

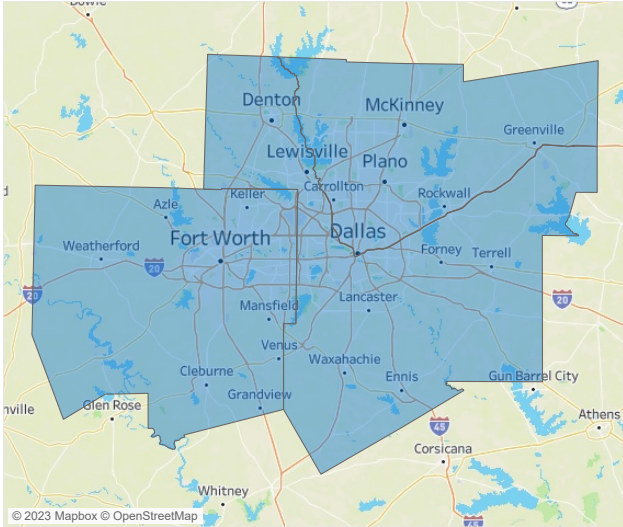


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Dallas
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Dallas is the **1st** largest multifamily market with **841,470** completed units and **215,774** units in development, **64,120** of which have already broken ground.

New lease asking **rents** are at **\$1,567**, up **0.9%** ▲ from the previous year placing Dallas at **93rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **11,994** ▲ net units absorbed over the past twelve months. This is down **-12,838** ▼ units from the previous year's gain of **24,832** ▲ absorbed units.

Employment in Dallas has grown by **5.0%** ▲ over the past 12 months, while hourly wages have risen by **2.9%** ▲ YoY to **\$33.74** according to the *Bureau of Labor Statistics*.

