

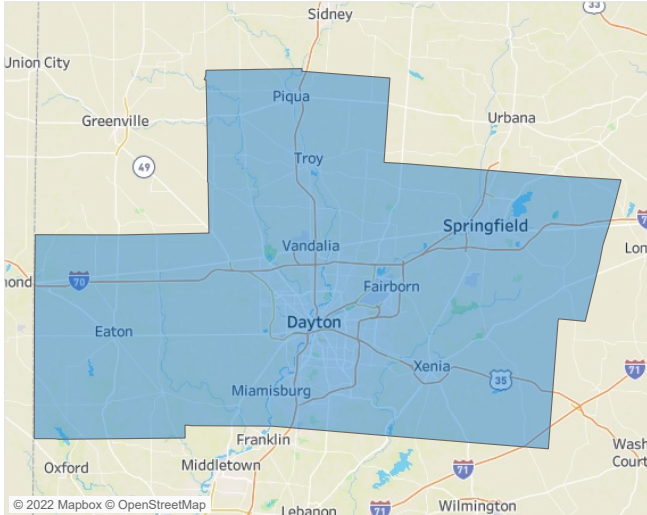


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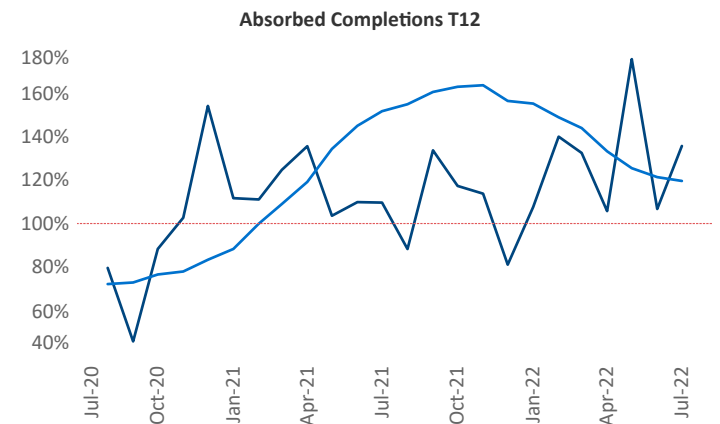
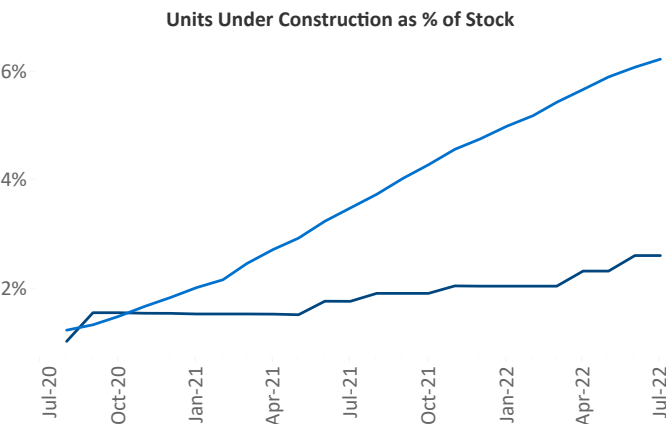
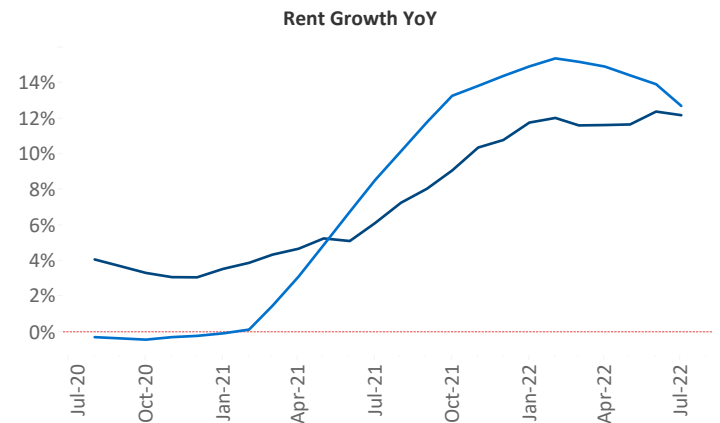
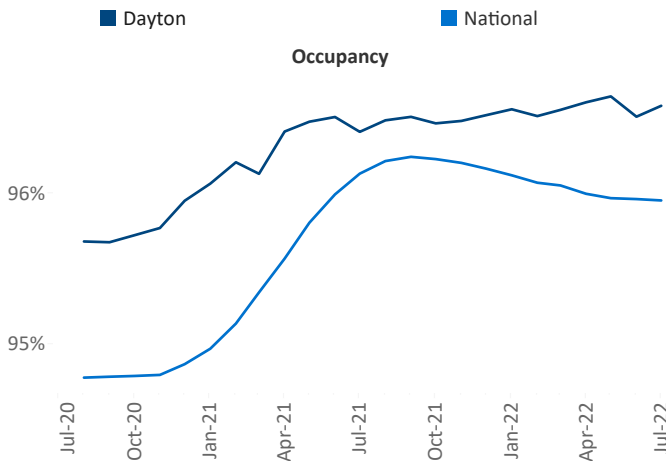


**Dayton** is the **73rd** largest multifamily market with **50,627** completed units and **8,309** units in development, **1,320** of which have already broken ground.

New lease asking **rents** are at **\$1,030**, up **12.1%** ▲ from the previous year placing Dayton at **52nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,002** ▲ net units absorbed over the past twelve months. This is down **-484** ▼ units from the previous year's gain of **1,486** ▲ absorbed units.

**Employment** in Dayton has grown by **2.7%** ▲ over the past 12 months, while hourly wages have risen by **9.3%** ▲ YoY to **\$28.53** according to the *Bureau of Labor Statistics*.



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