

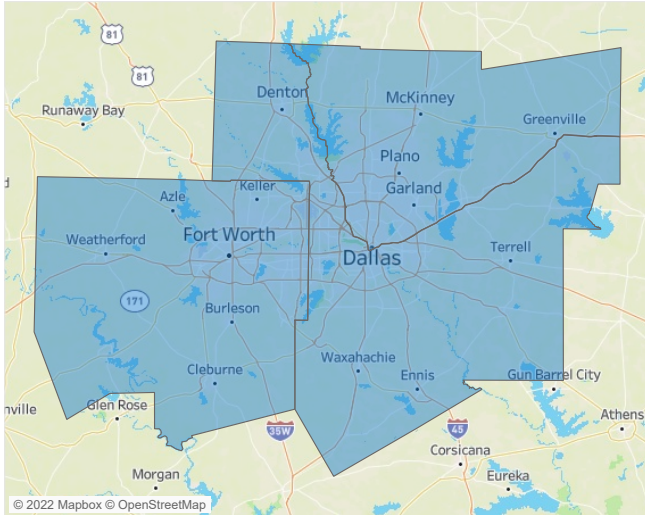


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Liliana Malai
Senior PPC Specialist
Liliana.Malai@yardi.com

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Dallas is the **1st** largest multifamily market with **829,937** completed units and **172,641** units in development, **46,511** of which have already broken ground.

New lease asking **rents** are at **\$1,525**, up **17.1% ▲** from the previous year placing Dallas at **19th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **28,827 ▲** net units absorbed over the past twelve months. This is down **-7,664 ▼** units from the previous year's gain of **36,491 ▲** absorbed units.

Employment in Dallas has grown by **7.5% ▲** over the past 12 months, while hourly wages have risen by **6.8% ▲** YoY to **\$33.27** according to the *Bureau of Labor Statistics*.

