

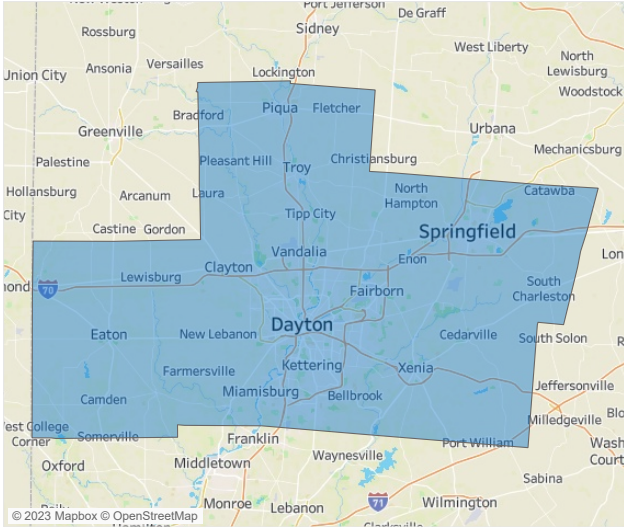


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Dayton
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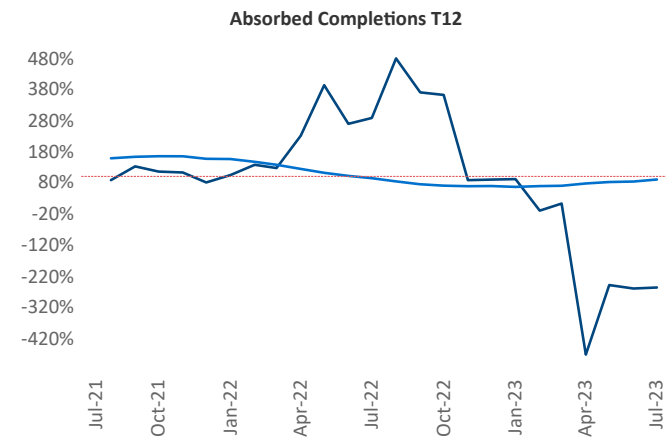
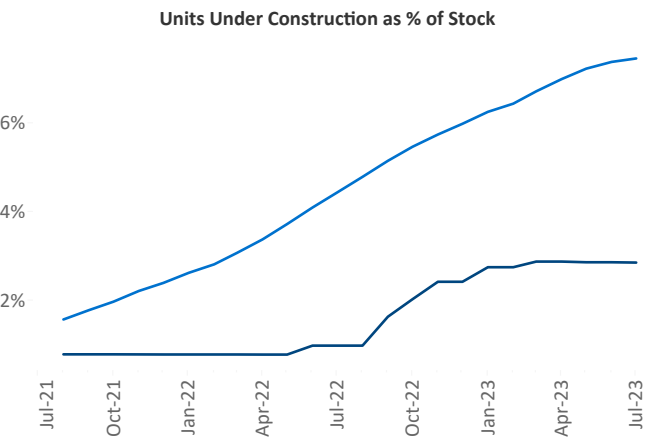
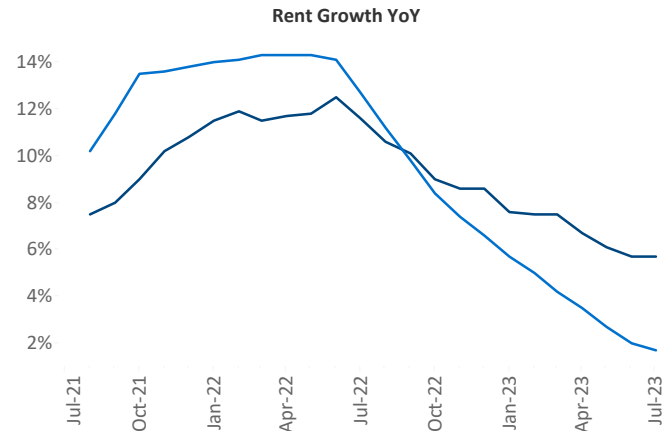
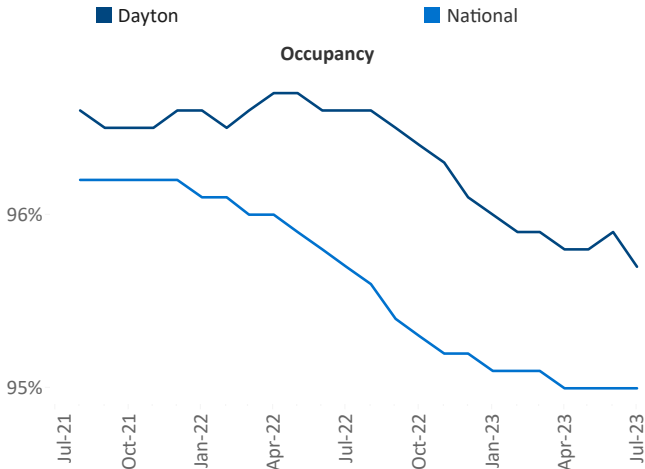


Dayton is the **74th** largest multifamily market with **49,312** completed units and **8,520** units in development, **1,409** of which have already broken ground.

New lease asking **rents** are at **\$1,076**, up **5.7%** ▲ from the previous year placing Dayton at **18th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-1,446** ▼ net units absorbed over the past twelve months. This is down **-3,577** ▼ units from the previous year's gain of **2,131** ▲ absorbed units.

Employment in Dayton has grown by **2.8%** ▲ over the past 12 months, while hourly wages have risen by **4.6%** ▲ YoY to **\$31.08** according to the *Bureau of Labor Statistics*.



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