

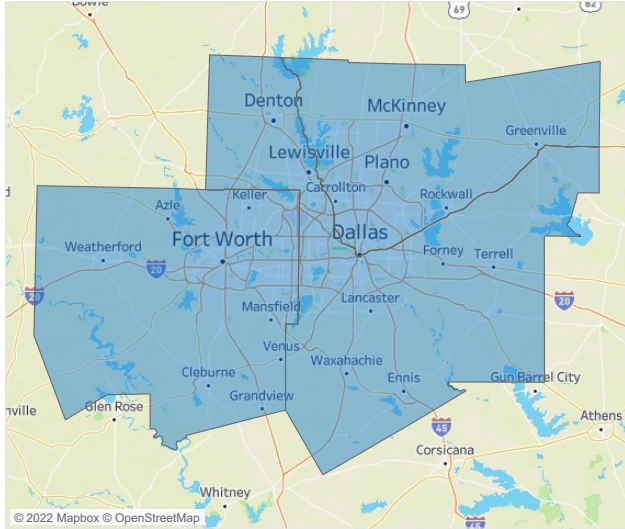


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Dallas is the **1st** largest multifamily market with **845,336** completed units and **201,644** units in development, **54,741** of which have already broken ground.

New lease asking **rents** are at **\$1,563**, up **8.5%** ▲ from the previous year placing Dallas at **44th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **17,499** ▲ net units absorbed over the past twelve months. This is down **-30,686** ▼ units from the previous year's gain of **48,185** ▲ absorbed units.

Employment in Dallas has grown by **6.0%** ▲ over the past 12 months, while hourly wages have risen by **4.3%** ▲ YoY to **\$33.65** according to the *Bureau of Labor Statistics*.

