

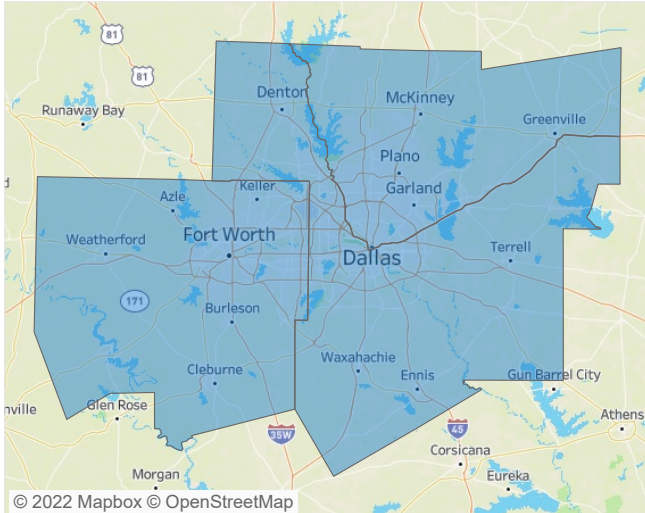


Contacts

Jeff Adler
Vice President
Jeff.Adler@yardi.com

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

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Dallas is the **1st** largest multifamily market with **823,693** completed units and **178,287** units in development, **46,164** of which have already broken ground.

New lease asking **rents** are at **\$1,484**, up **17.5% ▲** from the previous year placing Dallas at **24th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **37,362 ▲** net units absorbed over the past twelve months. This is up **10,301 ▲** units from the previous year's gain of **27,061 ▲** absorbed units.

Employment in Dallas has grown by **6.7% ▲** over the past 12 months, while hourly wages have risen by **7.5% ▲** YoY to **\$33.07** according to the *Bureau of Labor Statistics*.

