

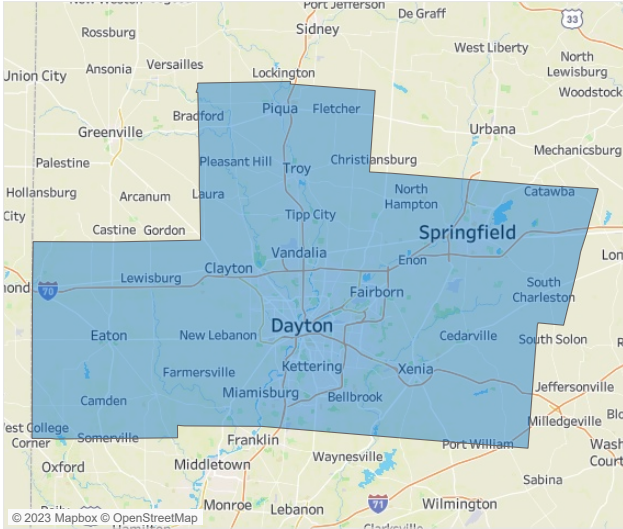


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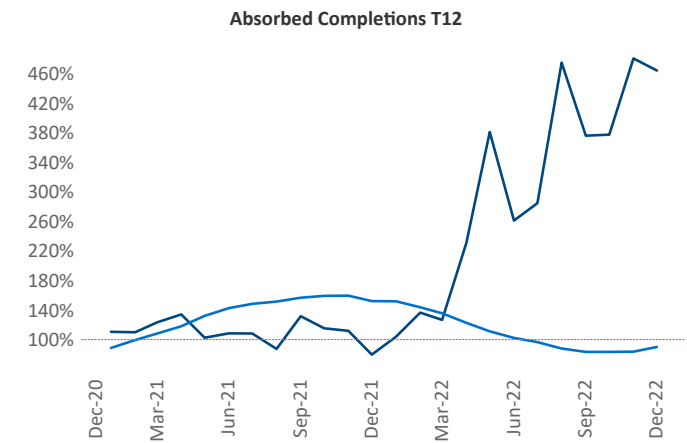
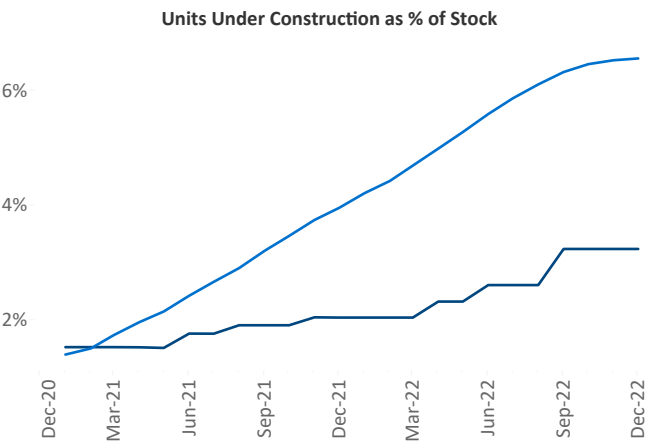
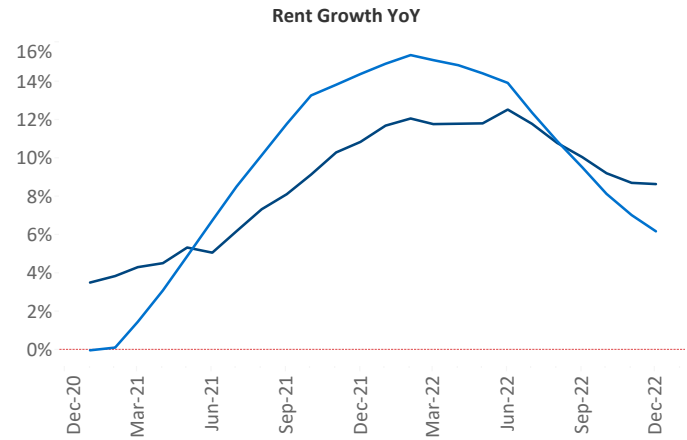
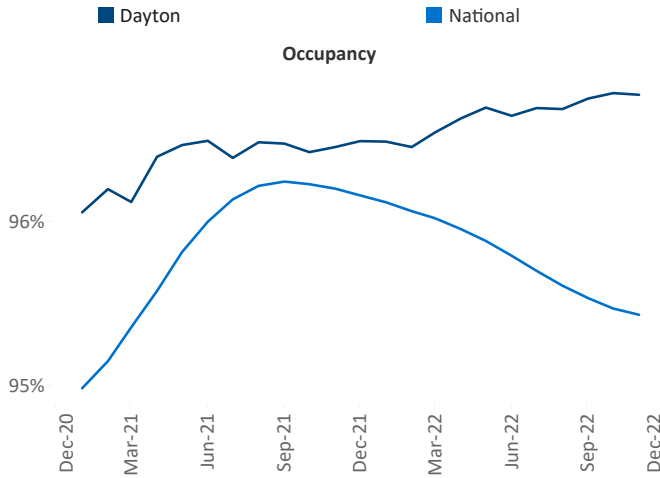


Dayton is the **73rd** largest multifamily market with **50,547** completed units and **8,951** units in development, **1,638** of which have already broken ground.

New lease asking **rents** are at **\$1,055**, up **8.6%** ▲ from the previous year placing Dayton at **31st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,563** ▲ net units absorbed over the past twelve months. This is up **631** ▲ units from the previous year's gain of **932** ▲ absorbed units.

**Employment** in Dayton has grown by **1.8%** ▲ over the past 12 months, while hourly wages have risen by **7.9%** ▲ YoY to **\$29.42** according to the *Bureau of Labor Statistics*.



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