

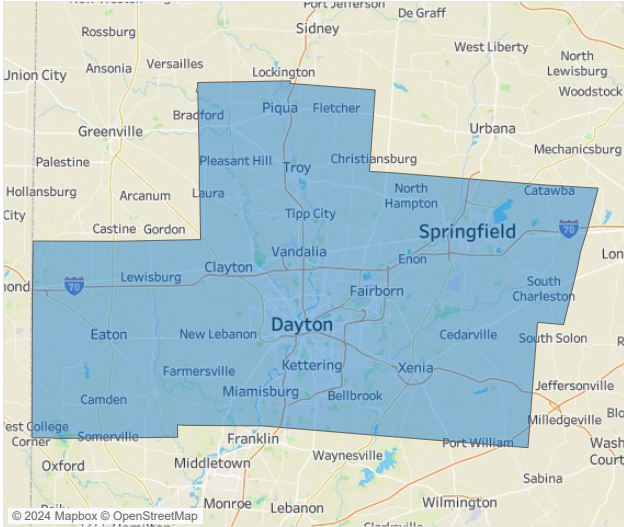


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Dayton  
August 2024



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.

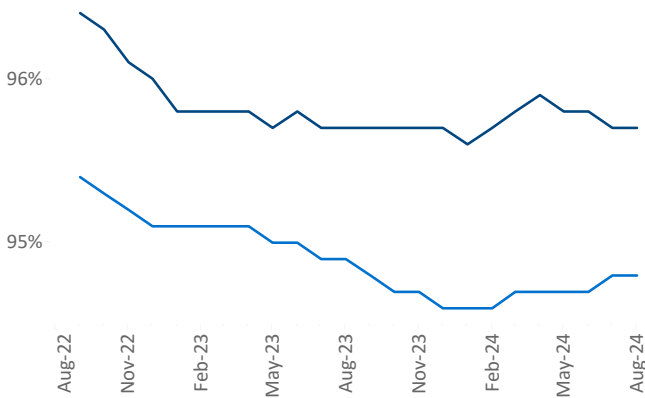
Advertised **rents** are at **\$1,128**, up **3.6%** ▲ from the previous year placing Dayton at **24th** overall in year-over-year rent growth.

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

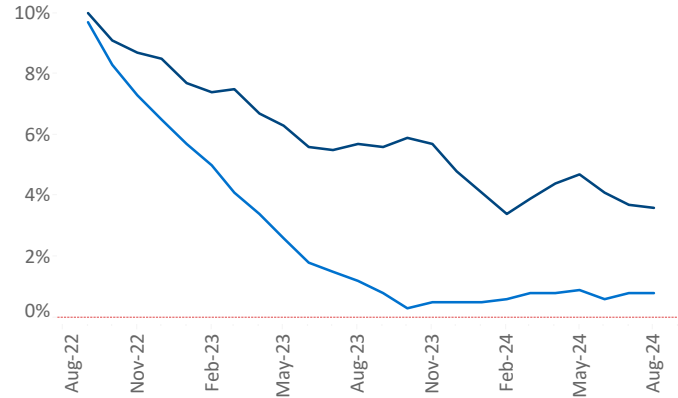
**Employment** in Dayton has grown by **0.3%** ▲ over the past 12 months, while hourly wages have fallen by **-1.8%** ▼ YoY to **\$29.93** according to the *Bureau of Labor Statistics*.

■ Dayton      ■ National

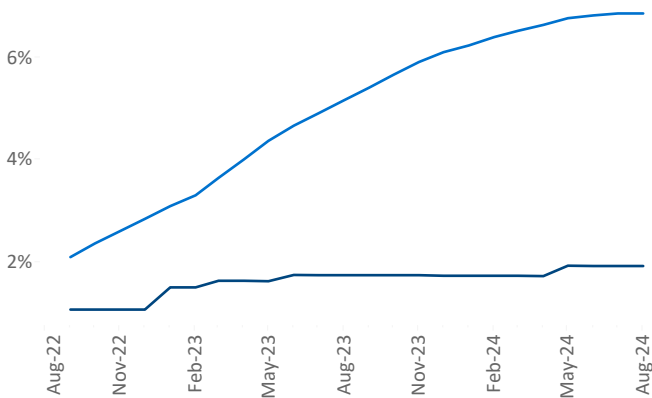
Occupancy



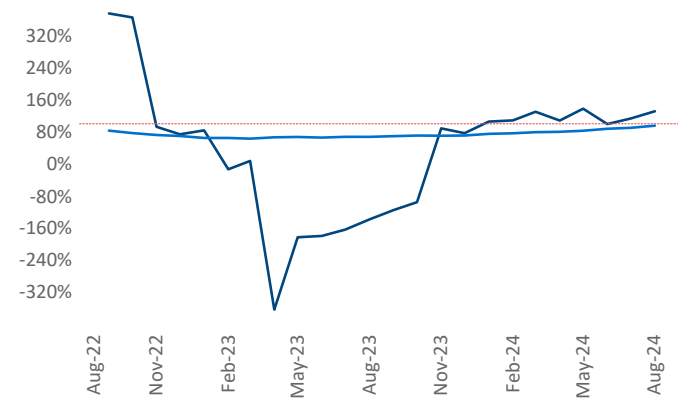
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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