

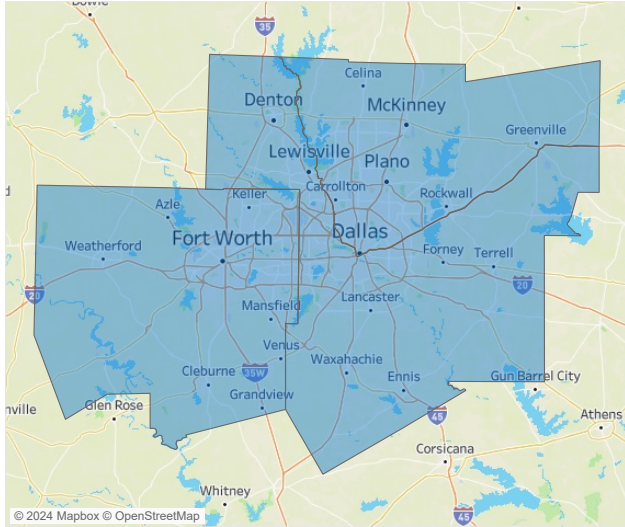


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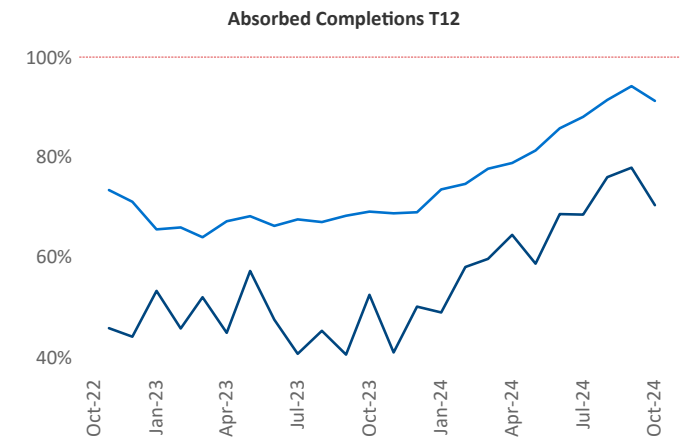
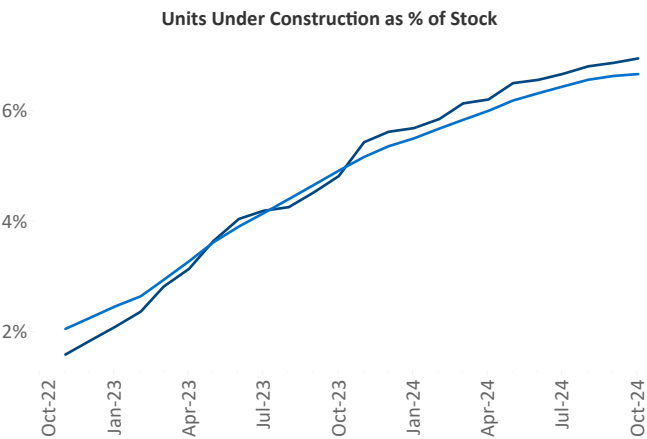
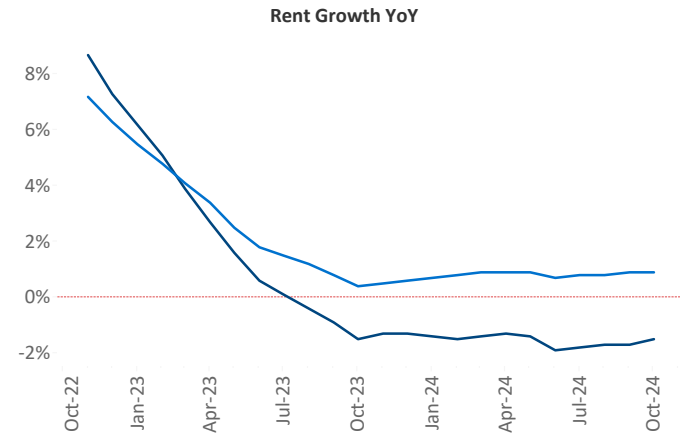
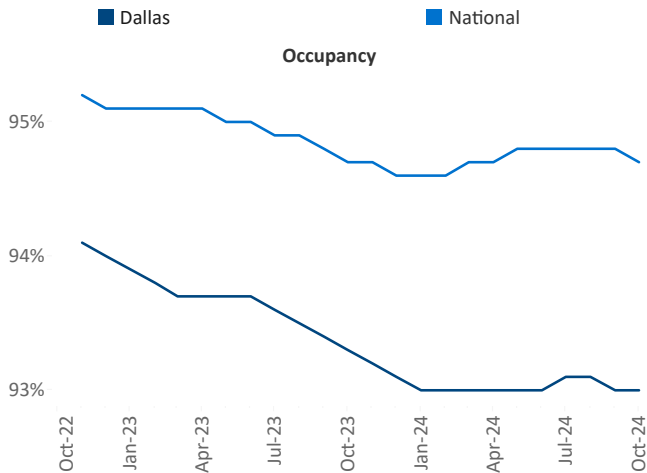


Dallas is the **1st** largest multifamily market with **896,872** completed units and **211,019** units in development, **62,310** of which have already broken ground.

Advertised **rents** are at **\$1,534**, down **-1.5%** ▼ from the previous year placing Dallas at **105th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **22,105** ▲ units absorbed over the past twelve months. Absorption increased by **11,268** ▲ units from the previous year's absorption gain of **10,837** ▲ units.

Employment in Dallas has grown by **1.7%** ▲ over the past 12 months, while hourly wages have risen by **3.4%** ▲ YoY to **\$35.50** according to the *Bureau of Labor Statistics*.



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