RENTING and/or BUYING in DALLAS

Apartment, Condo, or House:

➢ Renting an Apartment:
  o Dallas offers a wide variety of apartment complexes to choose from if you’re considering renting an apartment.
  o In general, you can find a one bedroom apartment for $800-2000 per month depending on location and amenities.
  o Popular Dallas neighborhoods—Uptown, Oaklawn, Mockingbird Station, UTSW Medical Center, Farmer’s Market District

➢ Renting or buying a Condo:
  o Purchasing will potentially allow you to pay less than apartment/condo rental given current high demands
    ▪ Mortgage, Insurance, taxes, Home Owner’s Association Fees/Dues → $1000-1500/month rent/mortgage
  o Popular Neighborhoods in Dallas – Uptown, Oaklawn, Bishop Arts District, Mockingbird Station, The M streets, Lakewood, White Rock Lake
  o Popular Suburbs—Irving, Las Colinas, Richardson, Plano, Farmer’s Branch, Carrollton

➢ Renting or buying a House:
  o It is possible to rent or buy a house in or around Dallas at several price levels, depending on your preferences as far as size of house, neighborhoods, proximity to work, etc.
  o For a decent-sized 3+ bedroom, 2+ bath house within a reasonable drive to work, you could pay anywhere from $1100 to $3000+ per month in rent or mortgage.
  o Popular Neighborhoods in Dallas—M Streets, Lakewood, White Rock Lake, North Dallas, Kessler Park. These areas are generally more expensive than the suburbs.
  o Popular Suburbs—Irving, Richardson, McKinney, Plano, Farmer’s Branch, Carrollton, Coppell, Grapevine. These cities may be especially attractive if you have school-age children.

➢ Neighborhood Descriptions
  o **Uptown**: The majority of UTSW residents and fellows rent apartments in the Uptown area both because of its vibrant young atmosphere as well as its proximity to the Parkland and Clements University Hospital (<5 miles). Uptown offers dozens of restaurants and shopping opportunities as well as galleries, boutiques, museums, etc. Many condominiums in the area also have units available for rent.
  o **Mockingbird Station**: further north than Uptown, offers similar atmosphere but it is more spread out. It is located close to SMU campus.
  o **UTSW Medical Center**: located within minutes of Parkland and Clements University Hospital. This area offers many newly constructed apartment complexes with discounted rates. Most restaurants and shopping are only a short drive or bike ride away.
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- **Farmer’s Market District**: situated closer to Downtown Dallas, this area provides many apartments and offers great views of the Dallas metropolis and quick access to the Farmer’s Market.

- **Downtown**: offers high rise apartments and condos, generally more expensive.

- **Addison**: located ~10 miles north of the UTSW Medical Center on the Dallas North Tollway. This area has several large apartment complexes with many restaurants/bars within close proximity.

- **Lakewood/White Rock Lake**: this area is located northeast of Downtown Dallas; it is an older neighborhood that offers a wide variety of housing options including apartments, condos and houses. The pricing is also variable depending on size and amenities.

- **M Streets**: located north of Downtown Dallas; also an older neighborhood offering mainly houses that are generally a little more expensive.

- **Irving/Las Colinas**: suburb of the Metroplex that is located west of Dallas, has a wide variety of housing options including apartments, condos, and houses. South Irving is generally less expensive, while North Irving/Las Colinas is more expensive and has newer construction.

- **Plano**: suburb of the Metroplex located north of Dallas, has a wide variety of housing options including apartments, condos, and houses with lots of new construction. It also has large shopping areas and restaurants, but the commute can be daunting with traffic.

- **Farmer’s Branch/Carrollton**: suburb of the Metroplex located northwest of the UTSW Medical Center; it mainly has houses with some apartments and condos. Generally less expensive than Plano and Lakewood/White Rock Lake areas.

- **Oak Lawn** – Avant-garde Dallas neighborhood, only 2-3 miles east of UTSW Medical District. Very liberal fun-loving community with lots of unique shops and restaurants. Very popular with urban professionals and LGBT community.

- **Oak Cliff**: suburb of the Metroplex, located south of the UTSW Medical Center. Only the Kessler Park neighborhoods in Oak Cliff are recommended. This area has a few apartments and condos, but mainly has older homes. This is one of the oldest neighborhoods in Dallas with some beautiful homes, but they are generally more expensive. It is located near the Bishop Arts District, which is home to several restaurants/bars and shopping.

- **Coppell**: suburb of the Metroplex, located northwest of the UTSW Medical Center that mainly offers houses. The school district is highly regarded, and there are several areas that are generally considered as affordable.