

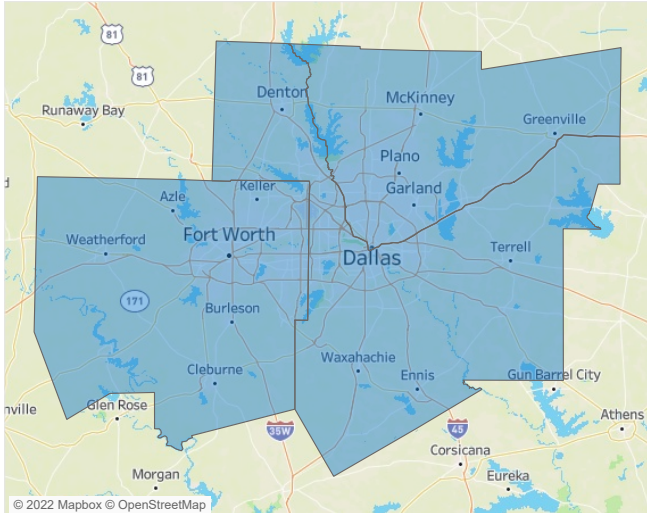


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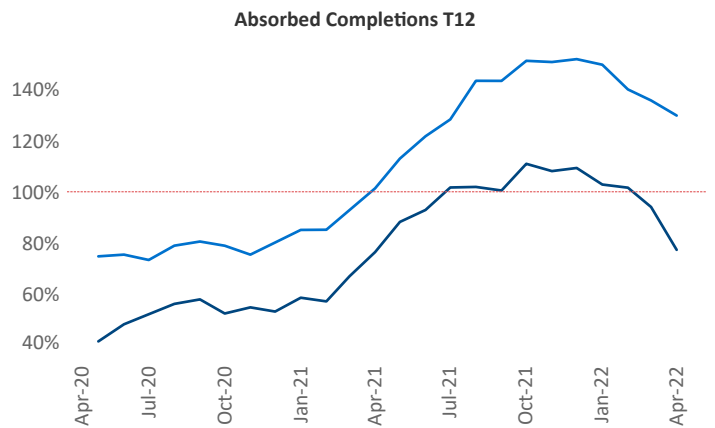
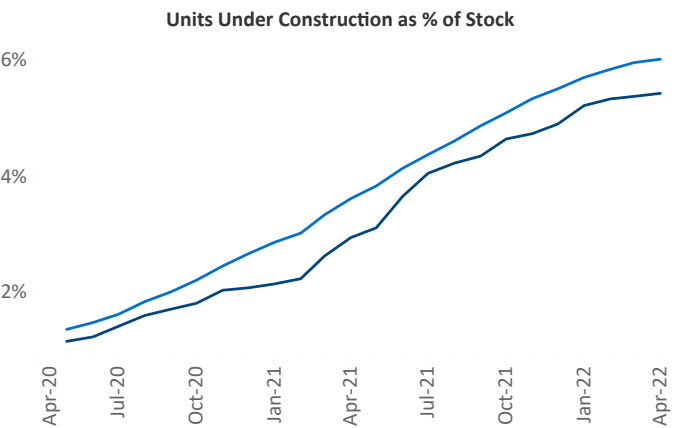
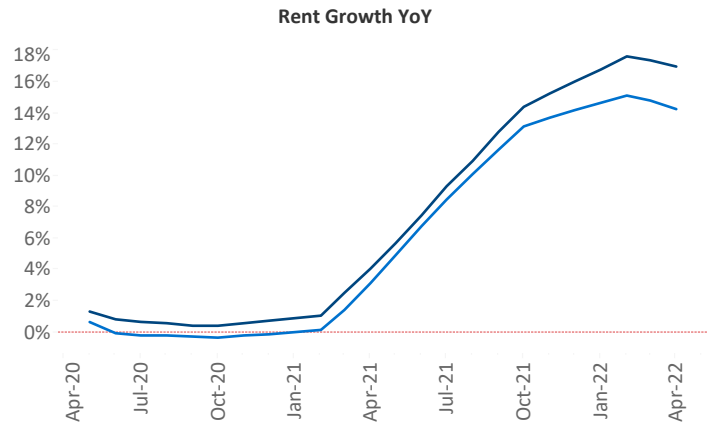
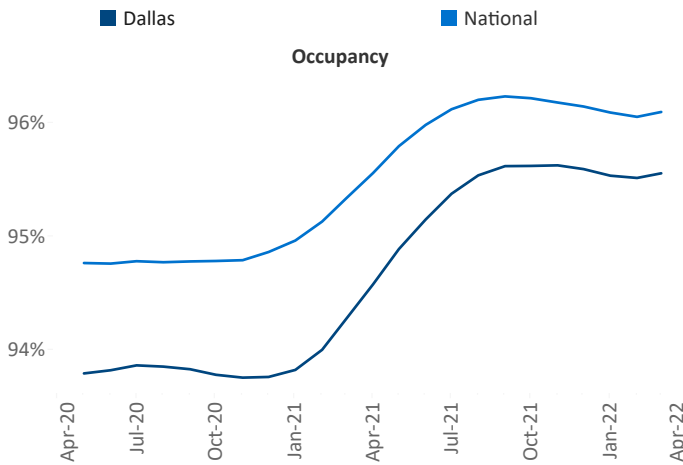


Dallas is the **1st** largest multifamily market with **827,707** completed units and **173,923** units in development, **44,918** of which have already broken ground.

New lease asking **rents** are at **\$1,502**, up **17%▲** from the previous year placing Dallas at **24th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **33,443▲** net units absorbed over the past twelve months. This is up **780▲** units from the previous year's gain of **32,663▲** absorbed units.

Employment in Dallas has grown by **6.9%▲** over the past 12 months, while hourly wages have risen by **8.5%▲** YoY to **\$32.84** according to the *Bureau of Labor Statistics*.



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