

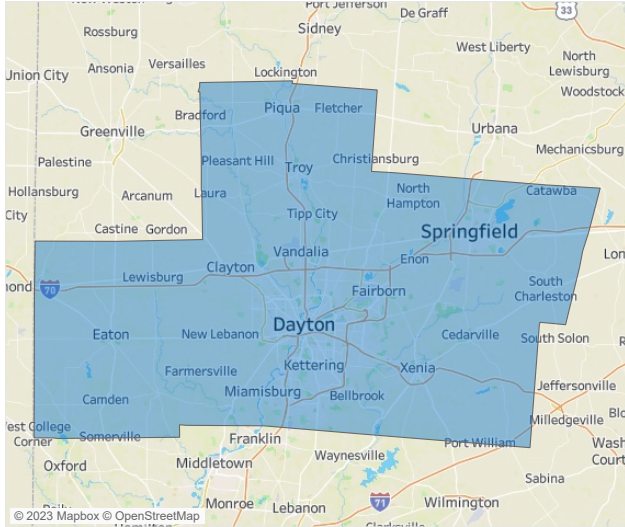


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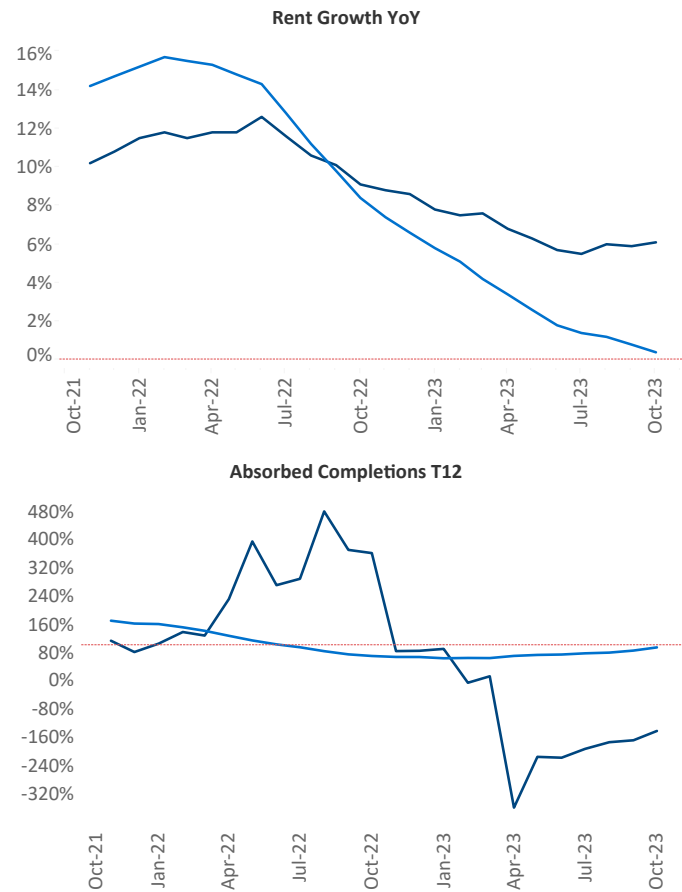
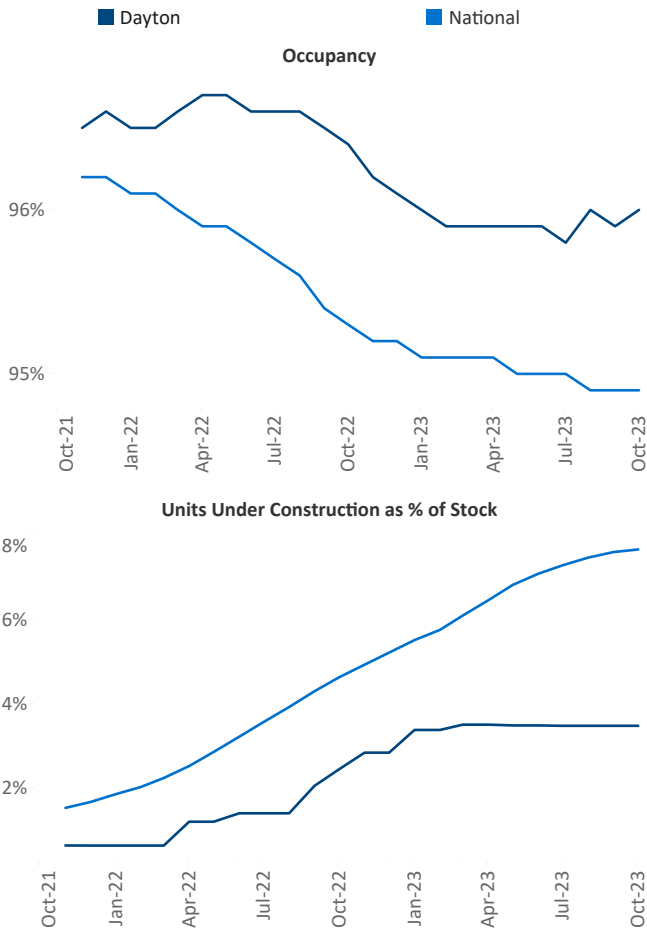


Dayton is the **73rd** largest multifamily market with **49,380** completed units and **8,417** units in development, **1,720** of which have already broken ground.

New lease asking **rents** are at **\$1,086**, up **6.1%** ▲ from the previous year placing Dayton at **8th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-984** ▼ net units absorbed over the past twelve months. This is down **-2,539** ▼ units from the previous year's gain of **1,555** ▲ absorbed units.

Employment in Dayton has grown by **2.2%** ▲ over the past 12 months, while hourly wages have risen by **1.3%** ▲ YoY to **\$30.70** according to the *Bureau of Labor Statistics*.



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