

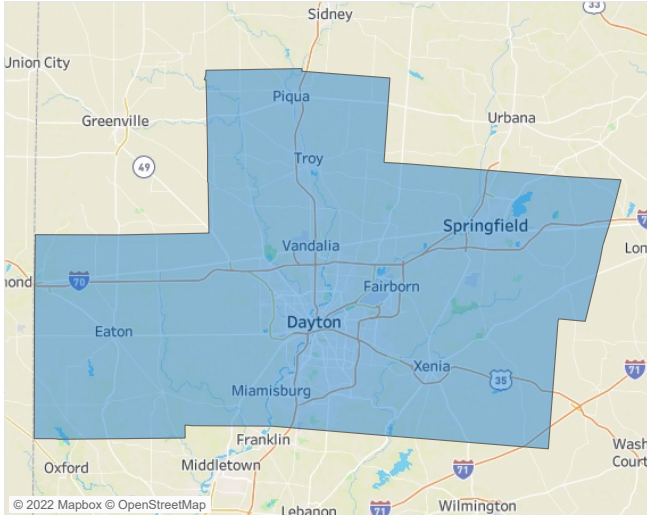


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Liliana Malai
Senior PPC Specialist
Liliana.Malai@yardi.com

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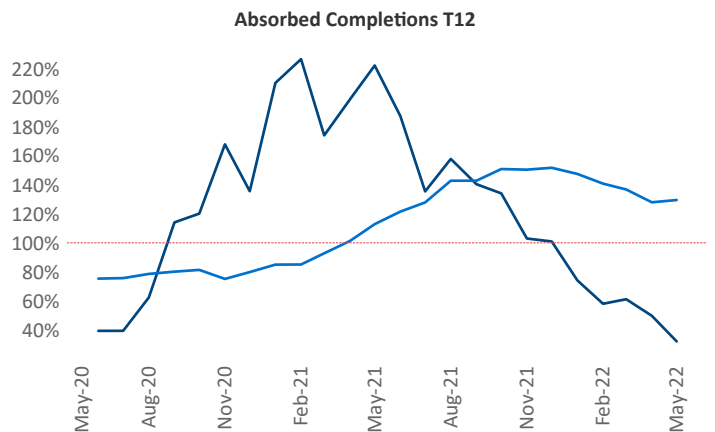
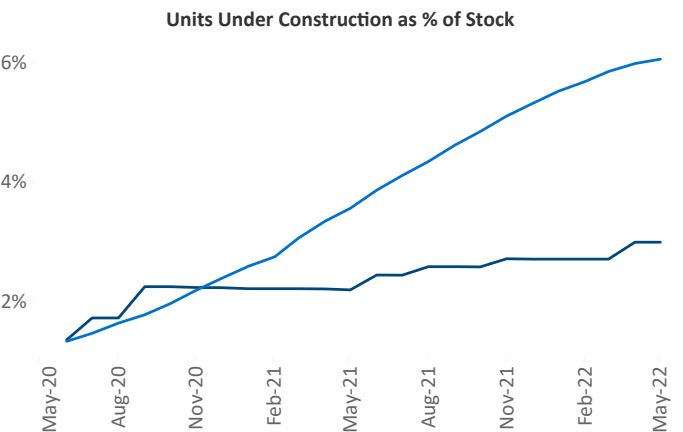
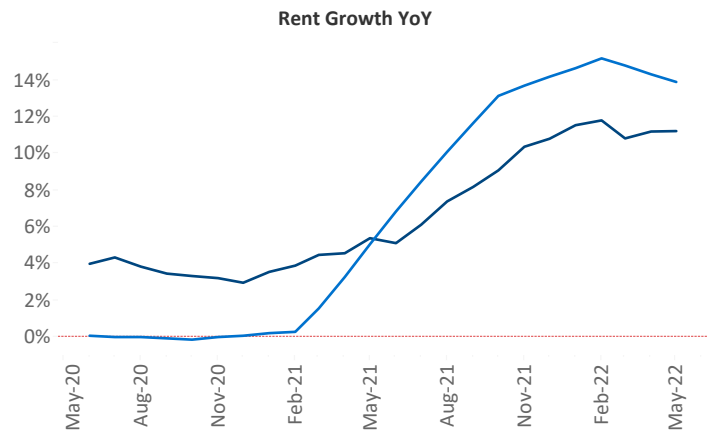
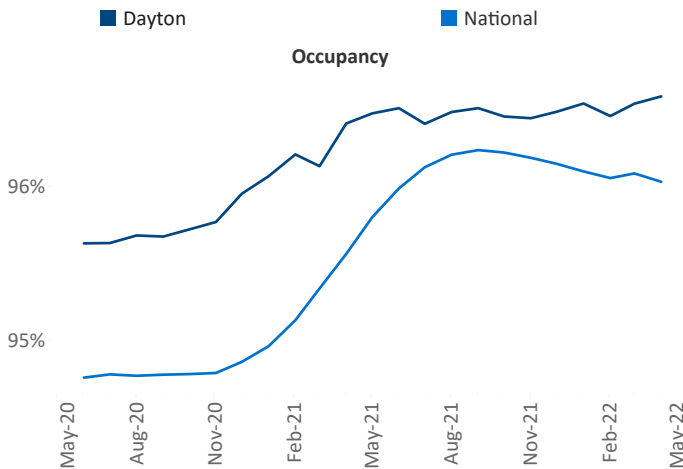


Dayton is the **73rd** largest multifamily market with **50,296** completed units and **8,151** units in development, **1,506** of which have already broken ground.

New lease asking **rents** are at **\$1,001**, up **11.1%** ▲ from the previous year placing Dayton at **73rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **723** ▲ net units absorbed over the past twelve months. This is down **-1,369** ▼ units from the previous year's gain of **2,092** ▲ absorbed units.

Employment in Dayton has grown by **2.7%** ▲ over the past 12 months, while hourly wages have risen by **5.0%** ▲ YoY to **\$27.65** according to the *Bureau of Labor Statistics*.



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