

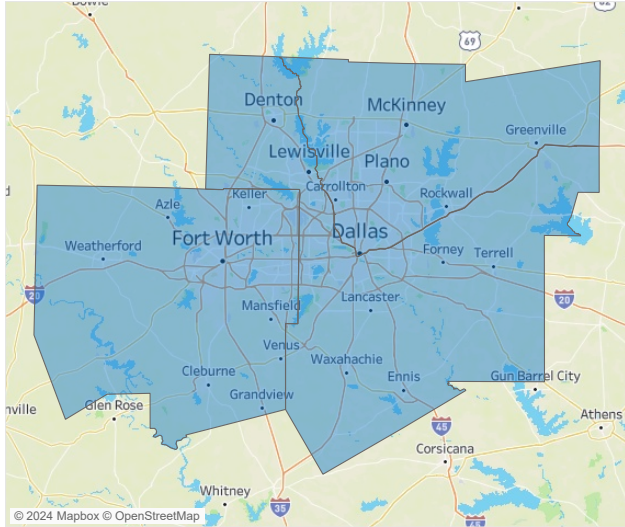


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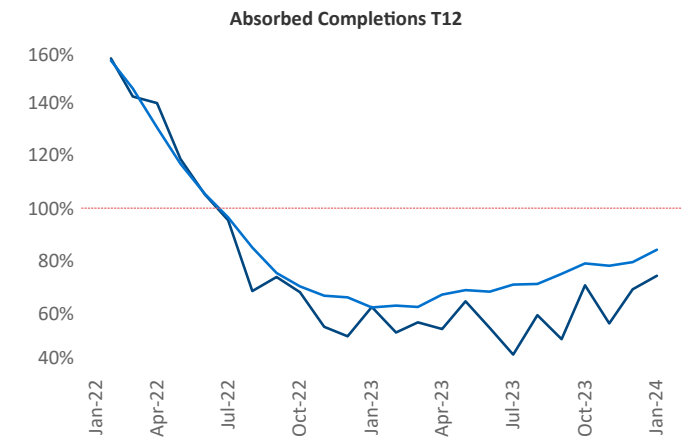
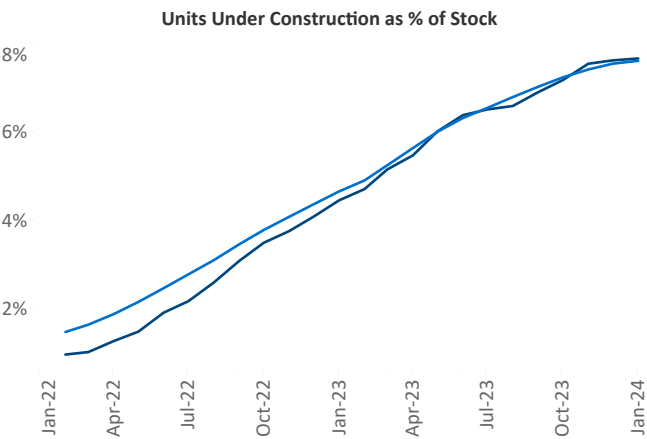
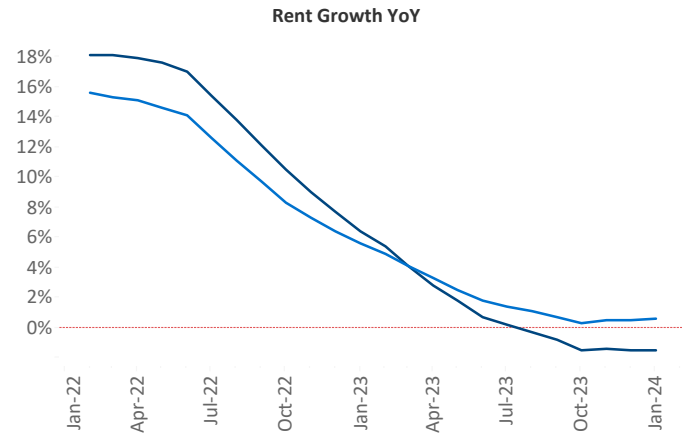
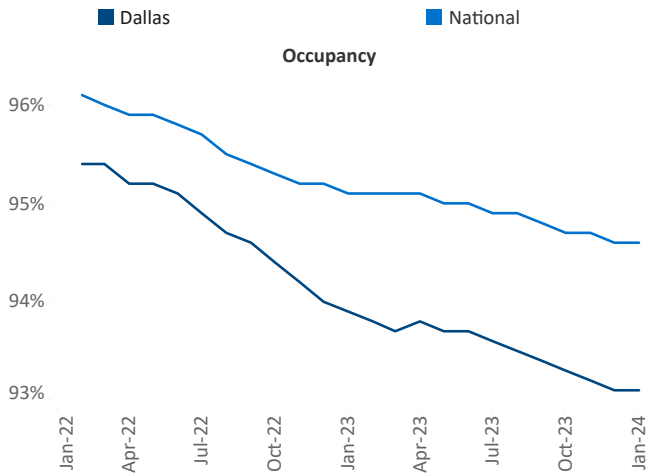


Dallas is the **1st** largest multifamily market with **872,713** completed units and **217,334** units in development, **66,858** of which have already broken ground.

New lease asking **rents** are at **\$1,531**, down **-1.5%** ▼ from the previous year placing Dallas at **103rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **15,979** ▲ net units absorbed over the past twelve months. This is up **3,193** ▲ units from the previous year's gain of **12,786** ▲ absorbed units.

Employment in Dallas has grown by **1.8%** ▲ over the past 12 months, while hourly wages have risen by **2.6%** ▲ YoY to **\$35.27** according to the *Bureau of Labor Statistics*.



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