

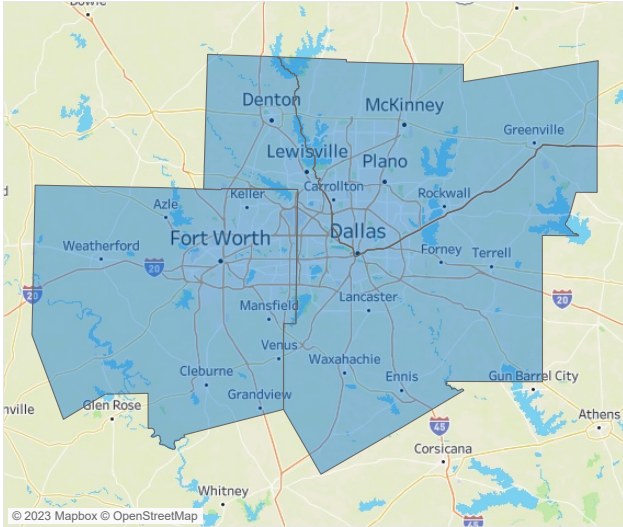


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Dallas  
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Dallas is the **1st** largest multifamily market with **837,593** completed units and **205,238** units in development, **54,418** of which have already broken ground.

New lease asking **rents** are at **\$1,554**, up **4.1%** ▲ from the previous year placing Dallas at **83rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **12,925** ▲ net units absorbed over the past twelve months. This is down **-23,881** ▼ units from the previous year's gain of **36,806** ▲ absorbed units.

**Employment** in Dallas has grown by **4.8%** ▲ over the past 12 months, while hourly wages have risen by **3.0%** ▲ YoY to **\$33.64** according to the *Bureau of Labor Statistics*.

