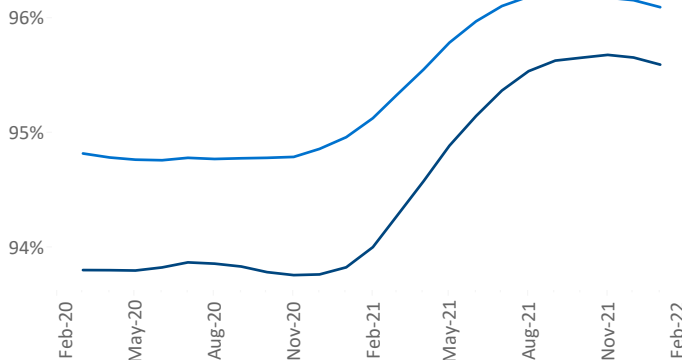


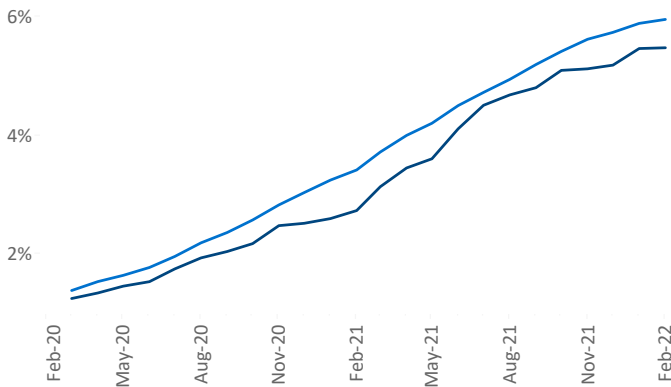
■ Dallas

■ National

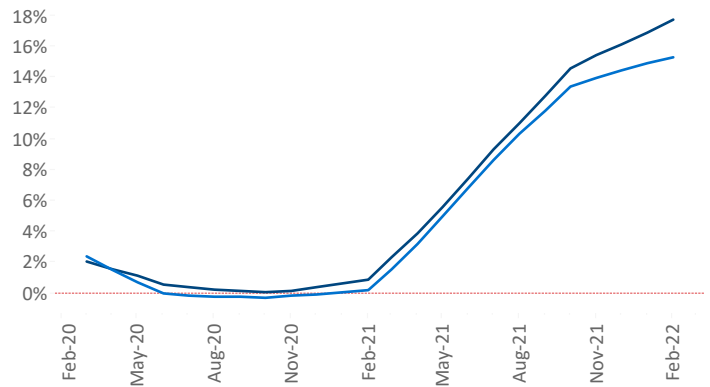
Occupancy



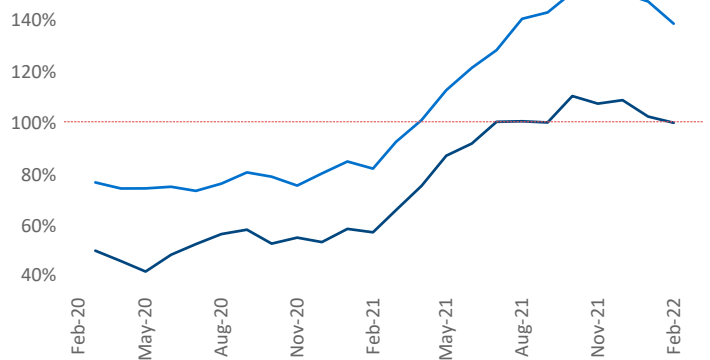
Units Under Construction as % of Stock



Rent Growth YoY



Absorbed Completions T12



Contacts

Dallas

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Dallas is the **1st** largest multifamily market with **822,851** completed units and **179,608** units in development, **45,089** of which have already broken ground.

New lease asking **rents** are at **\$1,467**, up **17.6%** ▲ from the previous year placing Dallas at **26th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **40,601** ▲ net units absorbed over the past 12 months. This is up **16,418** ▲ units from the previous year's gain of **24,183** ▲ absorbed units.

Employment in Dallas has grown by **7.4%** ▲ over the past 12 months, while hourly wages have risen by **7.0%** ▲ YoY to **\$32.94** according to the *Bureau of Labor Statistics*.