(69)

McKinney

45



Denton

Fort Worth

nville

Dec-21

Mar-22

Jun-22

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Lewisville Plano

Qallas

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City

Dec-23

Sep-23

Dallas

December 2023

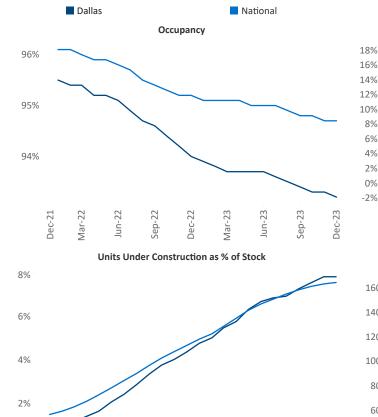
Dallas is the 1st largest multifamily market with 870,699 completed units and 216,152 units in development, 68,176 of which have already broken ground.

New lease asking **rents** are at **\$1,527**, down **-1.9%**▼ from the previous year placing Dallas at 105th overall in year-over-year rent growth.

Multifamily housing demand has been positive with **18,547** A net units absorbed over the past twelve months. This is up **7,773** ▲ units from the previous year's gain of 10,774 A absorbed units.

**Employment** in Dallas has grown by **2.8%** • over the past 12 months, while hourly wages have risen by 1.9% A YoY to \$34.17 according to the Bureau of Labor Statistics.

**Rent Growth YoY** 



Dec-22

Sep-22

Mar-23

Jun-23

16% 14% 12% 10% 8% 6% 4% 2% 0% -2% Mar-22 Sep-23 Dec-23 Dec-21 Jun-22 Sep-22 Dec-22 Jun-23 Mar-23 Absorbed Completions T12 160% 140% 120% 100%

