

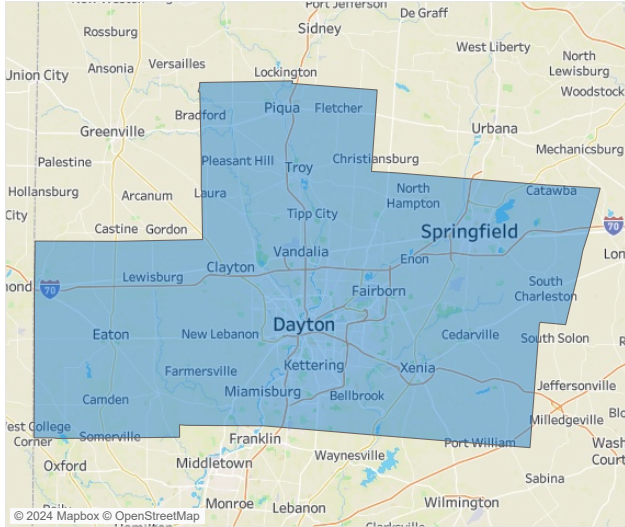


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Dayton  
January 2024



Dayton is the **73rd** largest multifamily market with **49,450** completed units and **8,059** units in development, **1,262** of which have already broken ground.

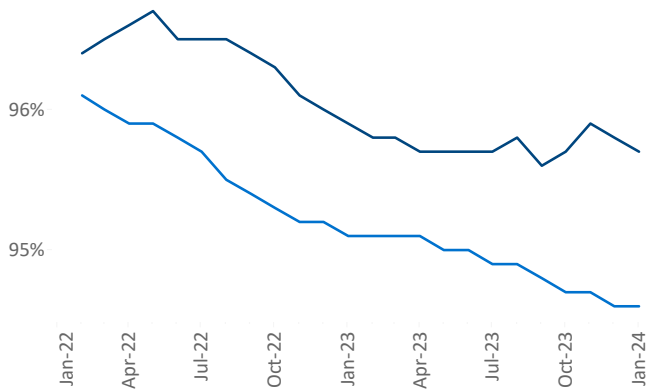
New lease asking **rents** are at **\$1,091**, up **3.9%** ▲ from the previous year placing Dayton at **23rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **715** ▲ net units absorbed over the past twelve months. This is up **426** ▲ units from the previous year's gain of **289** ▲ absorbed units.

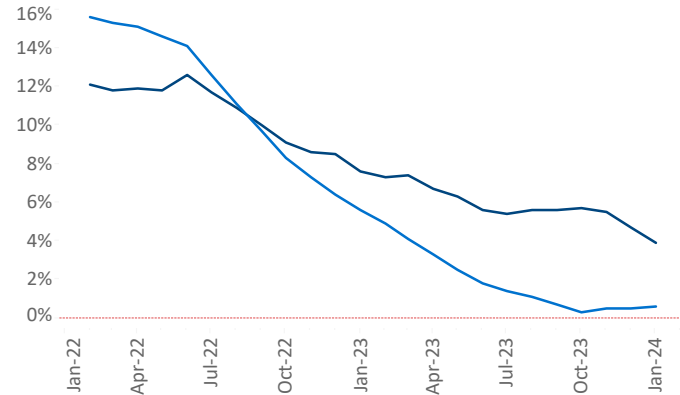
**Employment** in Dayton has grown by **0.6%** ▲ over the past 12 months, while hourly wages have risen by **2.5%** ▲ YoY over **\$30.64** according to the *Bureau of Labor Statistics*.

■ Dayton ■ National

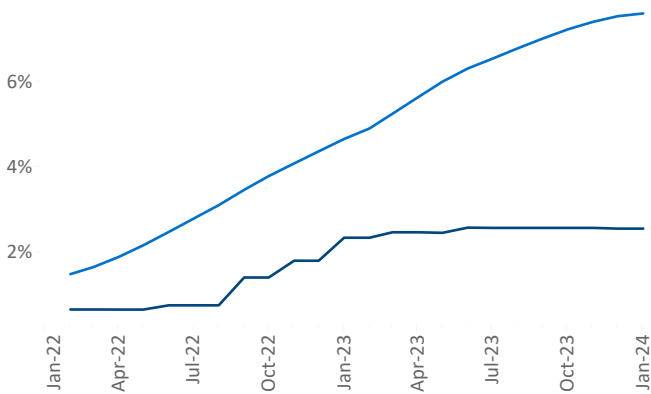
Occupancy



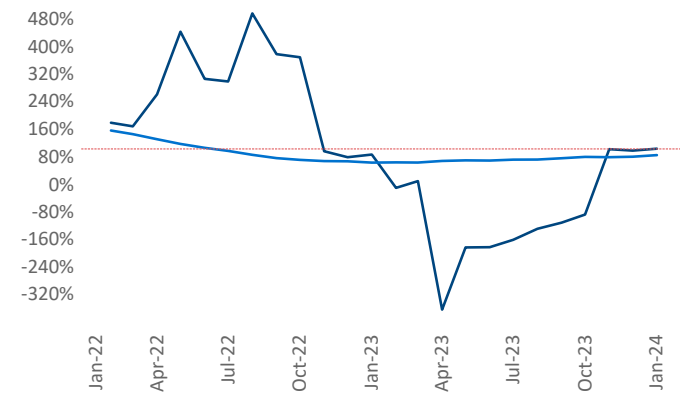
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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