



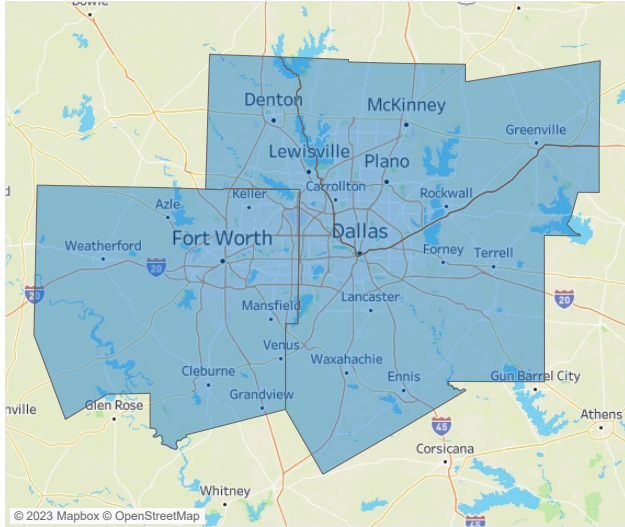
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Dallas

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Dallas is the **1st** largest multifamily market with **840,447** completed units and **209,251** units in development, **56,382** of which have already broken ground.

New lease asking **rents** are at **\$1,550**, up **2.5%** ▲ from the previous year placing Dallas at **94th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **11,091** ▲ net units absorbed over the past twelve months. This is down **-23,275** ▼ units from the previous year's gain of **34,366** ▲ absorbed units.

Employment in Dallas has grown by **4.4%** ▲ over the past 12 months, while hourly wages have risen by **4.3%** ▲ YoY to **\$34.37** according to the *Bureau of Labor Statistics*.

