

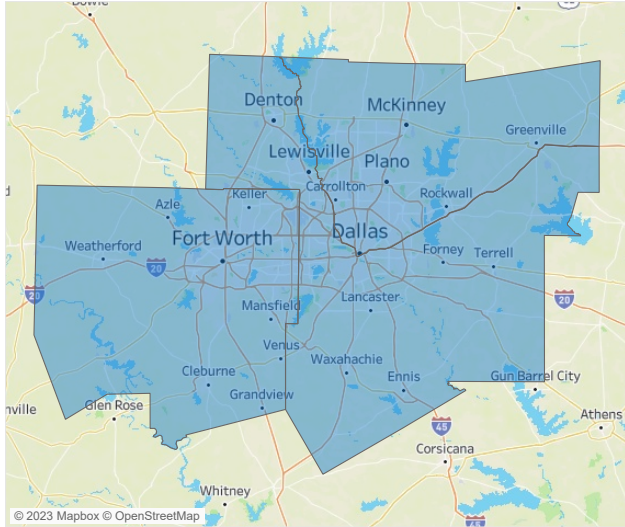


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Dallas
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Dallas is the **1st** largest multifamily market with **843,283** completed units and **218,243** units in development, **65,855** of which have already broken ground.

New lease asking **rents** are at **\$1,573**, up **0.4%** ▲ from the previous year placing Dallas at **94th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **12,243** ▲ net units absorbed over the past twelve months. This is down **-3,654** ▼ units from the previous year's gain of **15,897** ▲ absorbed units.

Employment in Dallas has grown by **3.9%** ▲ over the past 12 months, while hourly wages have risen by **1.2%** ▲ YoY to **\$33.79** according to the *Bureau of Labor Statistics*.

