

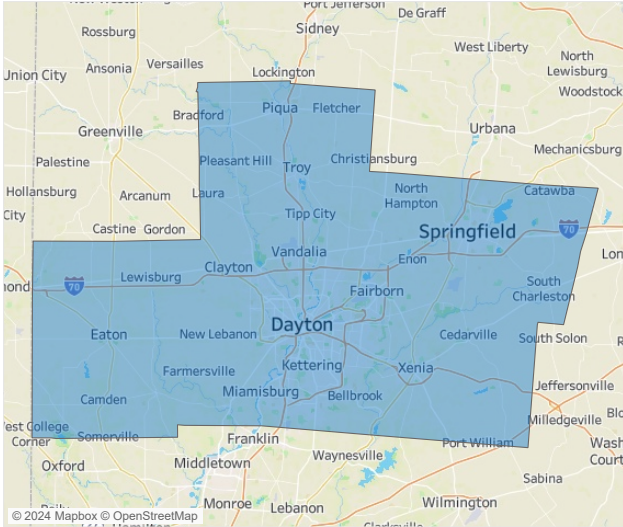


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Dayton
July 2024



Dayton is the **74th** largest multifamily market with **49,850** completed units and **8,115** units in development, **960** of which have already broken ground.

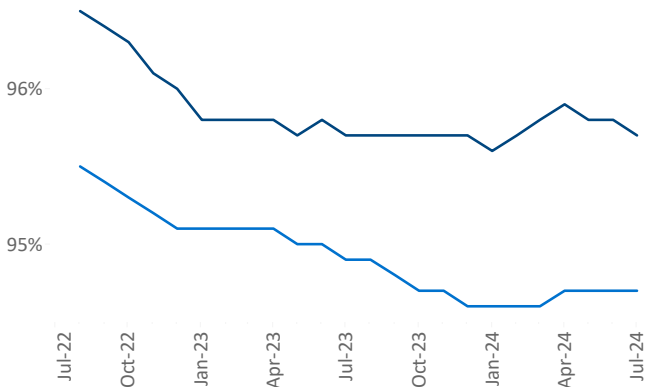
Advertised **rents** are at **\$1,122**, up **3.7%** ▲ from the previous year placing Dayton at **21st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **703** ▲ net units absorbed over the past twelve months. This is up **1,759** ▲ units from the previous year's loss of **-1,056** ▼ absorbed units.

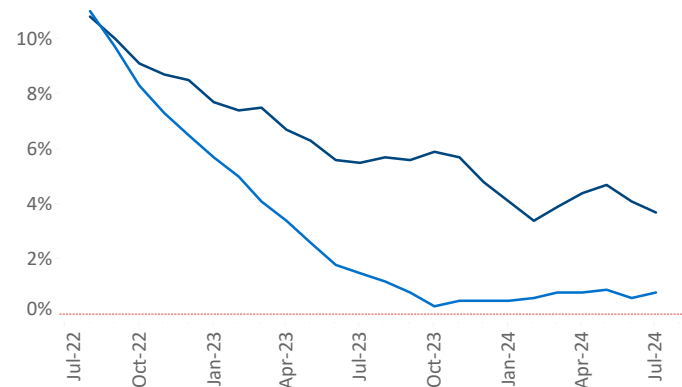
Employment in Dayton has grown by **1.2%** ▲ over the past 12 months, while hourly wages have fallen by **-1.4%** ▼ YoY to **\$30.48** according to the *Bureau of Labor Statistics*.

■ Dayton ■ National

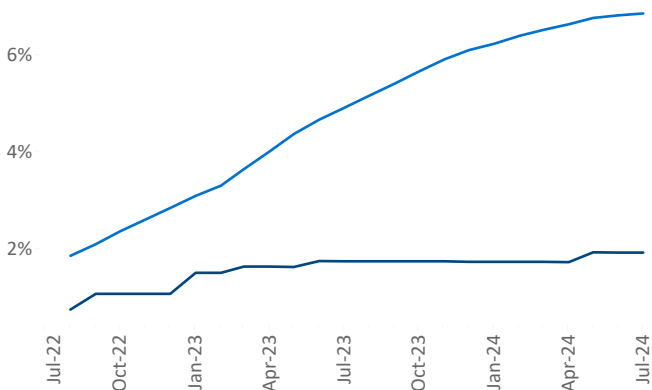
Occupancy



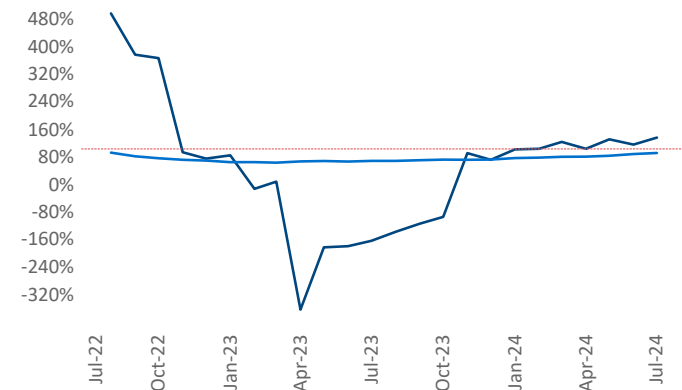
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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