



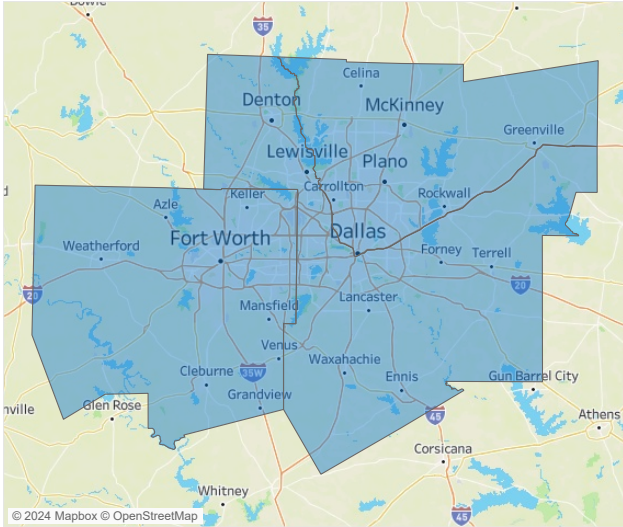
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Dallas

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Dallas is the **1st** largest multifamily market with **896,636** completed units and **207,651** units in development, **61,584** of which have already broken ground.

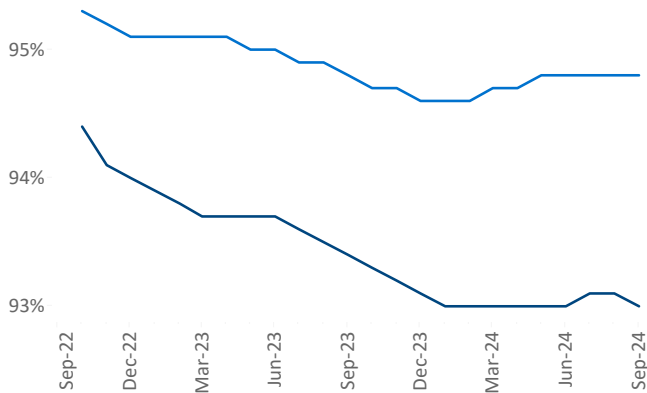
Advertised **rents** are at **\$1,539**, down **-1.7%** from the previous year placing Dallas at **107th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **23,232** units absorbed over the past twelve months. Absorption increased by **13,981** units from the previous year's absorption gain of **9,251** units.

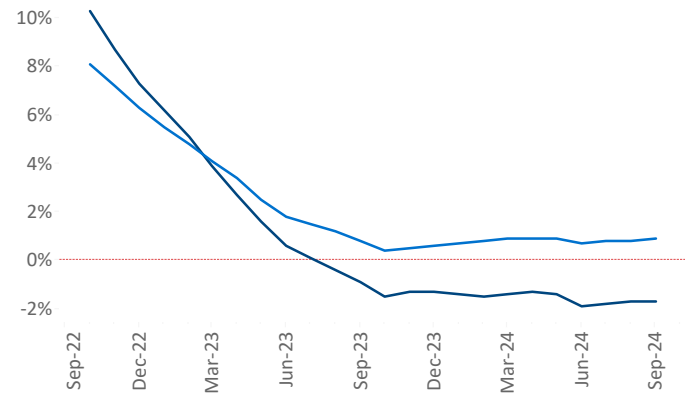
Employment in Dallas has grown by **1.9%** over the past 12 months, while hourly wages have risen by **3.6%** YoY to **\$35.27** according to the *Bureau of Labor Statistics*.

■ Dallas ■ National

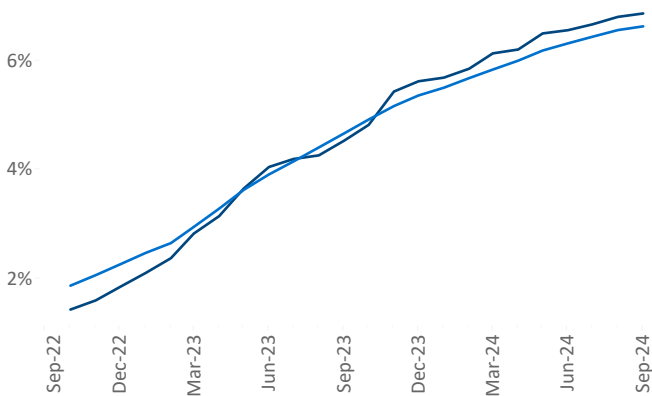
Occupancy



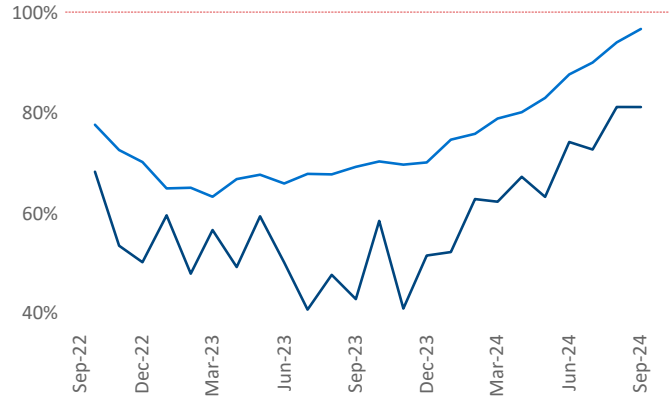
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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