



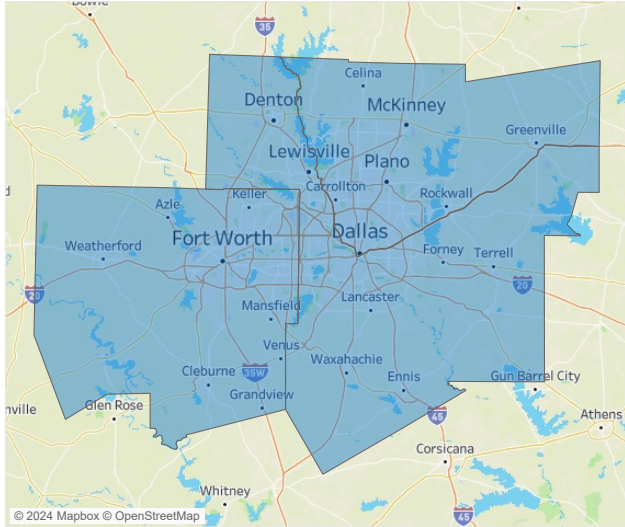
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Dallas

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Dallas is the **1st** largest multifamily market with **883,392** completed units and **218,473** units in development, **66,581** of which have already broken ground.

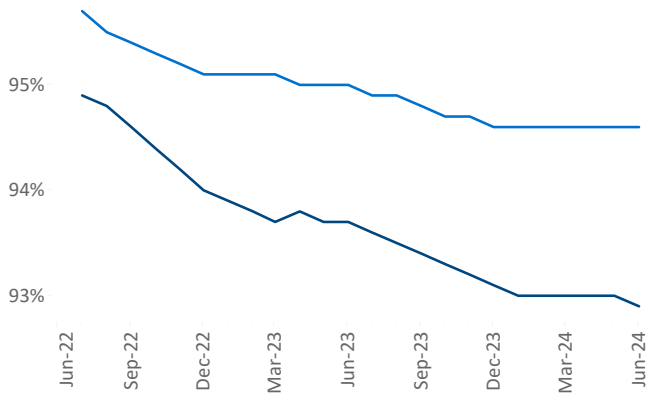
Advertised **rents** are at **\$1,535**, down **-2.0%** ▼ from the previous year placing Dallas at **108th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **18,899** ▲ net units absorbed over the past twelve months. This is up **9,314** ▲ units from the previous year's gain of **9,585** ▲ absorbed units.

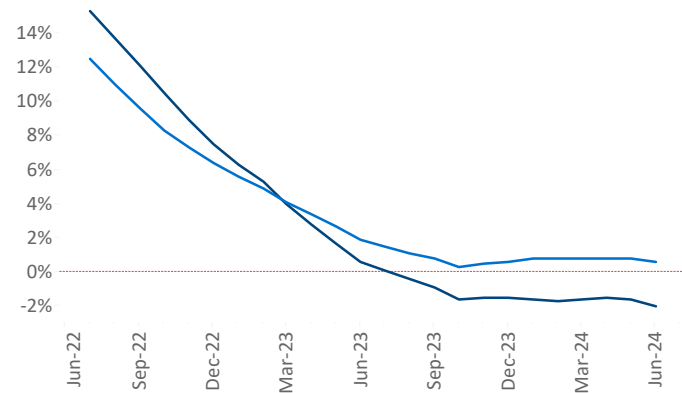
Employment in Dallas has grown by **1.5%** ▲ over the past 12 months, while hourly wages have risen by **2.9%** ▲ YoY to **\$34.71** according to the *Bureau of Labor Statistics*.

■ Dallas ■ National

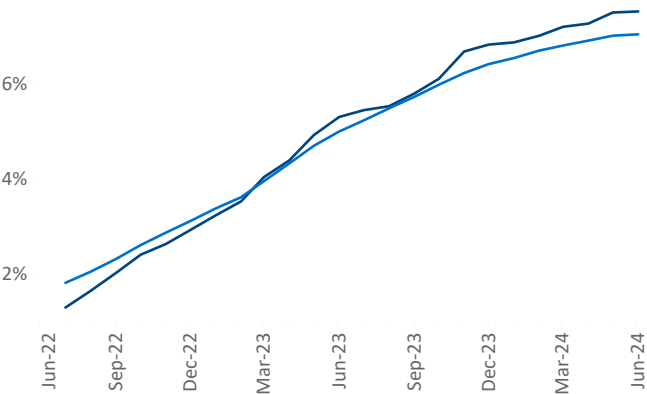
Occupancy



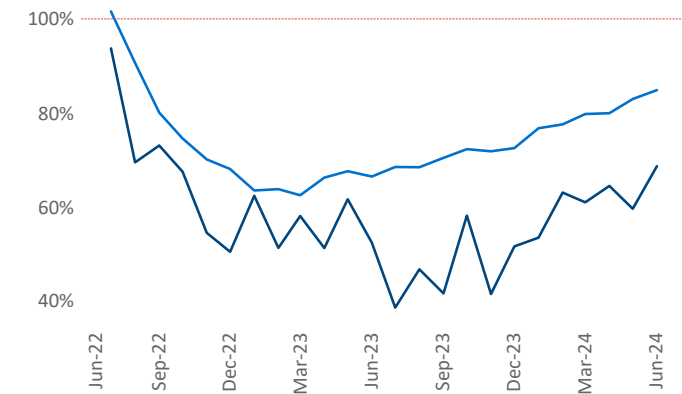
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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