

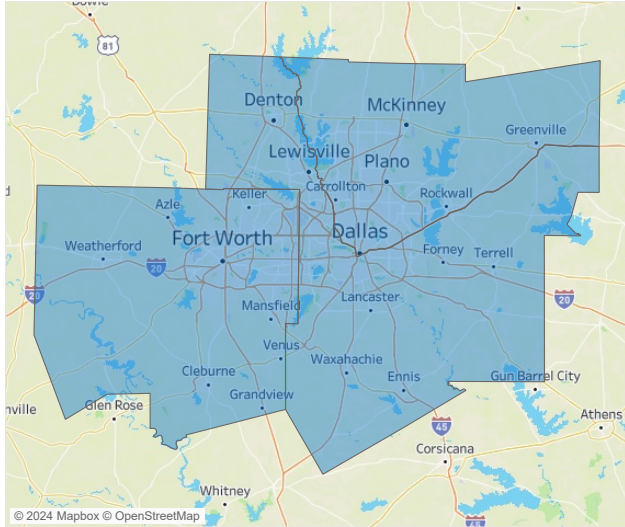


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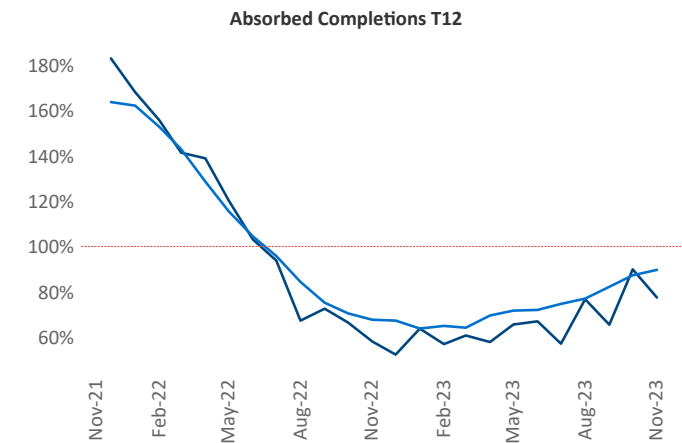
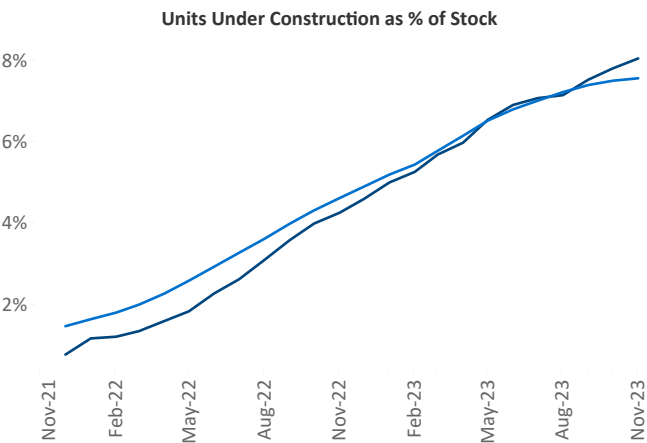
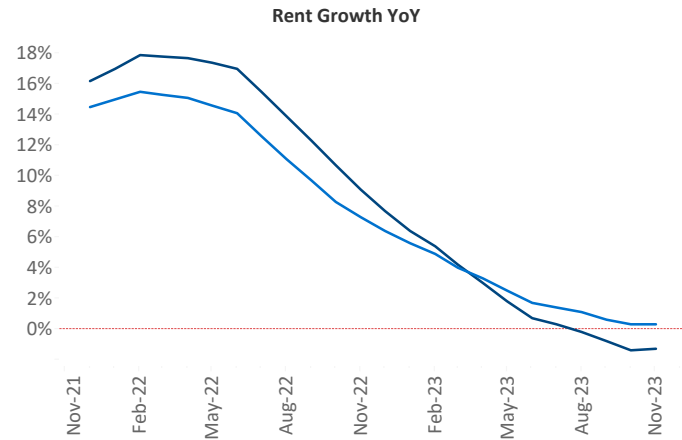
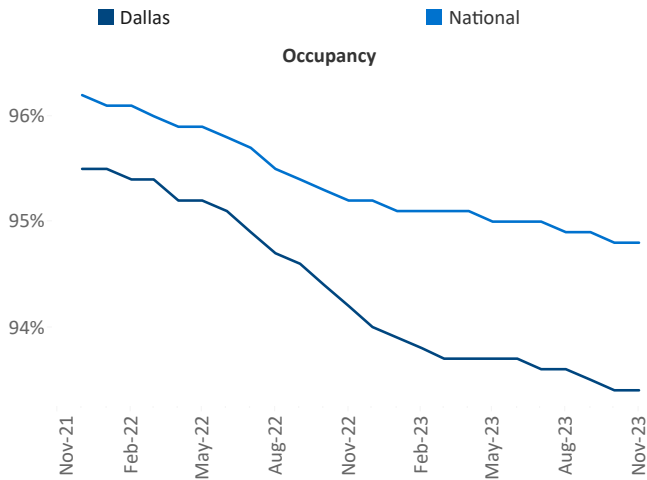


Dallas is the **1st** largest multifamily market with **868,050** completed units and **217,003** units in development, **69,861** of which have already broken ground.

New lease asking **rents** are at **\$1,540**, down **-1.3%** ▼ from the previous year placing Dallas at **101st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **14,758** ▲ net units absorbed over the past twelve months. This is up **1,129** ▲ units from the previous year's gain of **13,629** ▲ absorbed units.

Employment in Dallas has grown by **3.2%** ▲ over the past 12 months, while hourly wages have risen by **1.2%** ▲ YoY to **\$33.81** according to the *Bureau of Labor Statistics*.



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