



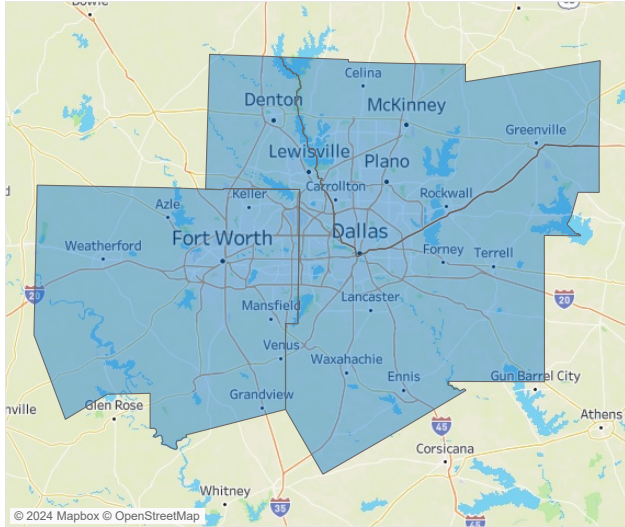
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Dallas

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Dallas is the **1st** largest multifamily market with **877,519** completed units and **218,163** units in development, **66,423** of which have already broken ground.

New lease asking **rents** are at **\$1,533**, down **-1.6%** ▼ from the previous year placing Dallas at **104th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **18,598** ▲ net units absorbed over the past twelve months. This is up **8,549** ▲ units from the previous year's gain of **10,049** ▲ absorbed units.

**Employment** in Dallas has grown by **1.9%** ▲ over the past 12 months, while hourly wages have risen by **0.8%** ▲ YoY to **\$34.52** according to the *Bureau of Labor Statistics*.

