

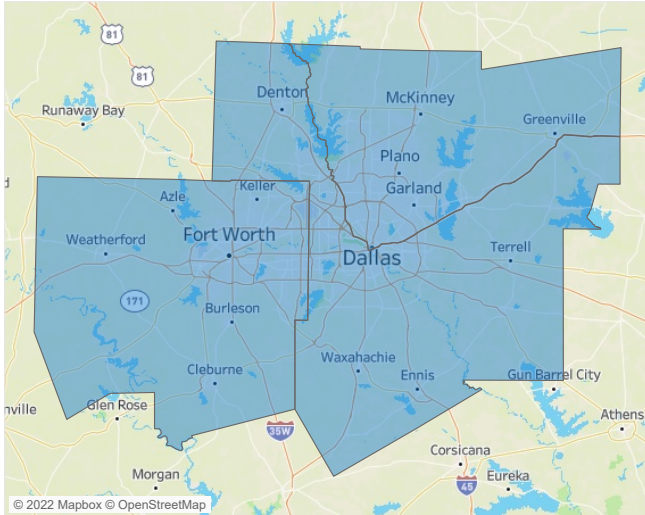


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Dallas
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Dallas is the **1st** largest multifamily market with **837,206** completed units and **184,334** units in development, **50,815** of which have already broken ground.

New lease asking **rents** are at **\$1,573**, up **14.1% ▲** from the previous year placing Dallas at **12th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **24,270 ▲** net units absorbed over the past twelve months. This is down **-18,857 ▼** units from the previous year's gain of **43,127 ▲** absorbed units.

Employment in Dallas has grown by **7.0% ▲** over the past 12 months, while hourly wages have risen by **4.3% ▲** YoY to **\$33.38** according to the *Bureau of Labor Statistics*.

