

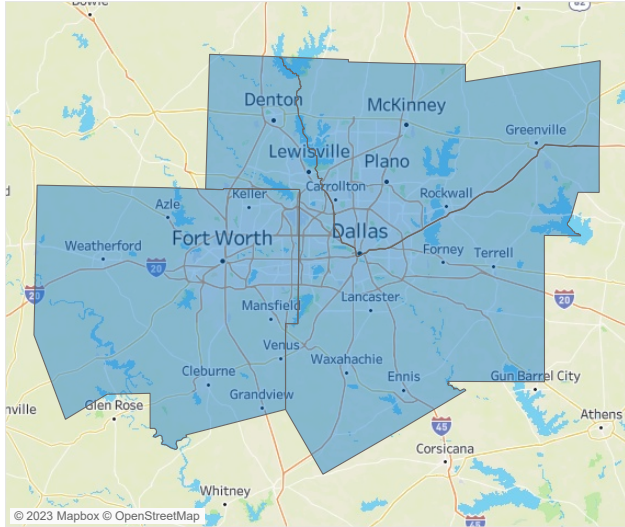


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Razvan Cimpean
SEO Engineer
Razvan-I.Cimpean@yardi.com

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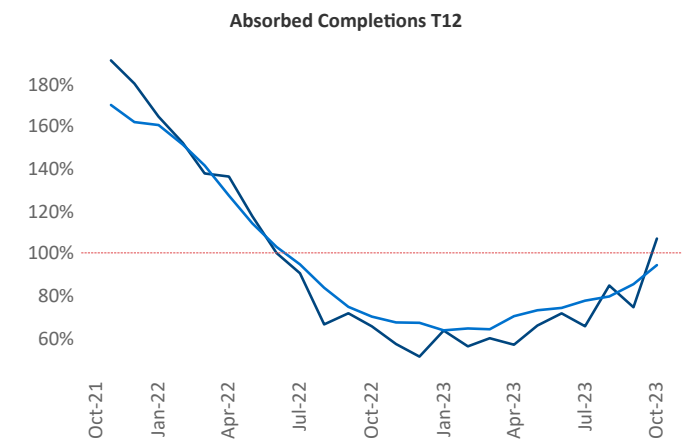
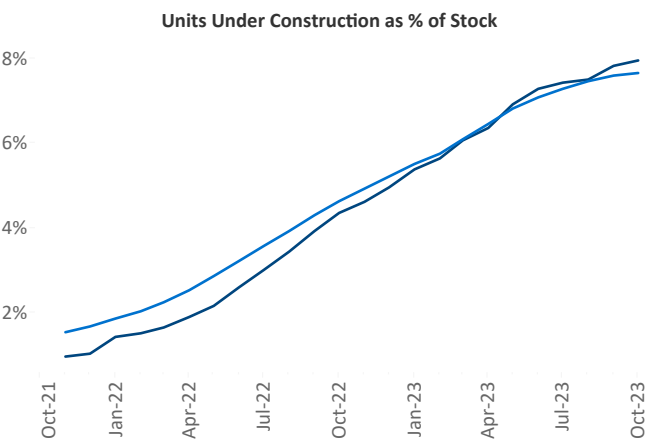
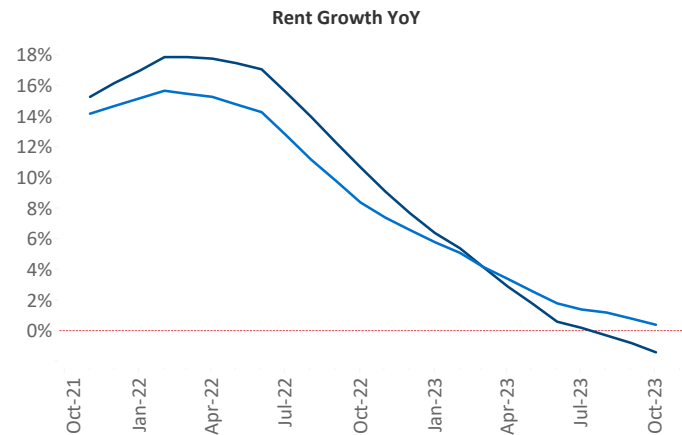
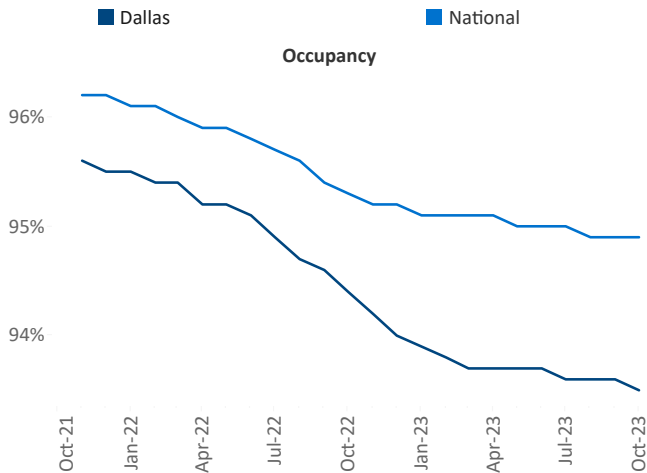


Dallas is the **1st** largest multifamily market with **865,427** completed units and **217,825** units in development, **68,825** of which have already broken ground.

New lease asking **rents** are at **\$1,546**, down **-1.4%** ▼ from the previous year placing Dallas at **102nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **19,653** ▲ net units absorbed over the past twelve months. This is up **4,814** ▲ units from the previous year's gain of **14,839** ▲ absorbed units.

Employment in Dallas has grown by **3.5%** ▲ over the past 12 months, while hourly wages have risen by **2.6%** ▲ YoY to **\$34.48** according to the *Bureau of Labor Statistics*.



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