

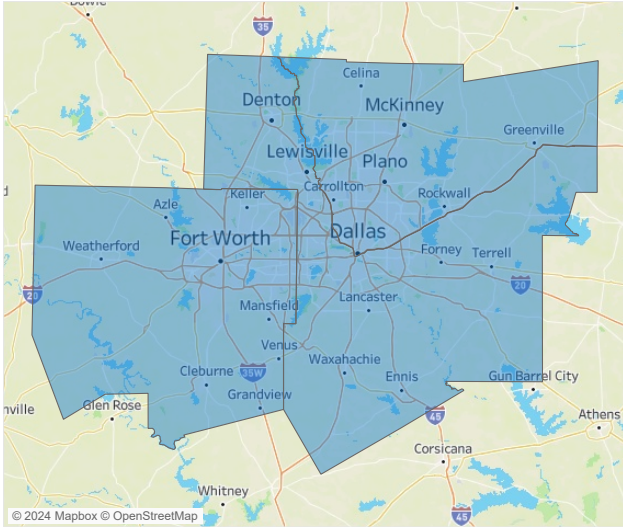


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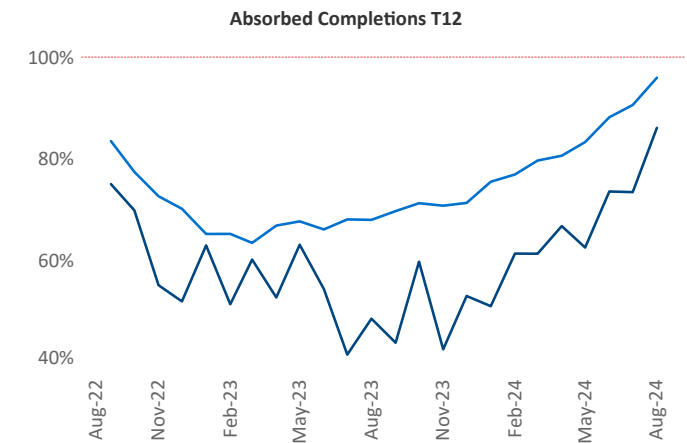
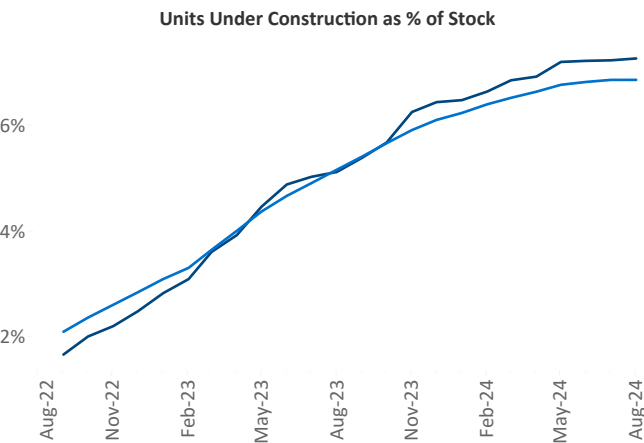
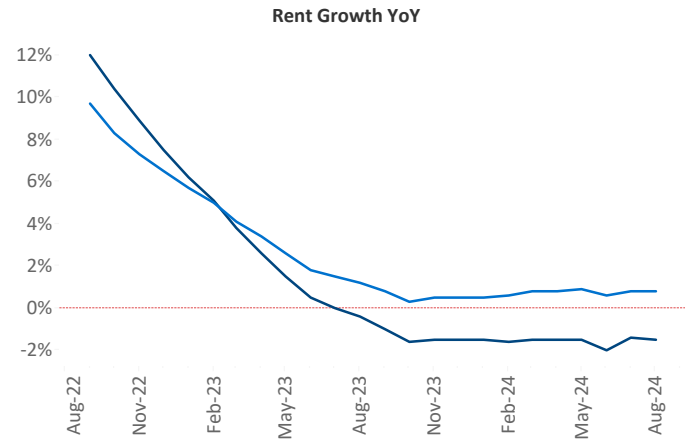
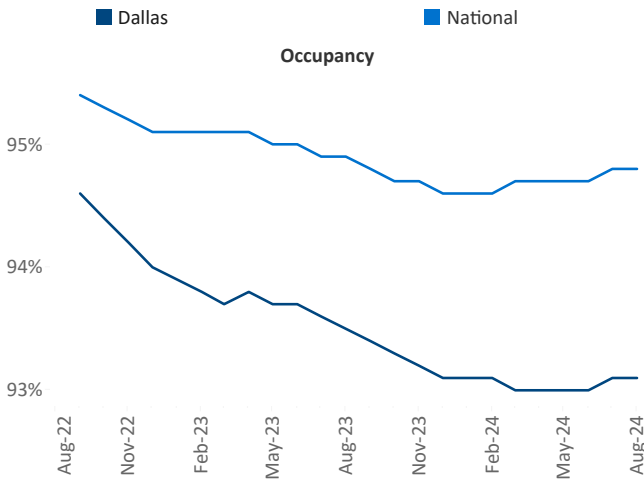


Dallas is the **1st** largest multifamily market with **888,839** completed units and **217,464** units in development, **64,578** of which have already broken ground.

Advertised **rents** are at **\$1,540**, down **-1.5%** ▼ from the previous year placing Dallas at **106th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **25,941** ▲ units absorbed over the past twelve months. Absorption increased by **15,960** ▲ units from the previous year's absorption gain of **9,981** ▲ units.

Employment in Dallas has grown by **1.5%** ▲ over the past 12 months, while hourly wages have risen by **1.5%** ▲ YoY to **\$34.54** according to the *Bureau of Labor Statistics*.



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