

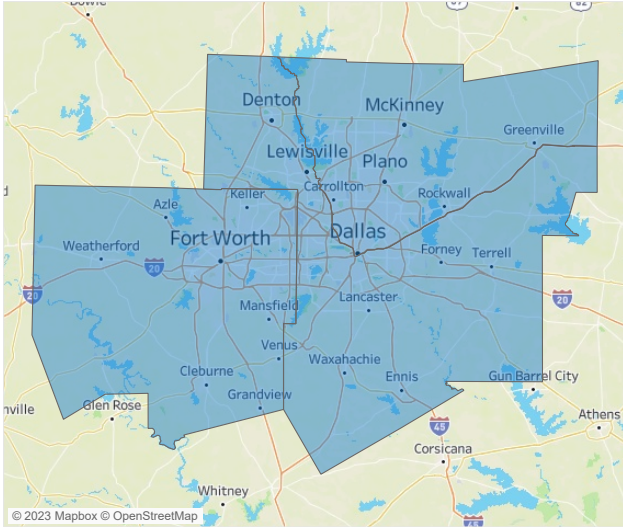


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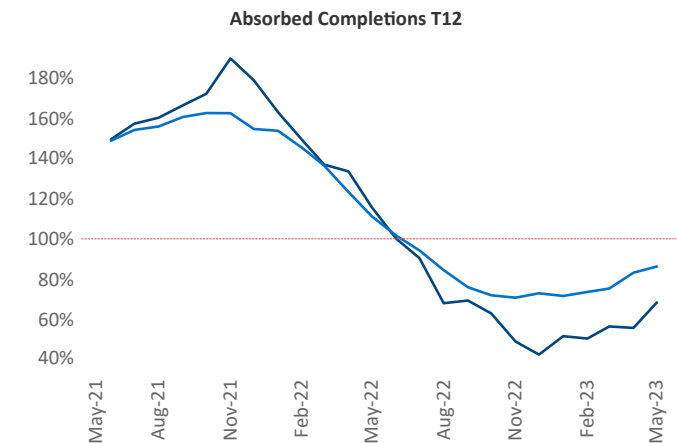
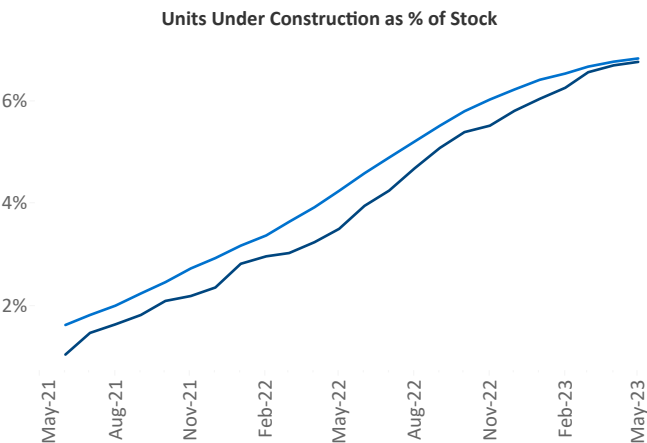
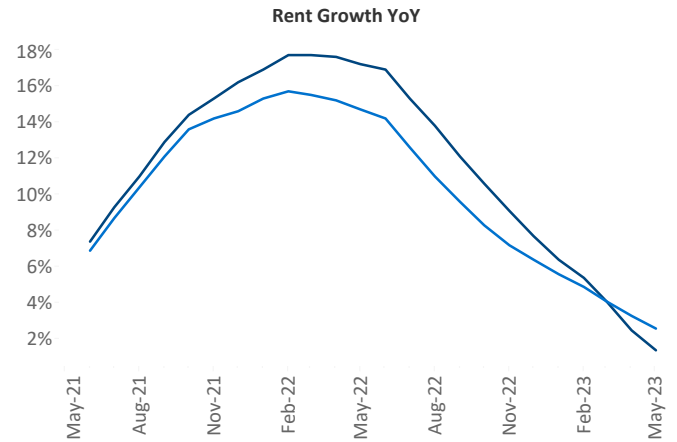
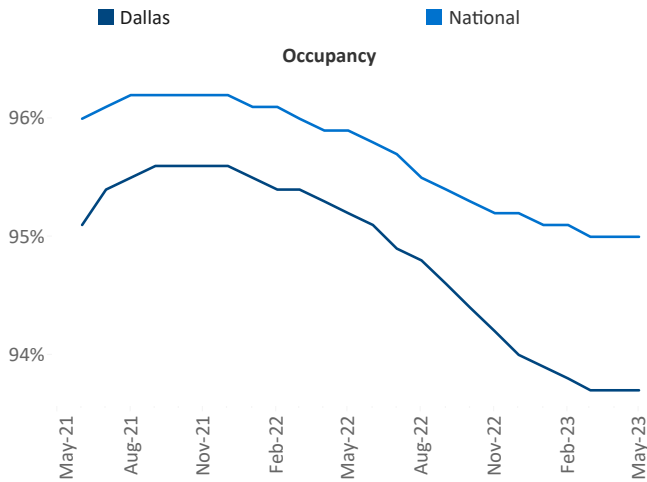


Dallas is the **1st** largest multifamily market with **840,663** completed units and **212,772** units in development, **56,926** of which have already broken ground.

New lease asking **rents** are at **\$1,553**, up **1.4%** ▲ from the previous year placing Dallas at **98th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **11,816** ▲ net units absorbed over the past twelve months. This is down **-17,653** ▼ units from the previous year's gain of **29,469** ▲ absorbed units.

Employment in Dallas has grown by **4.1%** ▲ over the past 12 months, while hourly wages have risen by **1.5%** ▲ YoY to **\$33.84** according to the *Bureau of Labor Statistics*.



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