

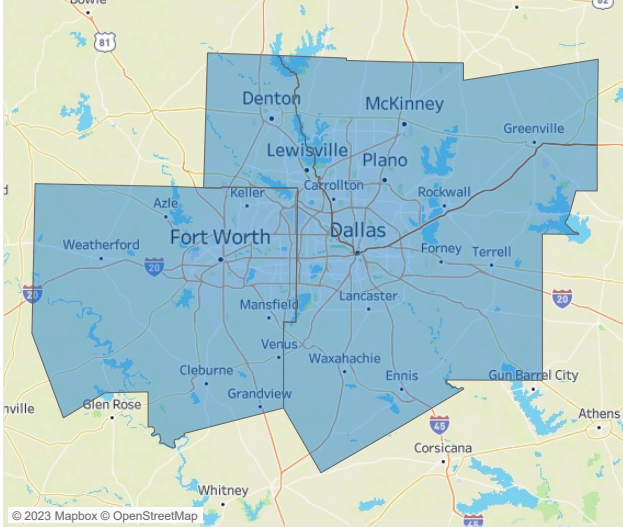


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Dallas
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Dallas is the **1st** largest multifamily market with **846,106** completed units and **202,143** units in development, **56,005** of which have already broken ground.

New lease asking **rents** are at **\$1,560**, up **7.5%** ▲ from the previous year placing Dallas at **54th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **13,679** ▲ net units absorbed over the past twelve months. This is down **-32,847** ▼ units from the previous year's gain of **46,526** ▲ absorbed units.

Employment in Dallas has grown by **5.9%** ▲ over the past 12 months, while hourly wages have risen by **3.7%** ▲ YoY to **\$33.72** according to the *Bureau of Labor Statistics*.

