

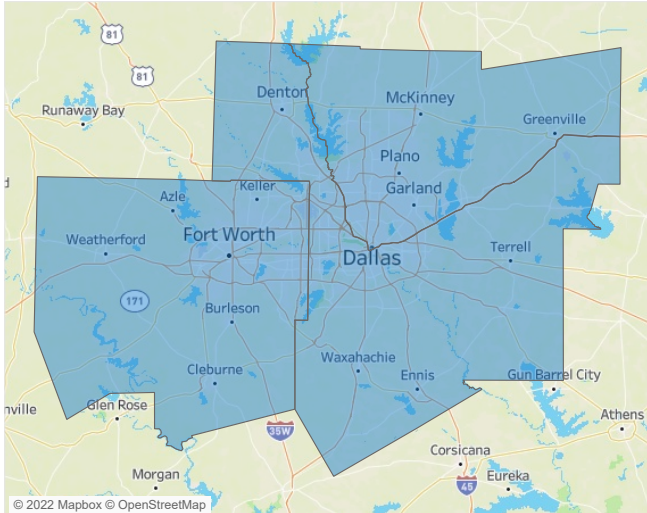


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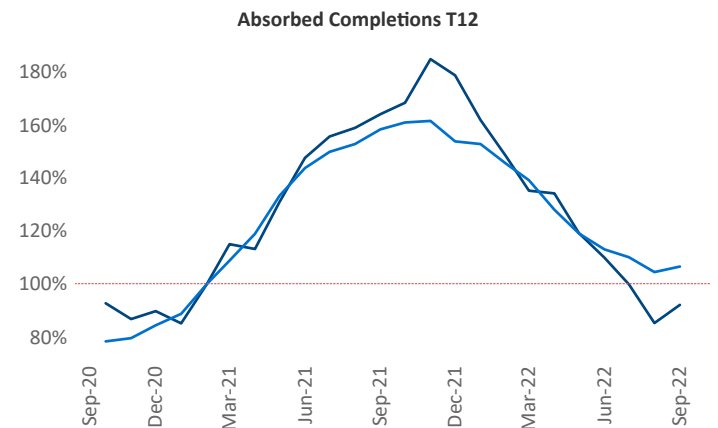
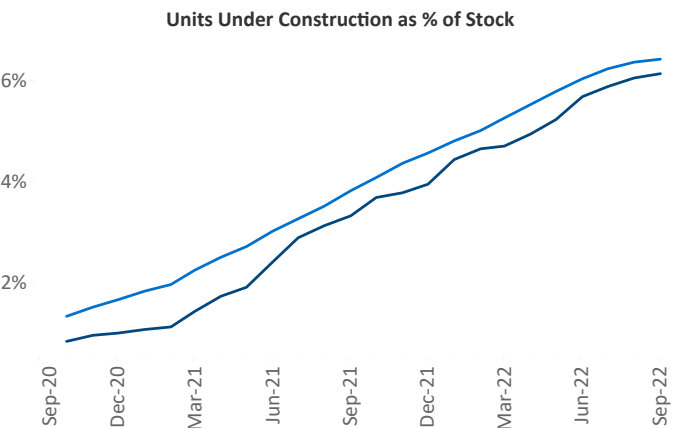
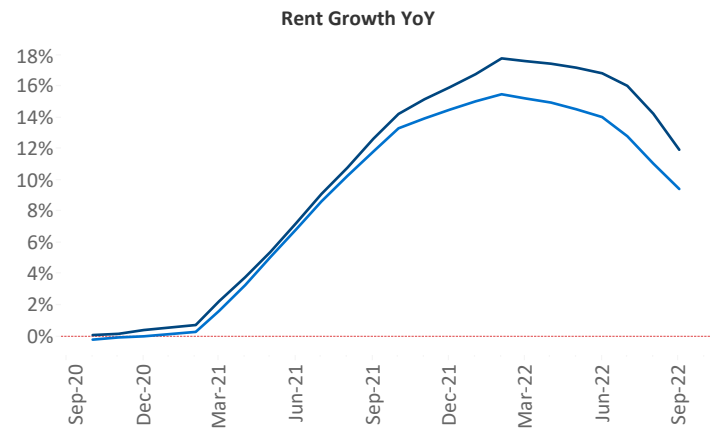
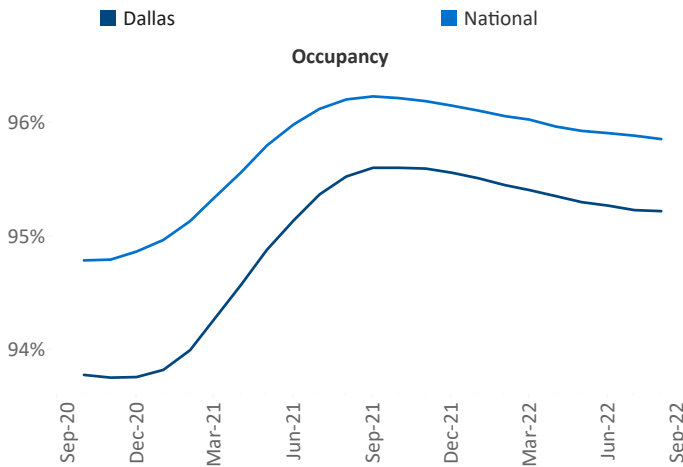


Dallas is the **1st** largest multifamily market with **841,170** completed units and **185,895** units in development, **51,631** of which have already broken ground.

New lease asking rents are at **\$1,566**, up **11.9%** ▲ from the previous year placing Dallas at **18th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **21,937** ▲ net units absorbed over the past twelve months. This is down **-21,840** ▼ units from the previous year's gain of **43,777** ▲ absorbed units.

Employment in Dallas has grown by **6.9%** ▲ over the past 12 months, while hourly wages have risen by **5.1%** ▲ YoY to **\$33.59** according to the *Bureau of Labor Statistics*.



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