



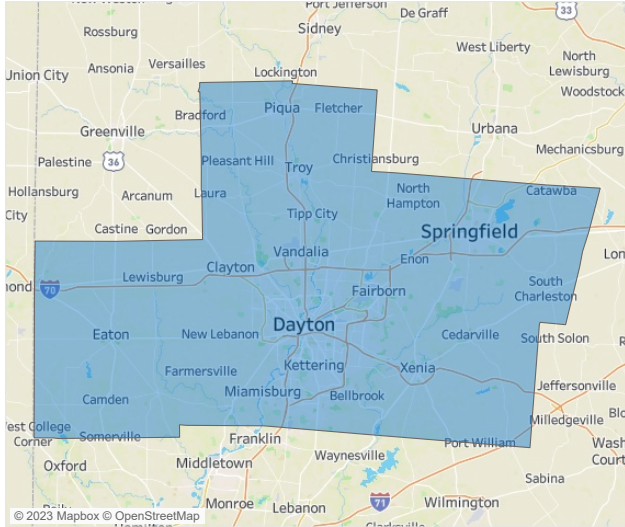
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Dayton

April 2023

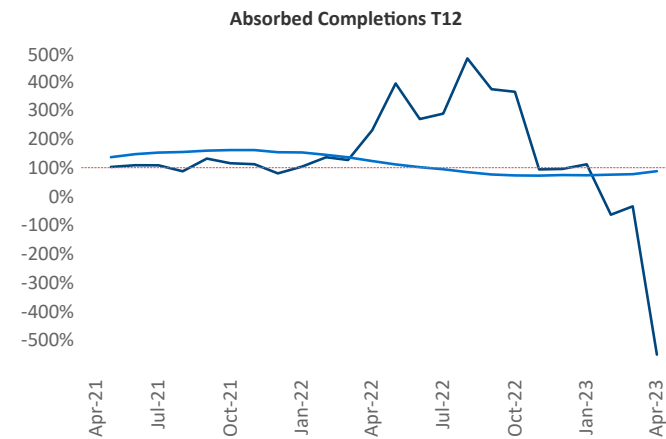
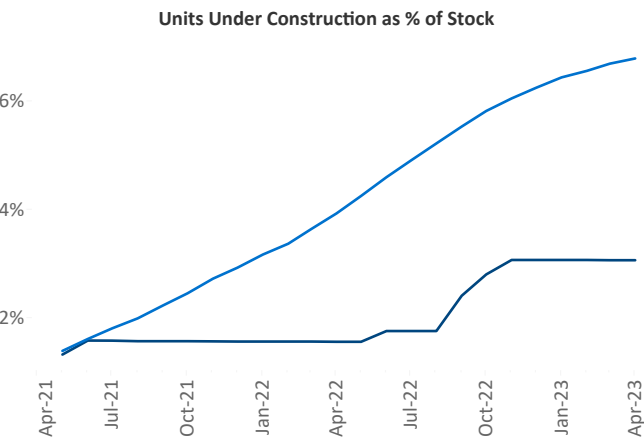
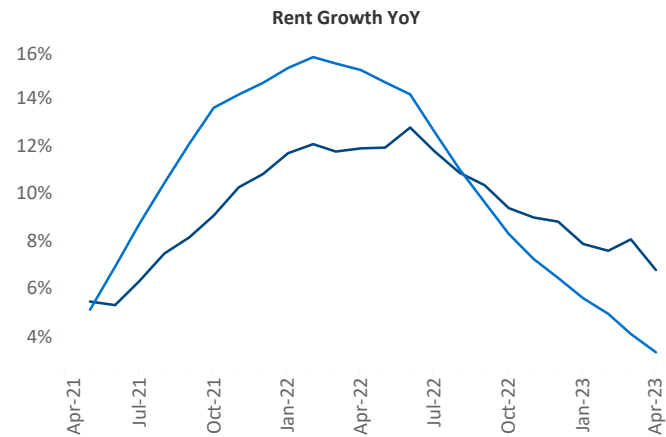
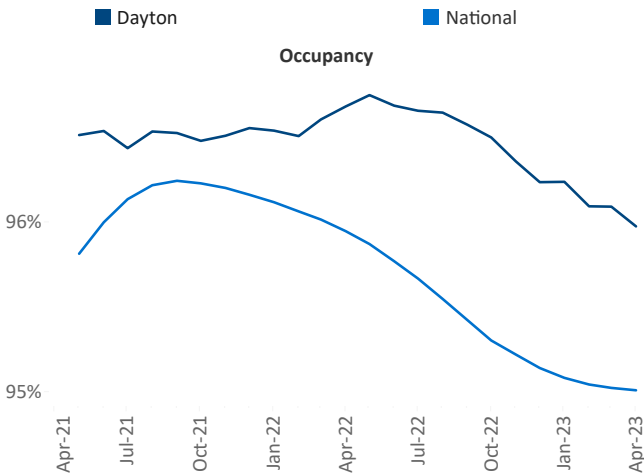


Dayton is the **75th** largest multifamily market with **49,012** completed units and **9,320** units in development, **1,507** of which have already broken ground.

New lease asking **rents** are at **\$1,055**, up **6.7%** ▲ from the previous year placing Dayton at **24th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-1,525** ▼ net units absorbed over the past twelve months. This is down **-3,589** ▼ units from the previous year's gain of **2,064** ▲ absorbed units.

Employment in Dayton has grown by **1.9%** ▲ over the past 12 months, while hourly wages have risen by **4.2%** ▲ YoY to **\$30.37** according to the *Bureau of Labor Statistics*.



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