

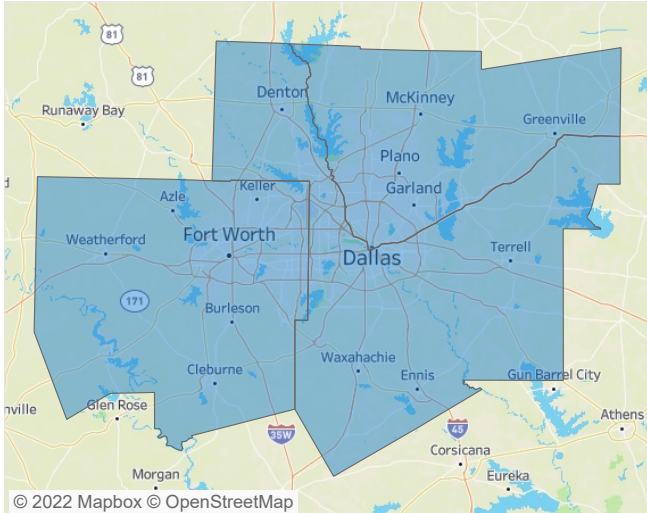


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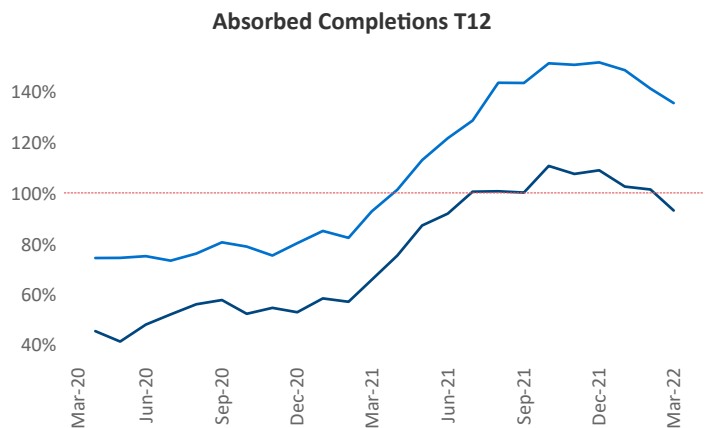
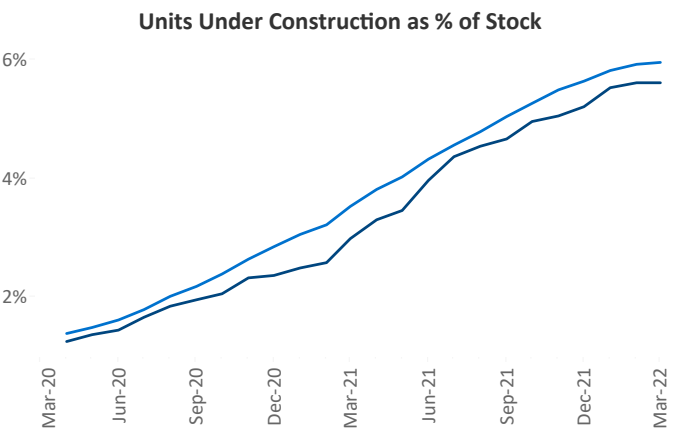
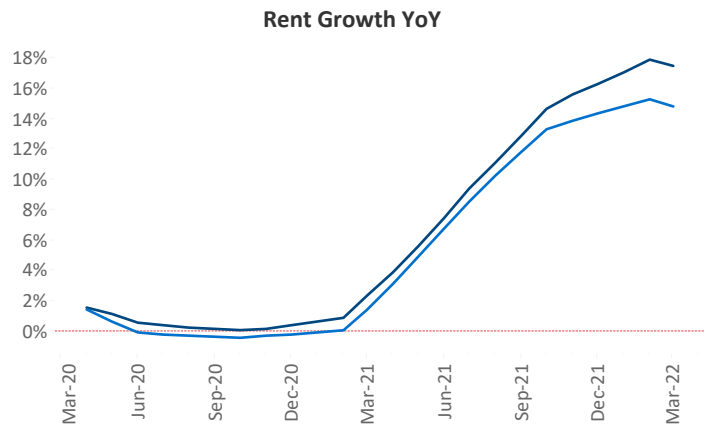
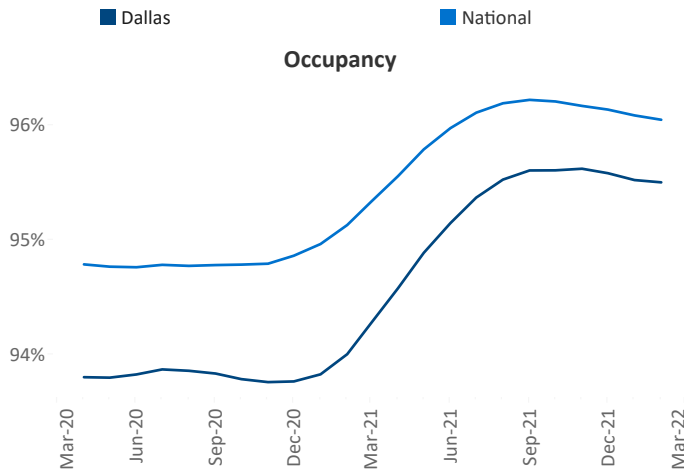


Dallas is the **1st** largest multifamily market with **823,693** completed units and **178,287** units in development, **46,164** of which have already broken ground.

New lease asking **rents** are at **\$1,484**, up **17.5%** ▲ from the previous year placing Dallas at **24th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **37,362** ▲ net units absorbed over the past twelve months. This is up **10,301** ▲ units from the previous year's gain of **27,061** ▲ absorbed units.

Employment in Dallas has grown by **6.7%** ▲ over the past 12 months, while hourly wages have risen by **7.5%** ▲ YoY to **\$33.07** according to the *Bureau of Labor Statistics*.



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