

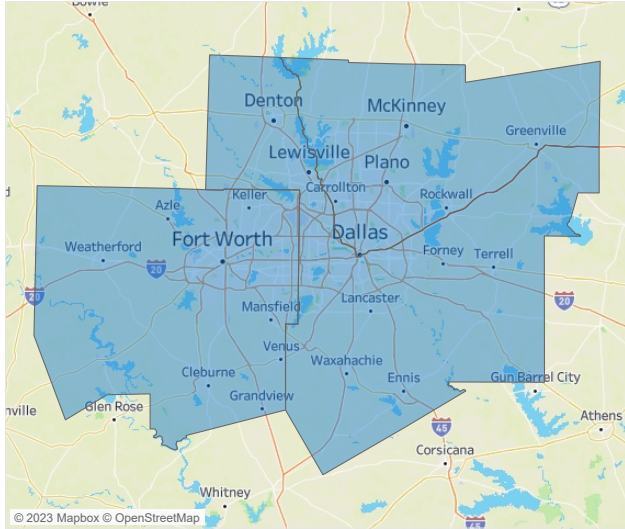


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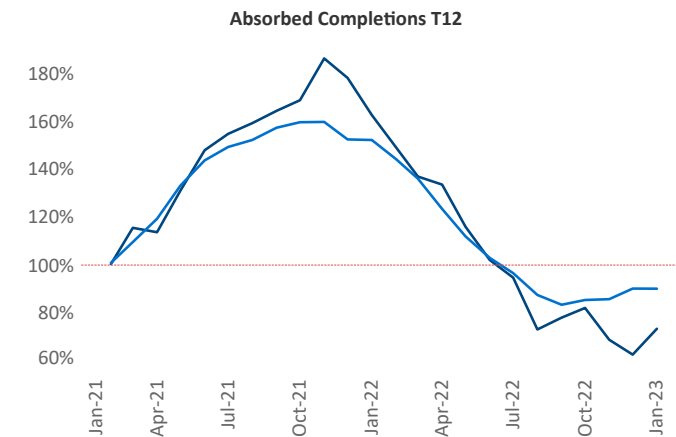
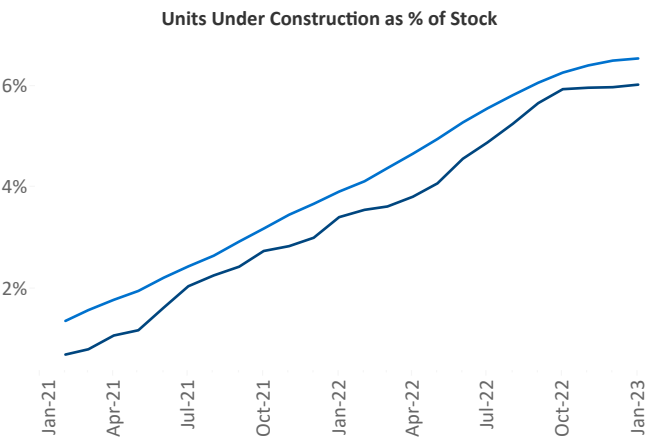
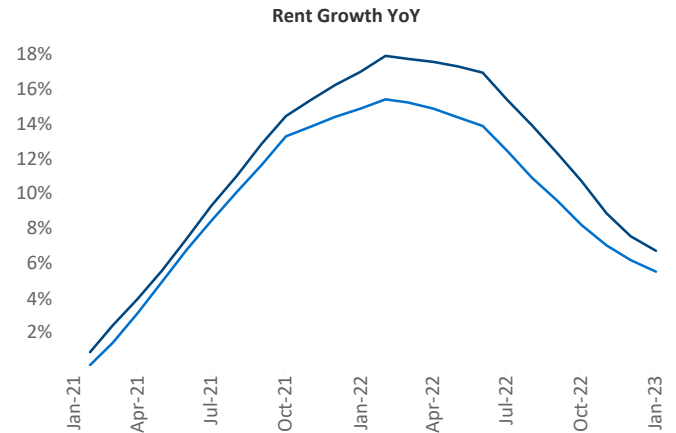
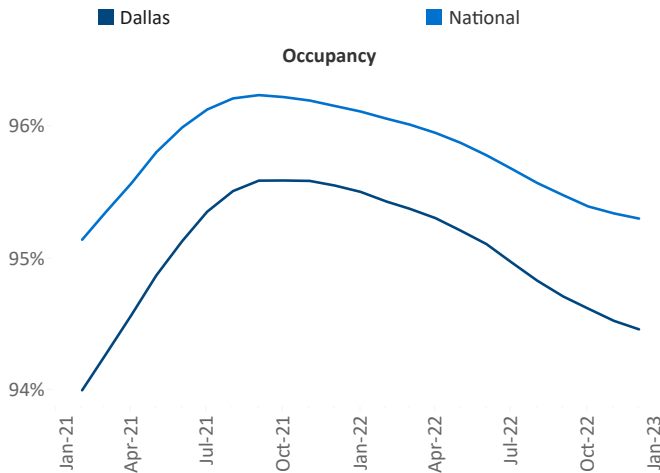


Dallas is the **1st** largest multifamily market with **833,506** completed units and **195,954** units in development, **50,266** of which have already broken ground.

New lease asking **rents** are at **\$1,556**, up **6.7%** ▲ from the previous year placing Dallas at **62nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **15,081** ▲ net units absorbed over the past twelve months. This is down **-28,456** ▼ units from the previous year's gain of **43,537** ▲ absorbed units.

**Employment** in Dallas has grown by **5.7%** ▲ over the past 12 months, while hourly wages have risen by **1.5%** ▲ YoY to **\$34.56** according to the *Bureau of Labor Statistics*.



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