

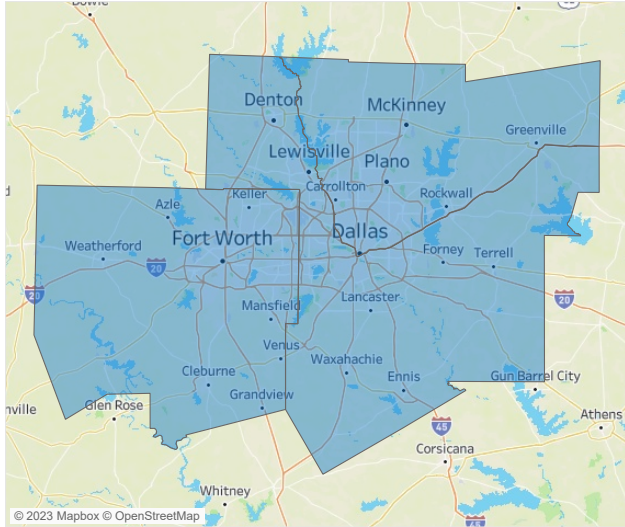


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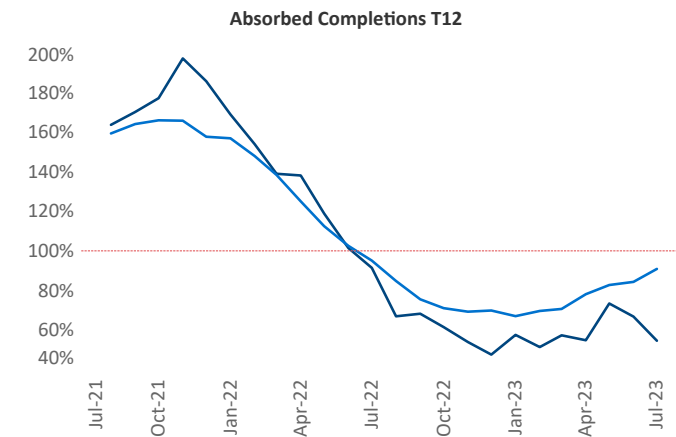
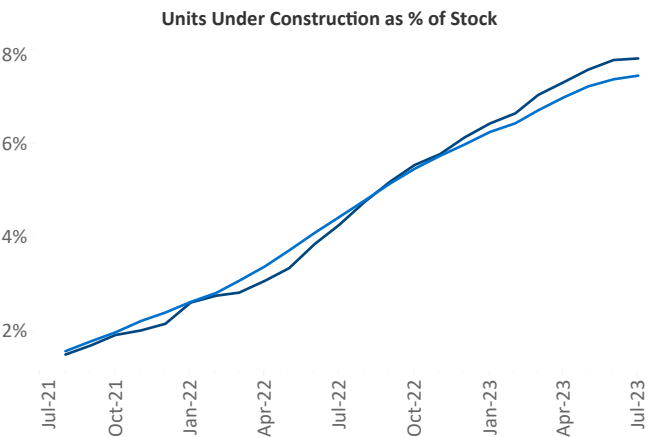
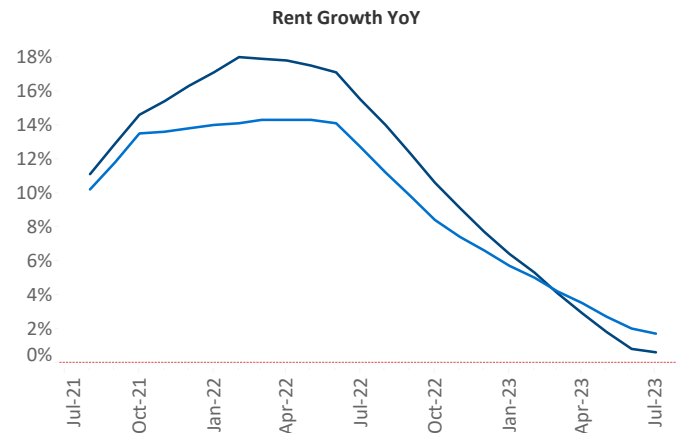
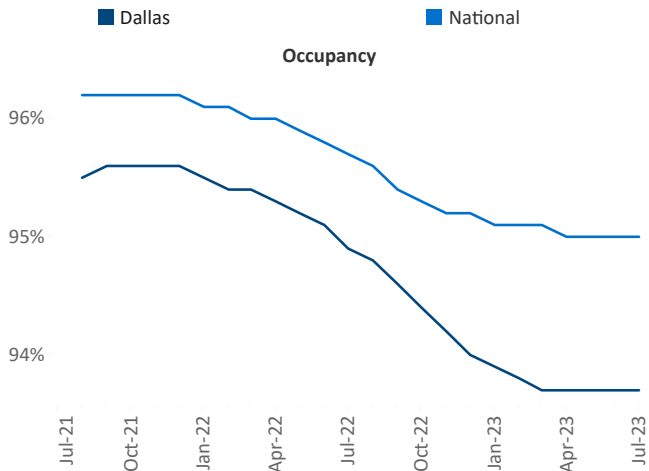


Dallas is the **1st** largest multifamily market with **842,538** completed units and **217,682** units in development, **65,855** of which have already broken ground.

New lease asking **rents** are at **\$1,572**, up **0.6%** ▲ from the previous year placing Dallas at **90th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **8,453** ▲ net units absorbed over the past twelve months. This is down **-11,197** ▼ units from the previous year's gain of **19,650** ▲ absorbed units.

Employment in Dallas has grown by **4.2%** ▲ over the past 12 months, while hourly wages have risen by **4.9%** ▲ YoY to **\$34.60** according to the *Bureau of Labor Statistics*.



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