

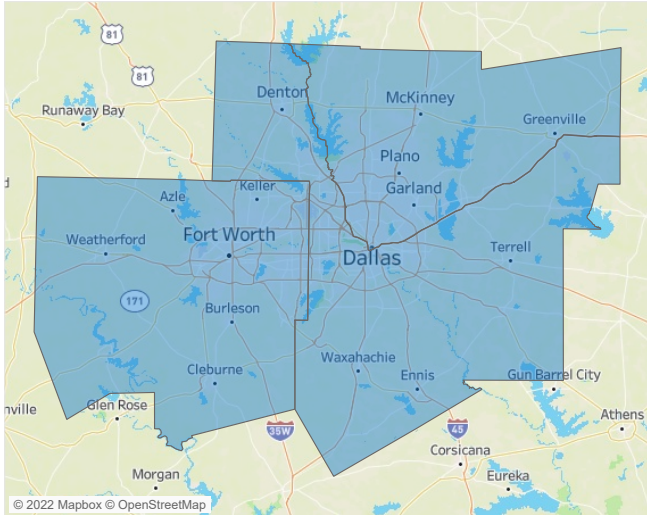


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Dallas is the **1st** largest multifamily market with **829,937** completed units and **172,641** units in development, **46,511** of which have already broken ground.

New lease asking **rents** are at **\$1,525**, up **17.1%** ▲ from the previous year placing Dallas at **19th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **28,827** ▲ net units absorbed over the past twelve months. This is down **-7,664** ▼ units from the previous year's gain of **36,491** ▲ absorbed units.

Employment in Dallas has grown by **7.5%** ▲ over the past 12 months, while hourly wages have risen by **6.8%** ▲ YoY to **\$33.27** according to the *Bureau of Labor Statistics*.

