



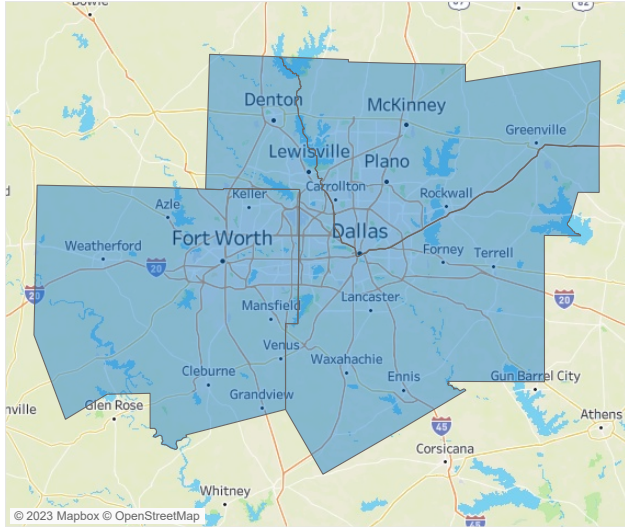
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Dallas

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Dallas is the **1st** largest multifamily market with **847,457** completed units and **217,011** units in development, **65,451** of which have already broken ground.

New lease asking **rents** are at **\$1,563**, down **-0.4%** ▼ from the previous year placing Dallas at **96th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **17,382** ▲ net units absorbed over the past twelve months. This is up **787** ▲ units from the previous year's gain of **16,595** ▲ absorbed units.

Employment in Dallas has grown by **4.5%** ▲ over the past 12 months, while hourly wages have risen by **2.7%** ▲ YoY to **\$34.01** according to the *Bureau of Labor Statistics*.

