



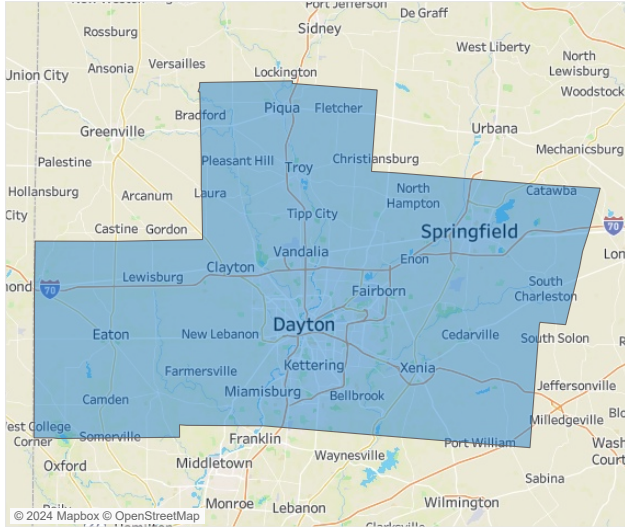
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Dayton

April 2024



Dayton is the **73rd** largest multifamily market with **49,642** completed units and **8,367** units in development, **1,070** of which have already broken ground.

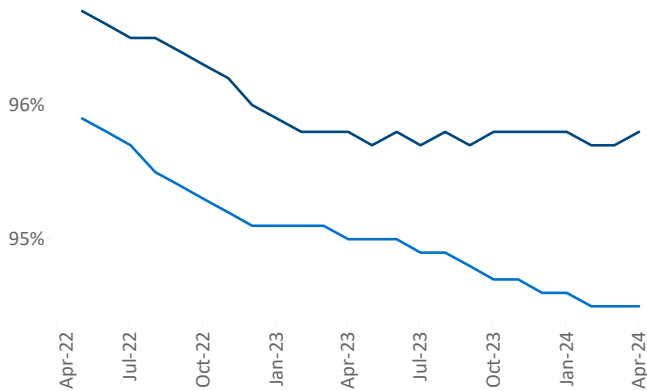
New lease asking **rents** are at **\$1,113**, up **4.7%** ▲ from the previous year placing Dayton at **12th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,000** ▲ net units absorbed over the past twelve months. This is up **2,292** ▲ units from the previous year's loss of **-1,292** ▼ absorbed units.

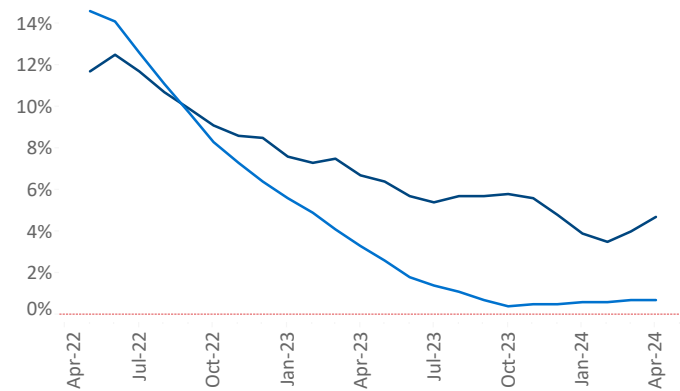
Employment in Dayton has shrunk by **-0.1%** ▼ over the past 12 months, while hourly wages have fallen by **-0.9%** ▼ YoY to **\$30.24** according to the *Bureau of Labor Statistics*.

■ Dayton ■ National

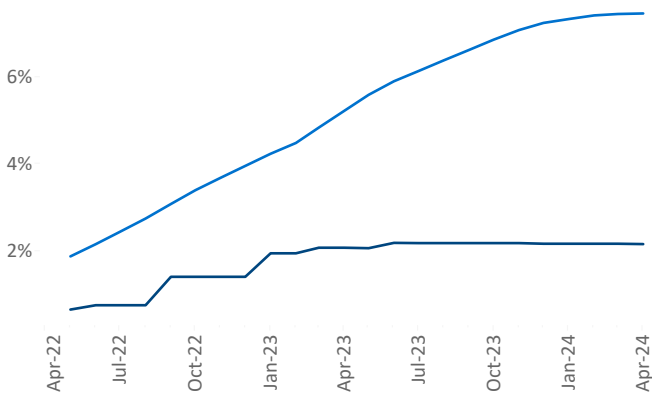
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

