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Palestine

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Dayton

August 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 **\$1,128**, up **3.6%** ▲ from the previous year placing Dayton at **24th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with 829 \blacktriangle units absorbed over the past twelve months. Absorption increased by 1,789 \blacktriangle units from the previous year's absorption loss of -960 \checkmark units.

Employment in Dayton has grown by **0.3%** ▲ over the past 12 months, while hourly wages have fallen by -**1.8%** ▼ YoY to **\$29.93** according to the *Bureau of Labor Statistics*.





