



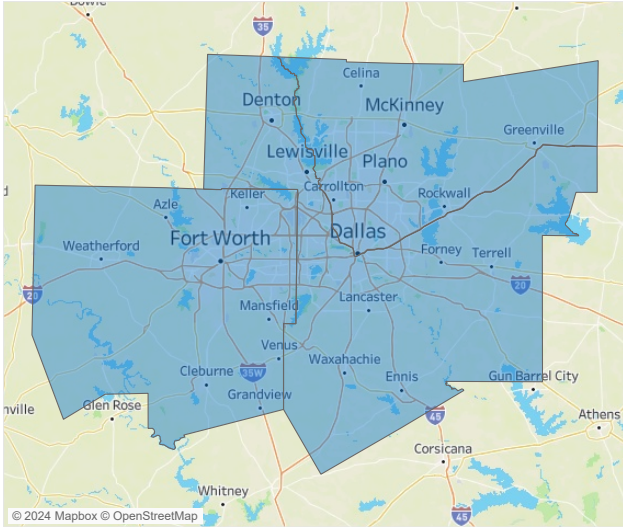
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Dallas

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Dallas is the **1st** largest multifamily market with **887,597** completed units and **215,901** units in development, **64,174** of which have already broken ground.

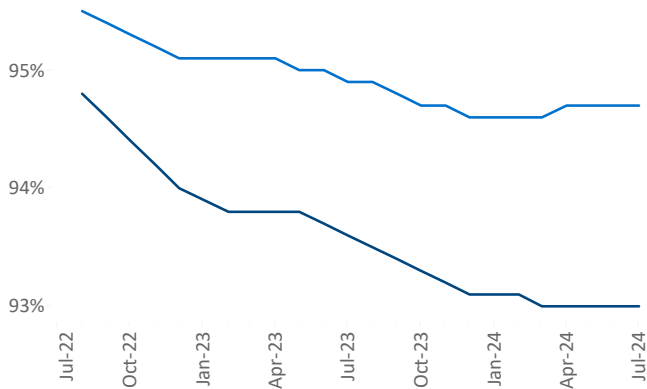
Advertised **rents** are at **\$1,545**, down **-1.4%** ▼ from the previous year placing Dallas at **105th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **21,075** ▲ net units absorbed over the past twelve months. This is up **13,436** ▲ units from the previous year's gain of **7,639** ▲ absorbed units.

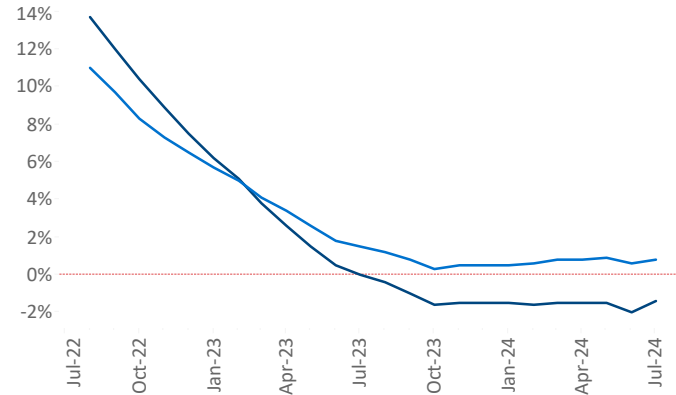
Employment in Dallas has grown by **1.1%** ▲ over the past 12 months, while hourly wages have risen by **1.0%** ▲ YoY to **\$34.83** according to the *Bureau of Labor Statistics*.

■ Dallas ■ National

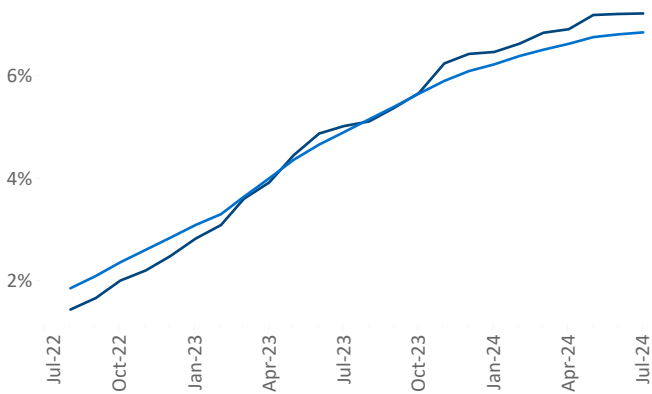
Occupancy



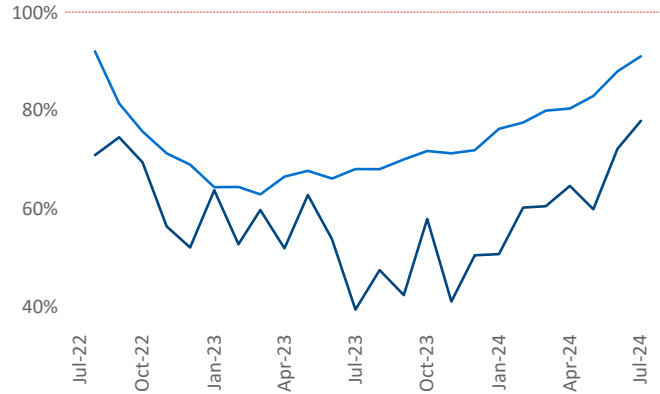
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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