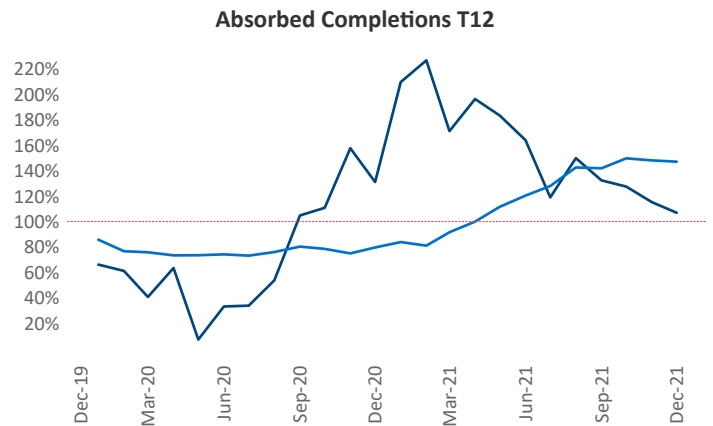
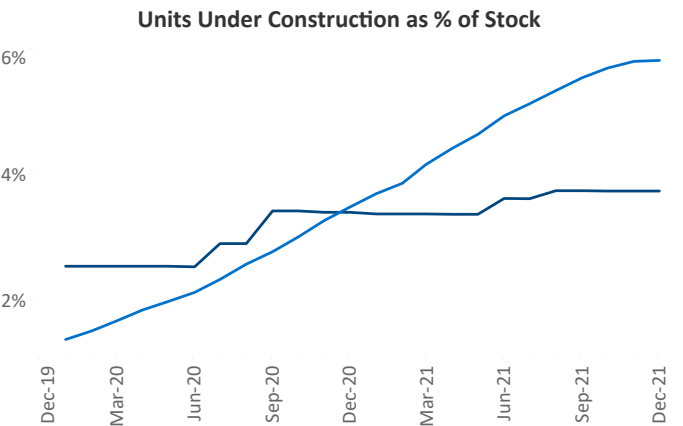
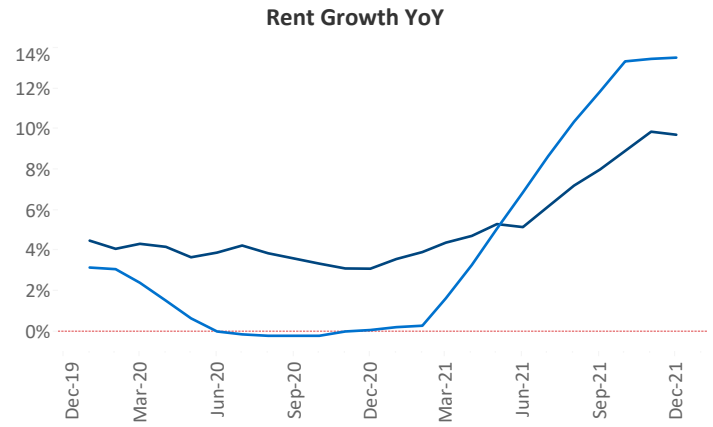
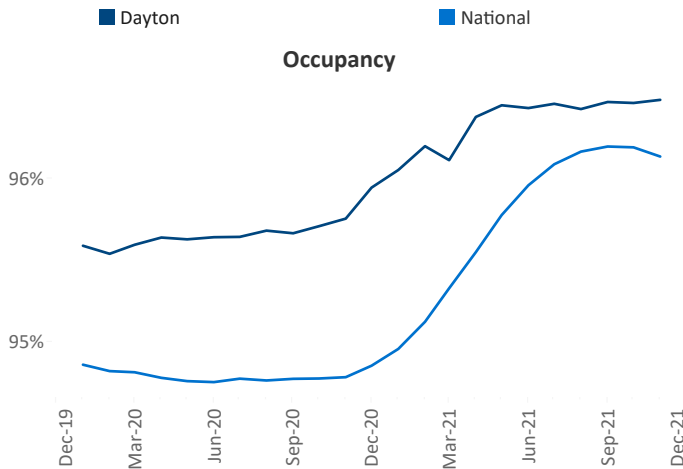


Dayton is the 73rd largest multifamily market with 49,746 completed units and 7,988 units in development, 1,862 of which have already broken ground.

New lease asking rents are at \$948, up 9.6% ▲ from the previous year placing Dayton at 76th overall in year-over-year rent growth.

Multifamily housing demand has been rising with 1,320 ▲ net units absorbed over the past 12 months. This is up 426 ▲ units from the previous year's gain of 894 ▲ absorbed units.

Employment in Dayton has grown by 2.3% ▲ over the past 12 months, while hourly wages have risen by 7.3% ▲ YoY to \$27.11 according to the Bureau of Labor Statistics.



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