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## Dayton January 2023

[33] Rossburg Sidney North Versailles Lockington Lewisburg Woodstock Piqua Fletch Urbana Mechanicsburg Palestine Hollansburg Springfield Lon Dayton Franklin Wash Oxford V Wilmington © 2023 Mapbox © OpenStreetMap

**Dayton** is the **74th** largest multifamily market with **48,941** completed units and **8,434** units in development, **1,256** of which have already broken ground.

New lease asking **rents** are at \$1,042, up 8% ▲ from the previous year placing Dayton at 38th overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,535** ▲ net units absorbed over the past twelve months. This is up **651** ▲ units from the previous year's gain of **884** ▲ absorbed units.

**Employment** in Dayton has grown by **2.5%** ▲ over the past 12 months, while hourly wages have risen by **3.9%** ▲ YoY to **\$30.90** according to the *Bureau of Labor Statistics*.

