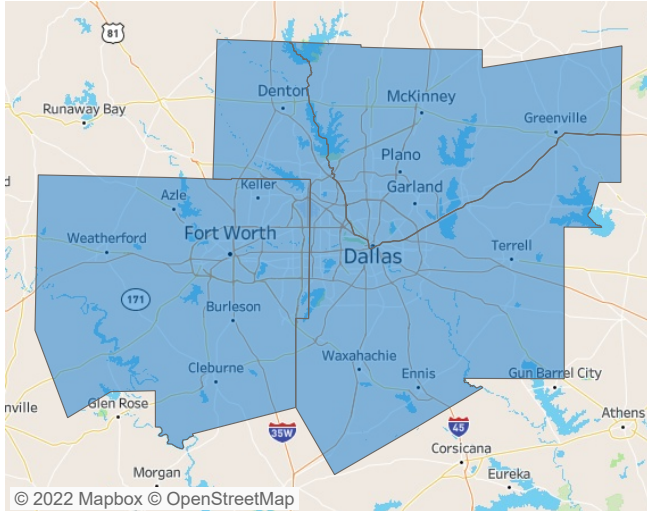




Dallas December 2021

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Dallas is the **1st** largest multifamily market with **817,932** completed units and **183,167** units in development, **45,249** of which have already broken ground.

New lease asking **rents** are at **\$1,424**, up **15.1%▲** from the previous year placing Dallas at **31st** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **42,573▲** net units absorbed over the past 12 months. This is up **21,067▲** units from the previous year's gain of **21,506▲** absorbed units.

Employment in Dallas has grown by **5.1%▲** over the past 12 months, while hourly wages have risen by **7.2%▲** YoY to **\$32.21** according to the *Bureau of Labor Statistics*.

