



Dallas Eviction Advocacy Center — Eviction Recidivism Study Report

Introduction

Eviction History of Unique Households

6,186 total households with at least one eviction

83.9% One eviction
5,187 households

12.3% Two evictions
761 households

3.9% Three or more evictions
238 households

Policy Insight:

Nearly 96% of households experienced only one or two evictions, suggesting early intervention may prevent repeat eviction cycles.

The Dallas Eviction Advocacy Center recently completed an eviction recidivism study examining how many tenants we represented between December 2024 and November 2025 had a previous eviction case within the prior 12 months. The results demonstrate that the overwhelming majority of households we assist do not return to the eviction system within a year. Specifically, approximately 84% of the tenants we represented during the study period did not have a second eviction case in the prior 12 months, while only just over 16% did.

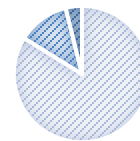
Study Overview and Key Findings

During the study period, we represented tenants in 7,301 eviction trials. Those cases corresponded to approximately 6,186 unique individuals. Of those unique individuals, 999 received our assistance with more than one eviction within a 12-month period, resulting in a recidivism rate of 16.15%. This means that 83.85%, or 5,187 households, that we assisted did not have another eviction case in the prior 12 months.

For the 999 households that did experience at least two evictions in a 12-month period, the average length of time between their two most recent evictions was 93.08 days. Only 187 households (3.02%) experience an immediate refiling of an eviction (i.e., an eviction within 30 days). While some households had more than two evictions in a 12-month period, such occurrences were rare. Only 238 households (3.85%) had more than two evictions within a twelve-month period.

NUMBER OF EVICTIONS WITHIN 12 MONTHS

■ 1 Eviction ■ 2 Evictions ■ 3+ Evictions



Methodology

To ensure accuracy, the recidivism rate was calculated by looking back at data from 2024 in addition to the December 2024 through November 2025 study period. For example, if we assisted a tenant on January 1, 2025, we examined records going back to January 1, 2024 to determine whether that individual had been helped previously. Had we limited the analysis to only the current 12-month dataset, a tenant helped at the beginning of the study period would not have shown a

prior eviction unless it also fell within that same window, which would have produced a lower but less accurate recidivism rate.

To identify unique individuals with multiple evictions, we employed a multi-step matching process. First, we identified any tenant in our system who shared the same name as another tenant. We then examined whether tenants with the same name also shared the same address, phone number, or email address. If any one of those additional identifiers matched, the cases were treated as belonging to the same person. This approach accounted for situations in which a tenant may have been evicted from two different addresses, which could initially appear to involve two different people. However, if those cases shared a common phone number or email address despite having different addresses, we concluded they were the same individual and that the second eviction occurred at a subsequent residence rather than by the same landlord. Such individuals were treated as having multiple evictions within a 12-month period.

Conclusion

The results of this study confirm that the vast majority of tenants assisted by the Dallas Eviction Advocacy Center do not experience repeat evictions within a 12-month period. With a recidivism rate of only 16.15%, these findings underscore that most tenants we serve are not cycling through the eviction system on a recurring basis. For those households that do experience repeat evictions, the very low average of 2.12 evictions per repeat household suggest that prolonged or serial eviction patterns remain the exception rather than the norm.

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