

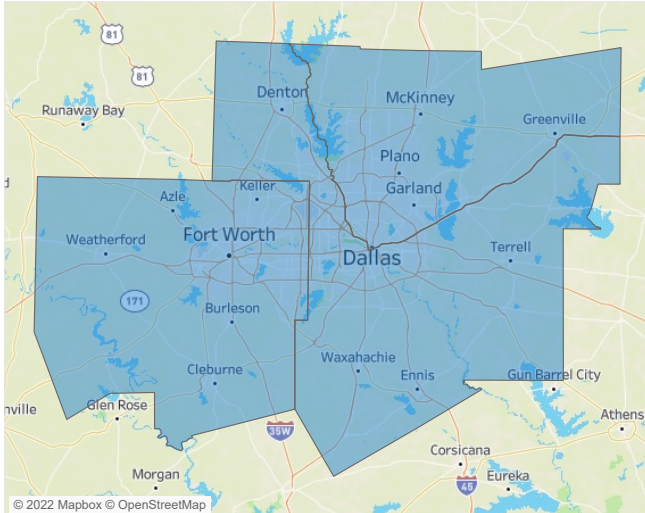


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Dallas
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Dallas is the **1st** largest multifamily market with **836,553** completed units and **181,873** units in development, **49,982** of which have already broken ground.

New lease asking **rents** are at **\$1,571**, up **15.9%▲** from the previous year placing Dallas at **16th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **21,974▲** net units absorbed over the past twelve months. This is down **-24,339▼** units from the previous year's gain of **46,313▲** absorbed units.

Employment in Dallas has grown by **7.4%▲** over the past 12 months, while hourly wages have risen by **5.5%▲** YoY to **\$32.89** according to the *Bureau of Labor Statistics*.

