

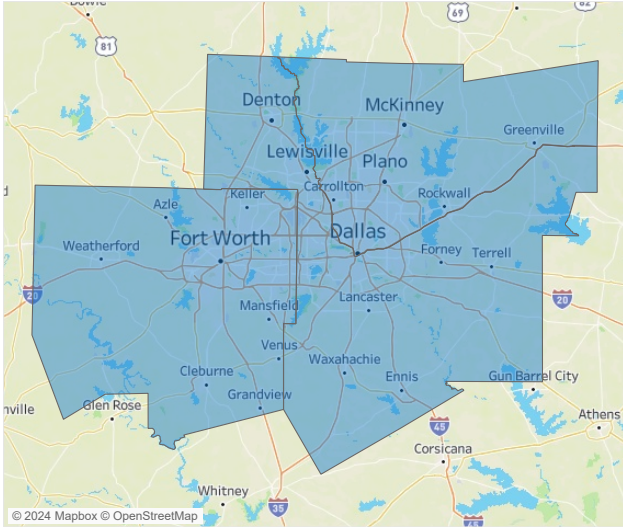


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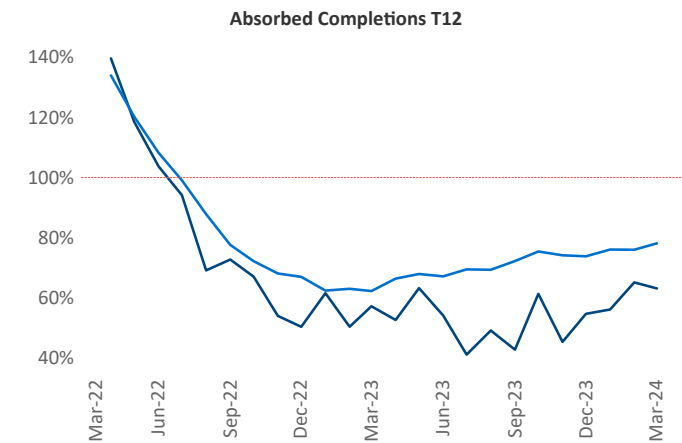
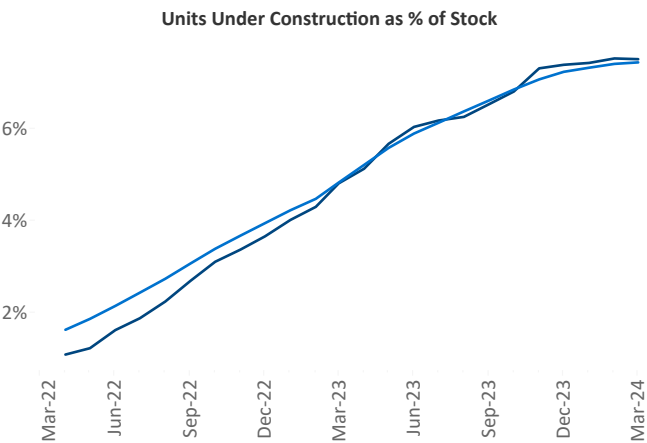
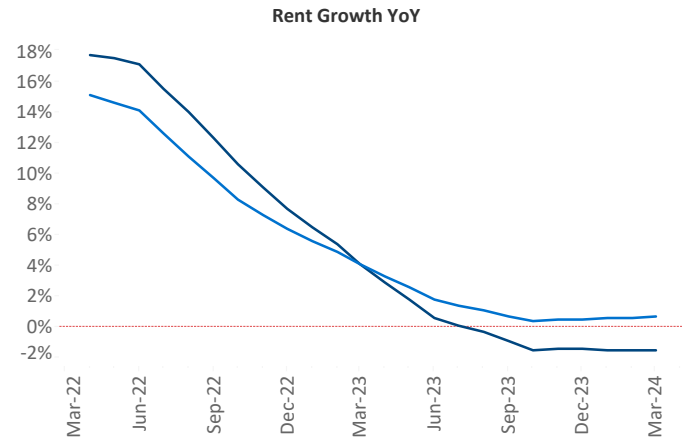
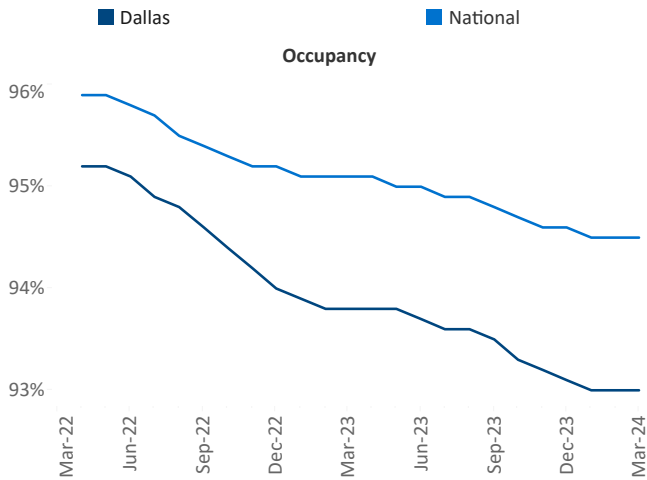


Dallas is the **1st** largest multifamily market with **877,172** completed units and **216,934** units in development, **65,926** of which have already broken ground.

New lease asking **rents** are at **\$1,532**, down **-1.5%** ▼ from the previous year placing Dallas at **107th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **16,422** ▲ net units absorbed over the past twelve months. This is up **5,474** ▲ units from the previous year's gain of **10,948** ▲ absorbed units.

Employment in Dallas has grown by **1.6%** ▲ over the past 12 months, while hourly wages have risen by **2.1%** ▲ YoY to **\$34.37** according to the *Bureau of Labor Statistics*.



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