

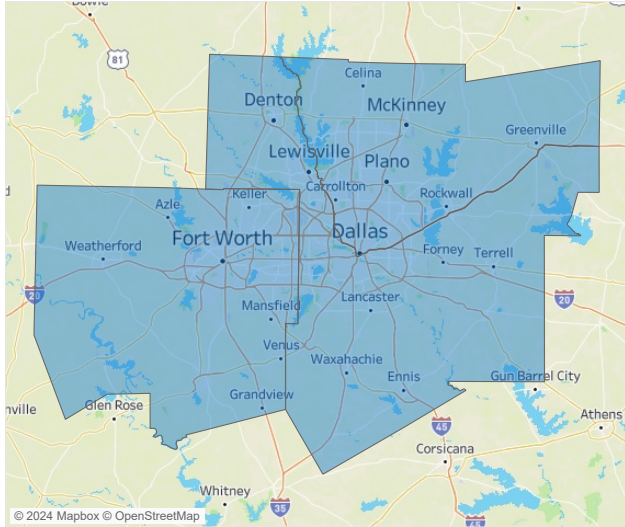


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Dallas
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Dallas is the **1st** largest multifamily market with **881,275** completed units and **216,988** units in development, **67,160** of which have already broken ground.

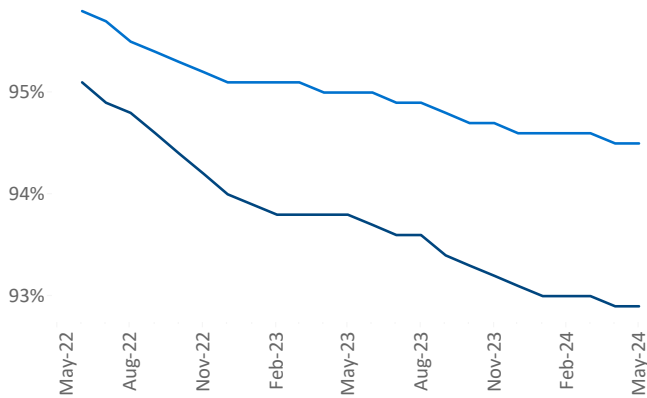
Advertised **rents** are at **\$1,538**, down **-1.6%** ▼ from the previous year placing Dallas at **105th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **17,440** ▲ net units absorbed over the past twelve months. This is up **5,970** ▲ units from the previous year's gain of **11,470** ▲ absorbed units.

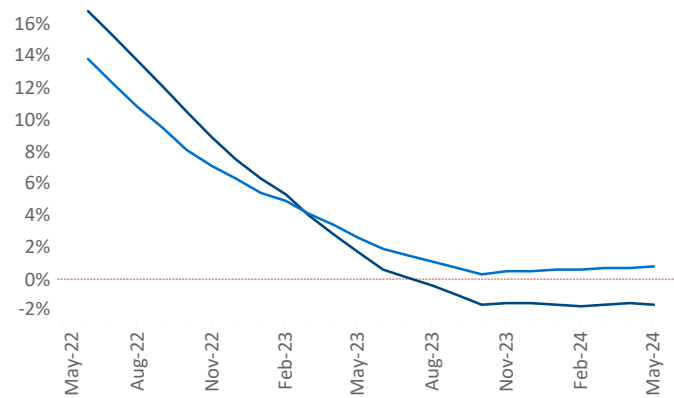
Employment in Dallas has grown by **1.8%** ▲ over the past 12 months, while hourly wages have risen by **1.4%** ▲ YoY to **\$34.26** according to the *Bureau of Labor Statistics*.

■ Dallas ■ National

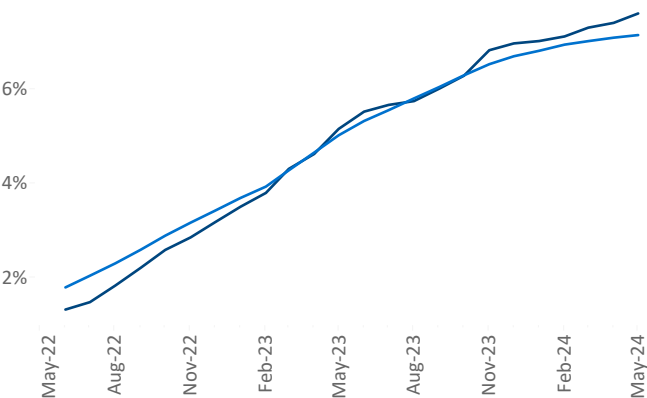
Occupancy



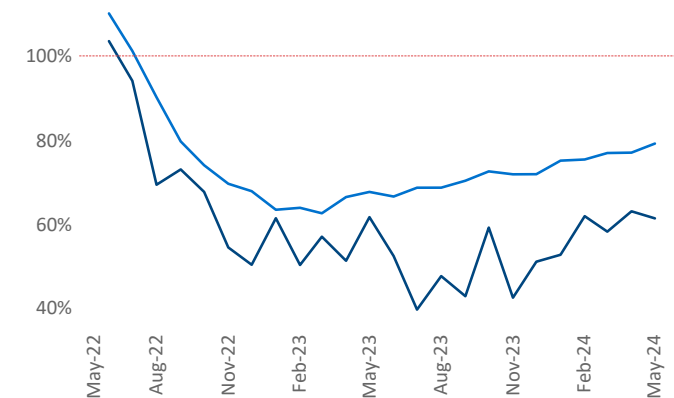
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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