)	$6,300
YEAR-OVER-YEAR RENT	+5.9%
VOLUME CHANGE	+34% (41→55 leases)
SALE-TO-LIST RATIO	100% (both years)
MEDIAN DAYS ON MARKET	21

Prepared by Matthew Salsberry — Salsberry Property Management & Realty, LLC
Data pulled August 25, 2026 — salsberrypropertymanagement.com

What This Is

Every summer, Southlake homeowners quietly wonder the same thing: **if I rented my home out — or renewed my tenant — what would it actually rent for right now, and is that different from last year?**

This report answers that question with real MLS data. Not opinion. Not marketing. Actual closed leases in ZIP 76092 for two matching windows:

- **Summer 2026:** June 1 – August 20, 2026 (55 closed leases)
- **Summer 2025:** June 1 – August 20, 2025 (41 closed leases)

The Big Picture, In One Line

Southlake had one of the strongest rental summers we've measured anywhere in DFW. Volume jumped 34%, median rent rose nearly 6%, average rent rose 7.7%, and the sale-to-list ratio held at 100%. Newer construction homes had a genuinely exceptional summer.

The Headline Numbers

Metric	Summer 2025	Summer 2026	Change
Median rent	$5,950	$6,300	+5.9%
Average rent	$5,956	$6,415	+7.7%
Total leases closed	41	55	+34%
Median days on market	17	21	4 days slower
Median $/sqft	$1.77	$1.77	Flat
Sale-to-list ratio	100%	100%	Unchanged
Rent range	$2,075–$14,300	$3,200–$15,450	Both ends up

Volume grew substantially — 14 more homes leased in the same summer window. Median rent grew nearly 6%. The rent range shifted upward at both ends: the floor rose from $2,075 to $3,200, and the ceiling pushed past $15,000.

The one thing that stayed exactly where it was: **sale-to-list at 100%**. Homes leased for what owners asked. Owners aren't discounting to close leases.

The Real Story — Newer Homes Are Driving This

Newer construction (2010+) — the standout

Metric	Summer 2025	Summer 2026
Median rent	$5,500	$8,000 (+45.5%)
Median days on market	14	17
Homes leased	3	11

Newer Southlake homes — modern builds in recent developments, luxury townhomes in mixed-use districts, newer single-family builds — went from a small niche last summer to a substantial share of the market this summer at meaningfully higher rents. Includes homes at 350 Central Ave, 1530 Meeting St, 704 Winding Ridge, and 909 Jamestown — many at $8,000-$12,000 rents.

If you own a newer Southlake home, you're in the strongest specific segment of the market.

Established Southlake (pre-2010) — steady and healthy

Metric	Summer 2025	Summer 2026
Median rent	$5,975	$6,125 (+2.5%)
Median days on market	18	25
Homes leased	38	44

Timarron, Stone Lakes, Woodland Heights, Timber Lake, Monticello, Chapel Downs — the bulk of Southlake's rental inventory. Healthy summer: more homes leased, rents up modestly, sale-to-list held. Marketing windows are running about a week longer than last summer.

By Bedroom Count

Home Type	Summer 2025	Summer 2026	YoY
3 Bedroom (n=9→9)	$3,500	$3,700	+5.7%
4 Bedroom (n=18→29)	$5,975	$6,200	+3.8%
5 Bedroom (n=13→17)	$6,995	$7,000	Flat

Mid-range 4-bedroom family homes remain the workhorse — biggest by volume, growing, rents rising. 5-bedroom rents plateaued at $7,000. 3-bedroom rents rose modestly.

Where Rent Growth Really Happened

Rent Tier	Summer 2025	Summer 2026	Change
Under $5,000	12 (29%)	13 (24%)	+1
$5,000 – $7,000	20 (49%)	26 (47%)	+6
$7,000 – $10,000	7 (17%)	13 (24%)	+86%
$10,000+	2 (5%)	3 (5%)	+1

The $7,000-$10,000 tier nearly doubled. That's where the real momentum is: premium homes commanding meaningful rent, and more of them leasing. The high-end Southlake rental market is deeper than it was a year ago.

What You Should Actually Do

If you're planning to rent your home out this fall:

• Price to actual leased comps from THIS summer, not last summer.

• 100% sale-to-list means accurate pricing works — don't underprice.

• Budget 3-4 weeks of marketing for well-priced homes.

• Newer homes: don't be shy — pricing power is real.

If you have a tenant on renewal:

• 3BR / 4BR home: 3-5% rent increase is supported by comps.

• 5BR home: hold rent flat — market topped out at $7,000.

• Newer construction: meaningful upward adjustment is defensible.

• Retention still matters — losing a great tenant for $200/mo rarely pencils.

Your Free Rental Analysis

The medians here are useful. They aren't the same as the number YOUR specific home should rent for. We're happy to give you a **free, no-obligation rental analysis** with real comps from your street, an honest read on today's rent, and a realistic expectation of days-to-lease.

Request one at salsberrypropertymanagement.com.

Methodology

Data pulled from NTREIS MLS on August 25, 2026. Filter: Property Type = Residential Lease, Status = Closed, Postal Code = 76092. Summer 2026: 06/01/2026 – 08/20/2026 (55 records). Summer 2025: 06/01/2025 – 08/20/2025 (41 records). All statistics are medians unless labeled. Actual signed leases.

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