

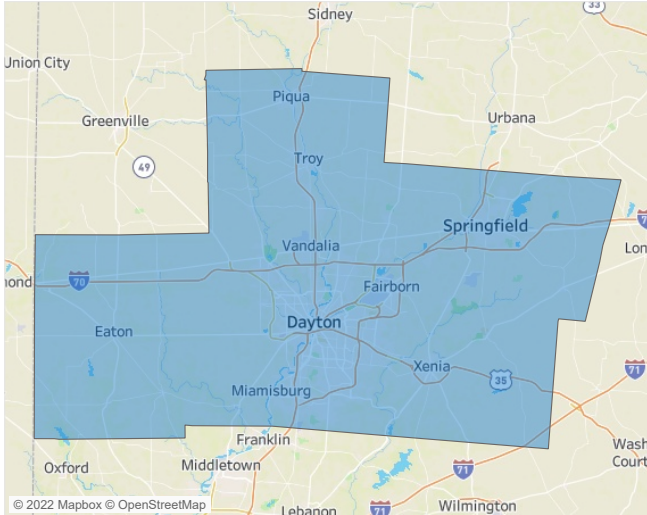


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

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

Dayton
June 2022

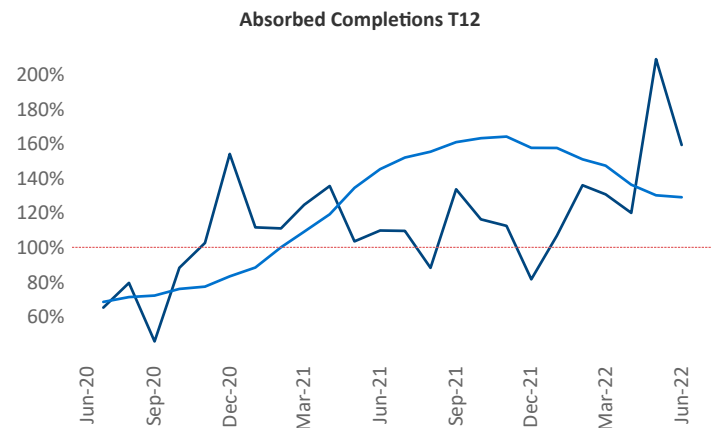
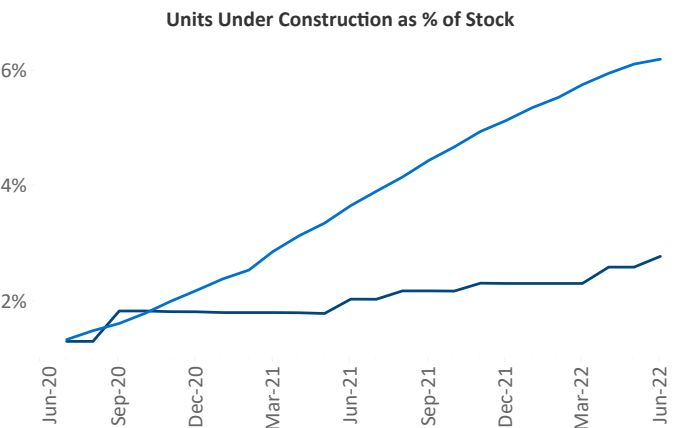
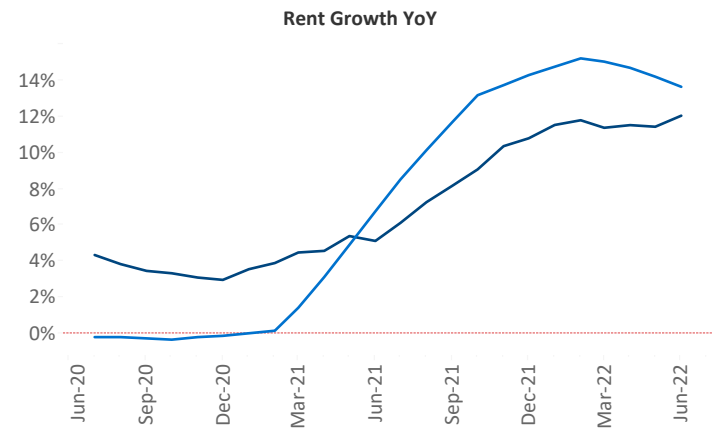
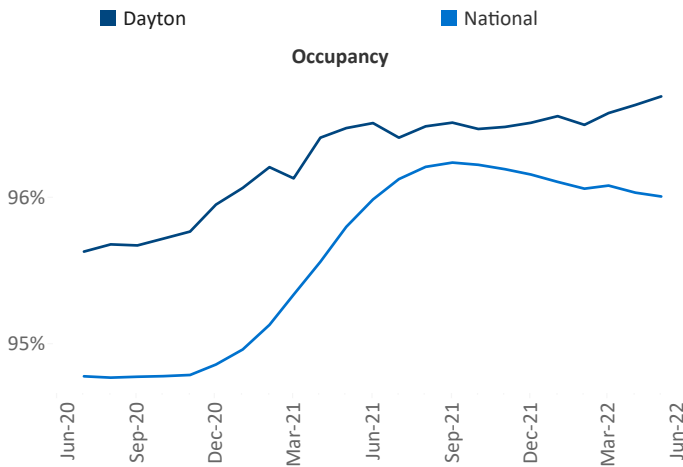


Dayton is the **73rd** largest multifamily market with **50,497** completed units and **8,439** units in development, **1,400** of which have already broken ground.

New lease asking **rents** are at **\$1,013**, up **12.1%** ▲ from the previous year placing Dayton at **60th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,080** ▲ net units absorbed over the past twelve months. This is down **-409** ▼ units from the previous year's gain of **1,489** ▲ absorbed units.

Employment in Dayton has grown by **2.5%** ▲ over the past 12 months, while hourly wages have risen by **8.3%** ▲ YoY to **\$28.42** according to the *Bureau of Labor Statistics*.



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