

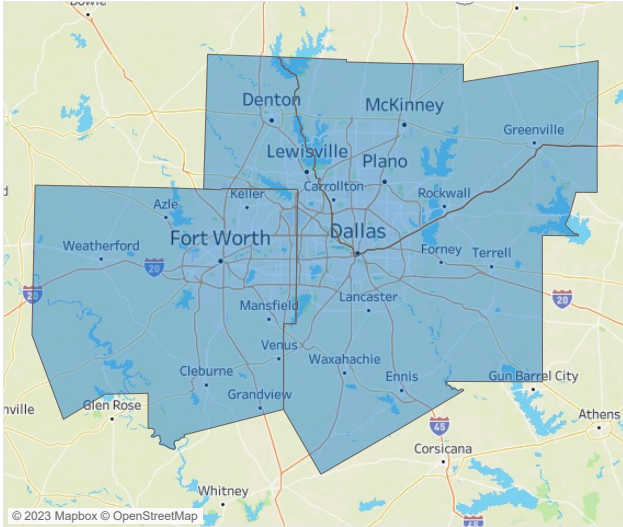


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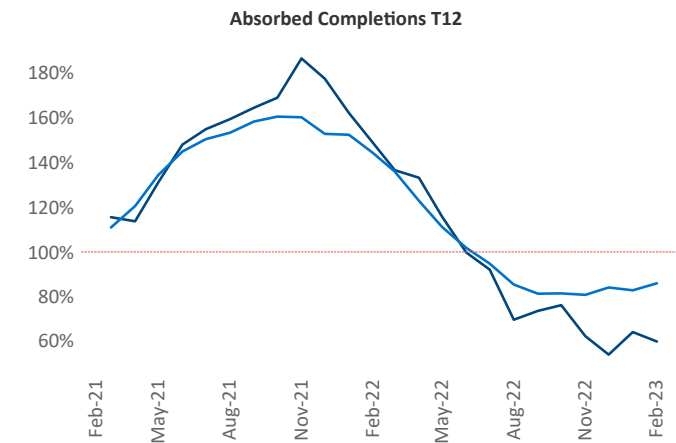
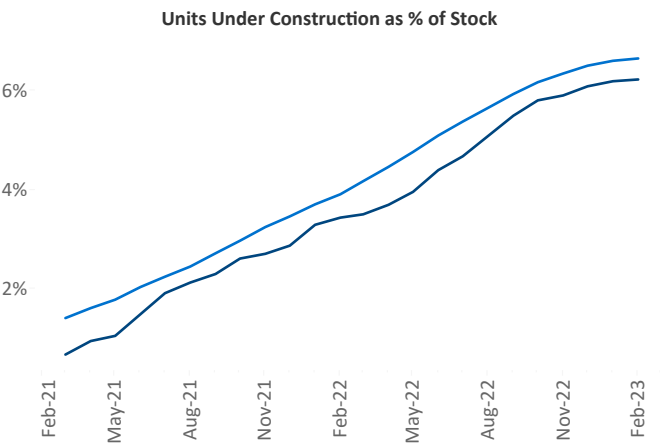
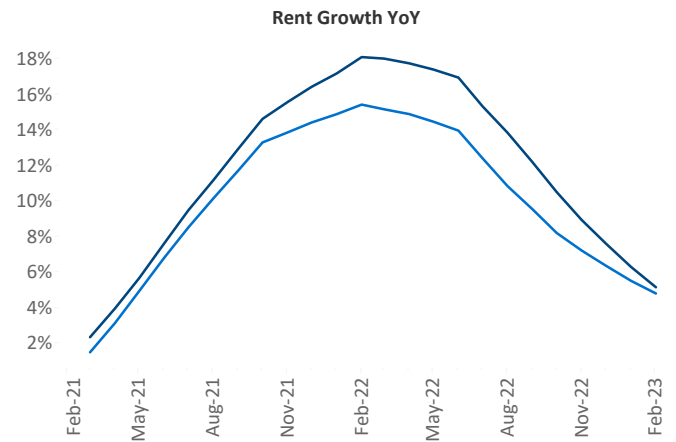
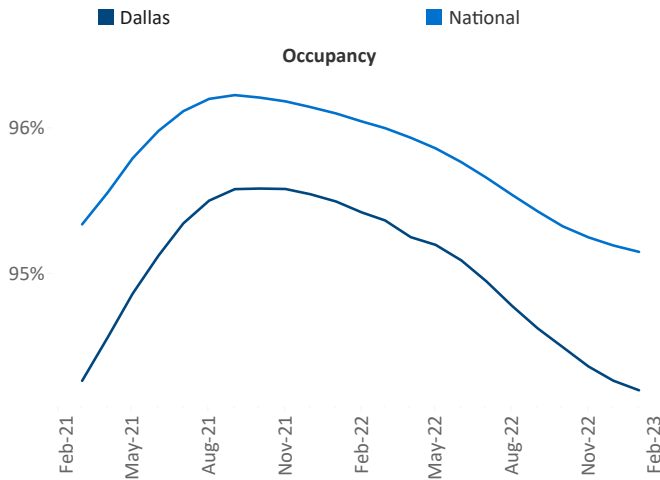


Dallas is the **1st** largest multifamily market with **834,486** completed units and **202,178** units in development, **51,988** of which have already broken ground.

New lease asking **rents** are at **\$1,551**, up **5.2%** ▲ from the previous year placing Dallas at **87th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **11,746** ▲ net units absorbed over the past twelve months. This is down **-29,726** ▼ units from the previous year's gain of **41,472** ▲ absorbed units.

**Employment** in Dallas has grown by **5.3%** ▲ over the past 12 months, while hourly wages have fallen by **-0.1%** ▼ YoY to **\$33.61** according to the *Bureau of Labor Statistics*.



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