

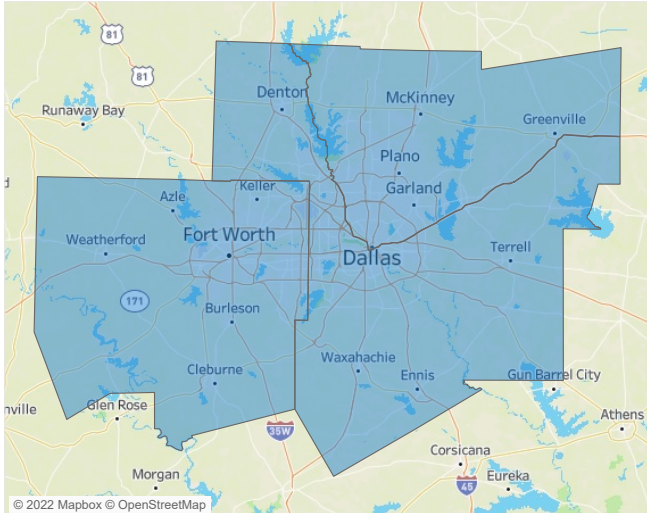


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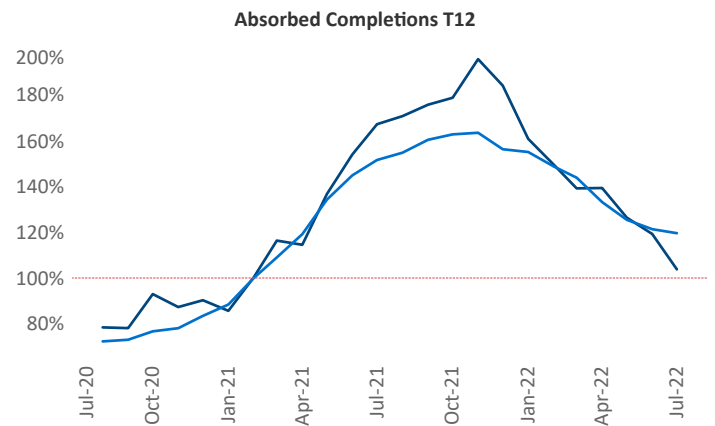
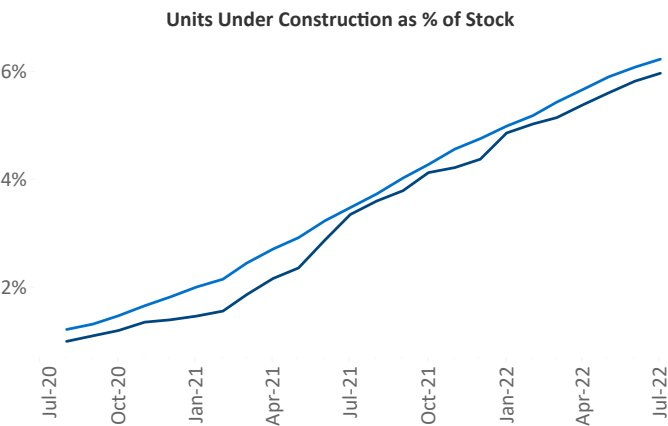
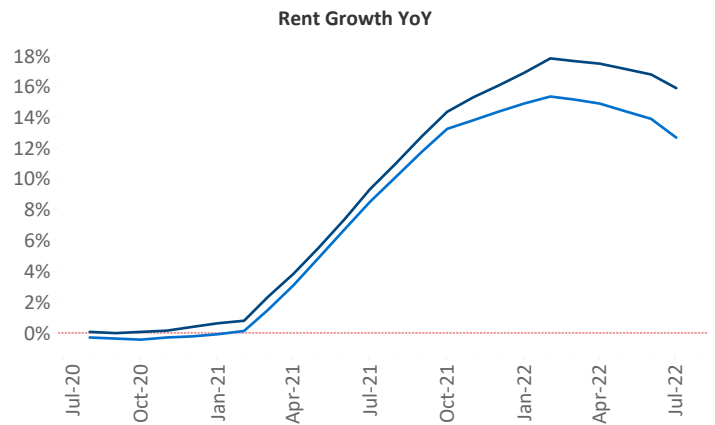
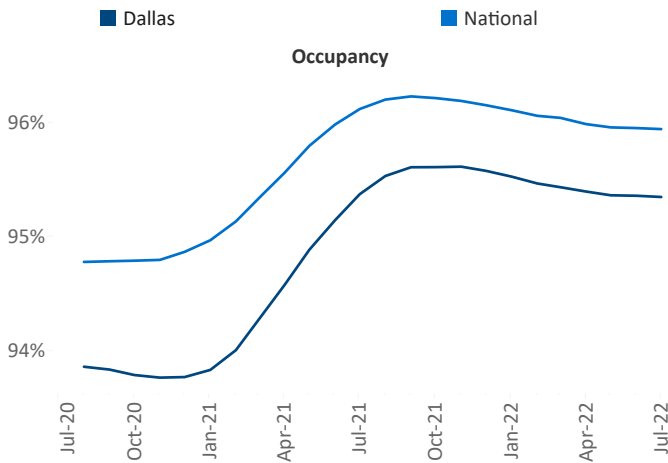


Dallas is the **1st** largest multifamily market with **836,553** completed units and **181,873** units in development, **49,982** of which have already broken ground.

New lease asking **rents** are at **\$1,571**, up **15.9%** ▲ from the previous year placing Dallas at **16th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **21,974** ▲ net units absorbed over the past twelve months. This is down **-24,339** ▼ units from the previous year's gain of **46,313** ▲ absorbed units.

Employment in Dallas has grown by **7.4%** ▲ over the past 12 months, while hourly wages have risen by **5.5%** ▲ YoY to **\$32.89** according to the *Bureau of Labor Statistics*.



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