

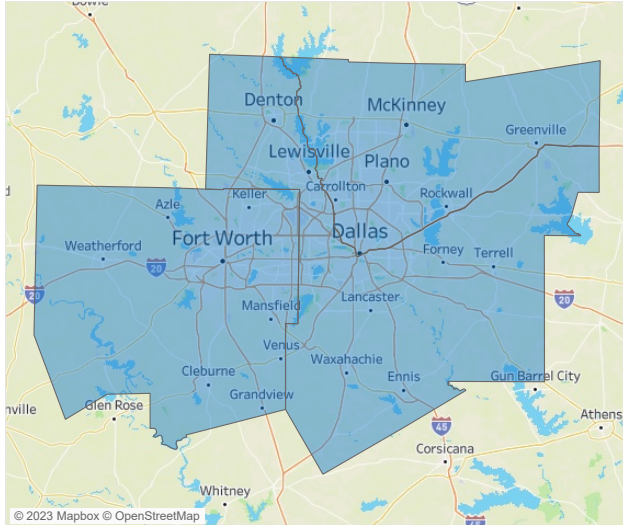


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Dallas
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Dallas is the **1st** largest multifamily market with **837,593** completed units and **205,238** units in development, **54,418** of which have already broken ground.

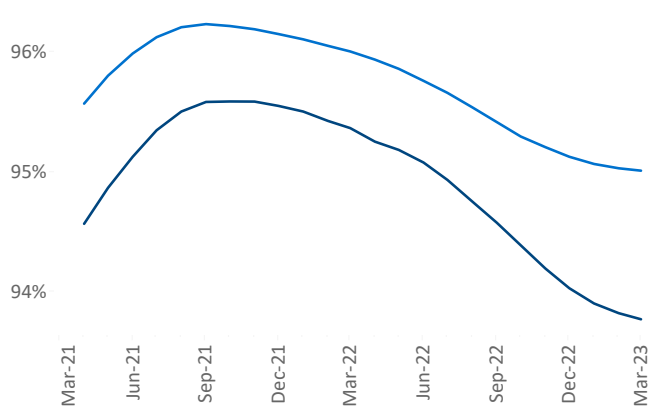
New lease asking **rents** are at **\$1,554**, up **4.1% ▲** from the previous year placing Dallas at **83rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **12,925 ▲** net units absorbed over the past twelve months. This is down **-23,881 ▼** units from the previous year's gain of **36,806 ▲** absorbed units.

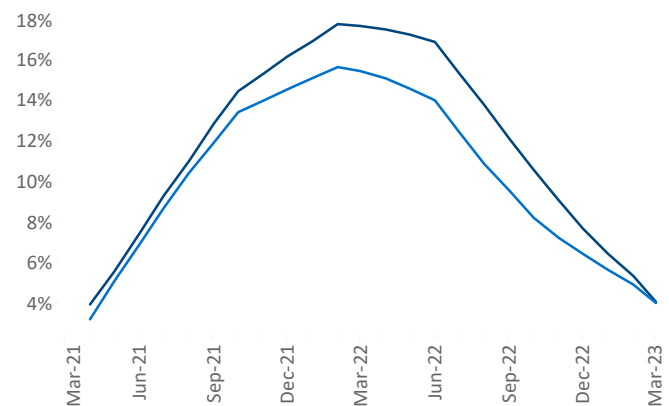
Employment in Dallas has grown by **4.8% ▲** over the past 12 months, while hourly wages have risen by **3.0% ▲** YoY to **\$33.64** according to the *Bureau of Labor Statistics*.

■ Dallas ■ National

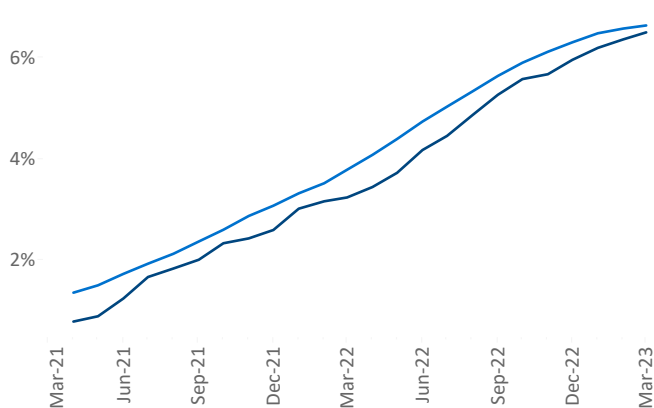
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

