

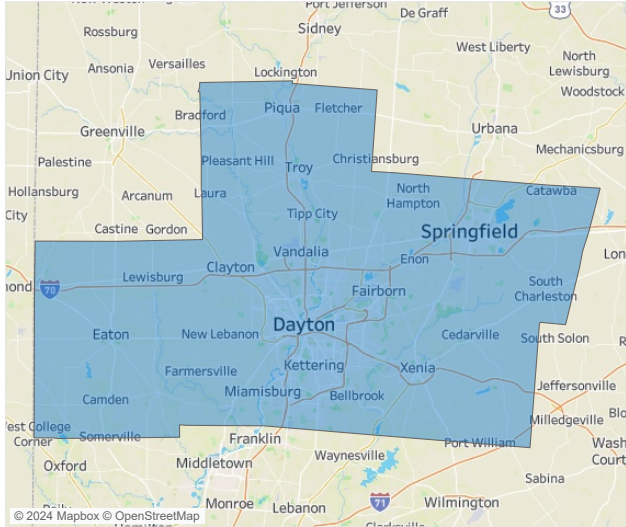


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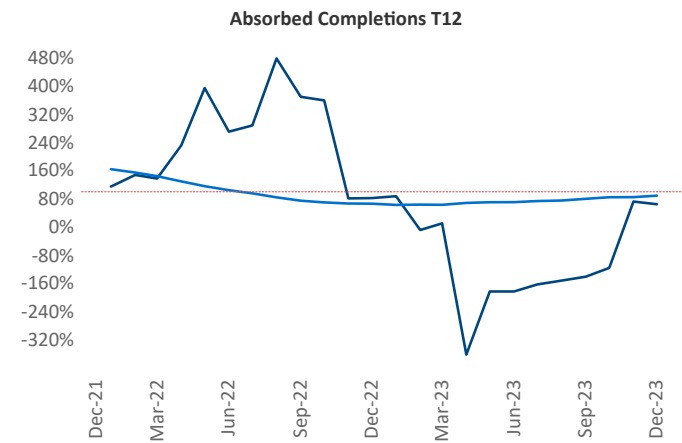
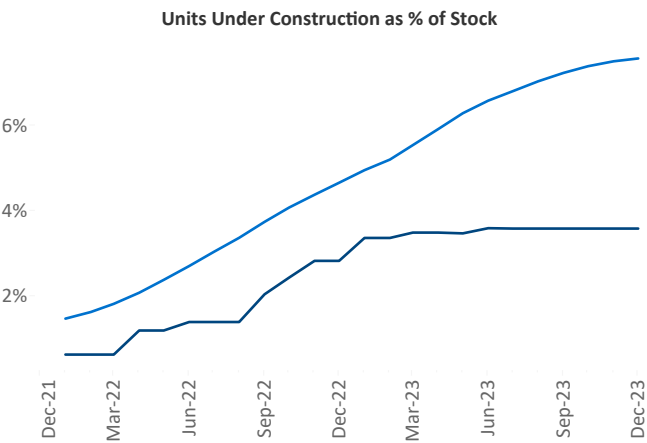
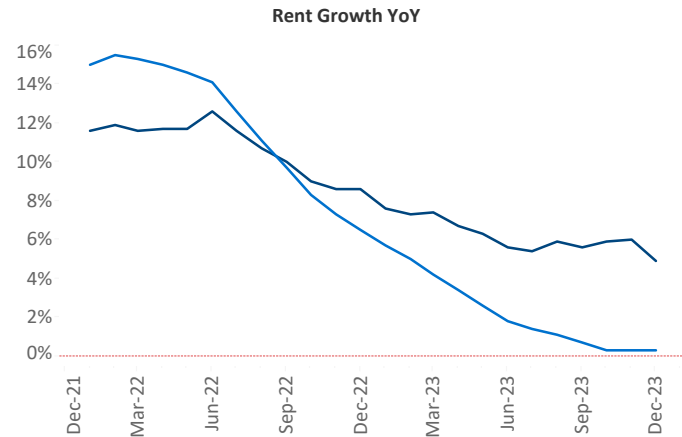
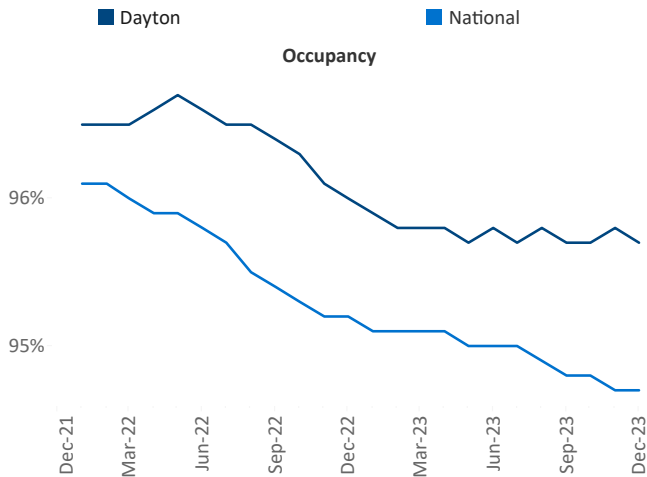


Dayton is the **73rd** largest multifamily market with **49,576** completed units and **8,577** units in development, **1,780** of which have already broken ground.

New lease asking **rents** are at **\$1,091**, up **4.9%** ▲ from the previous year placing Dayton at **12th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **451** ▲ net units absorbed over the past twelve months. This is up **174** ▲ units from the previous year's gain of **277** ▲ absorbed units.

**Employment** in Dayton has grown by **1.6%** ▲ over the past 12 months, while hourly wages have fallen by **-0.2%** ▼ YoY to **\$30.16** according to the *Bureau of Labor Statistics*.



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