

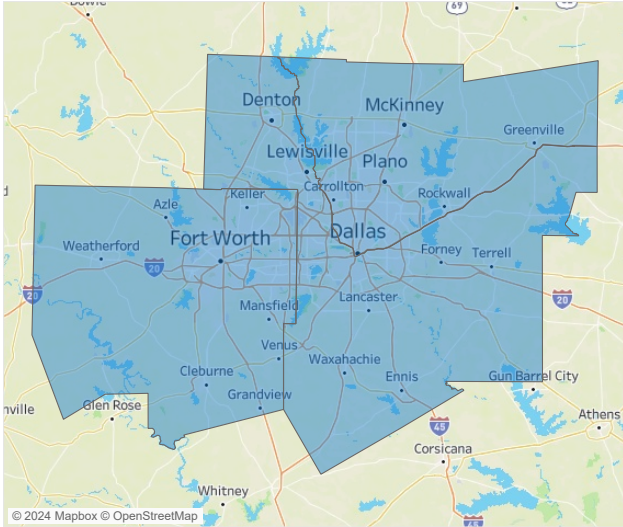


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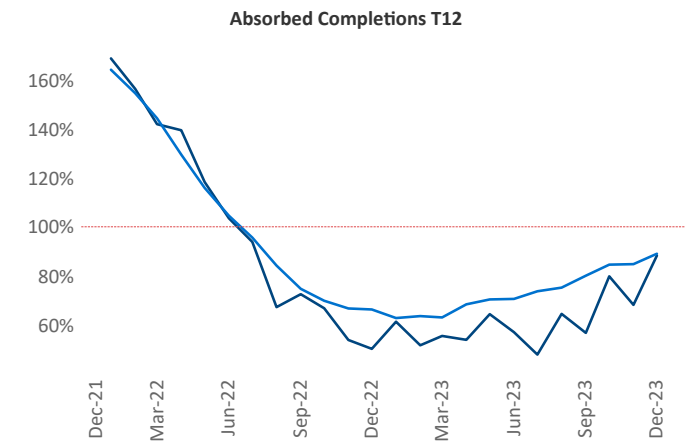
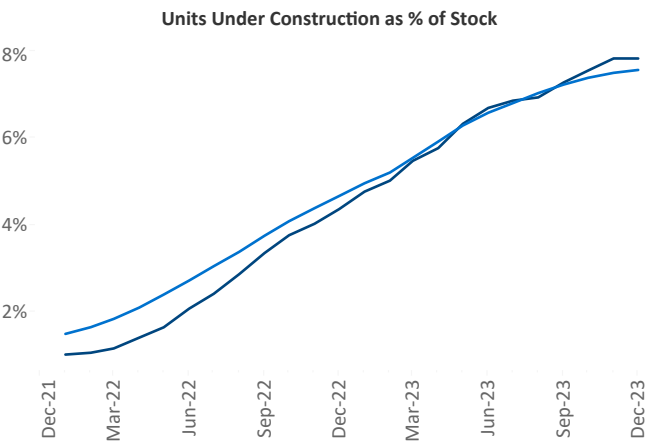
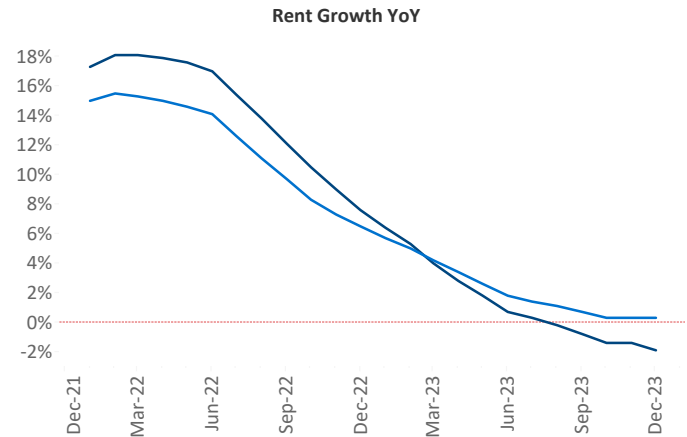
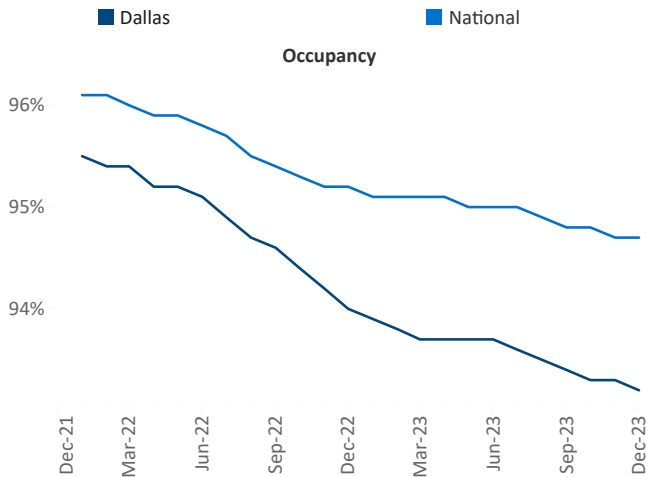


Dallas is the **1st** largest multifamily market with **870,699** completed units and **216,152** units in development, **68,176** of which have already broken ground.

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** ▲ net units absorbed over the past twelve months. This is up **7,773** ▲ units from the previous year's gain of **10,774** ▲ absorbed units.

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



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