

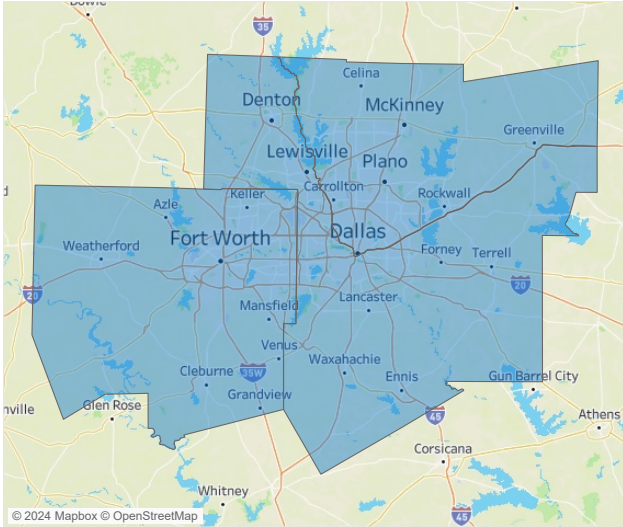


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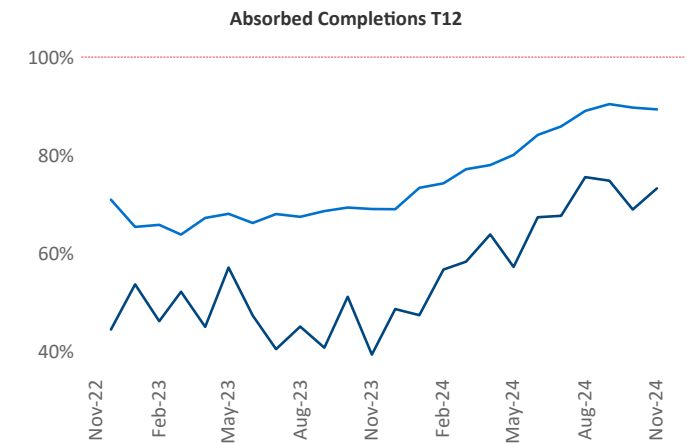
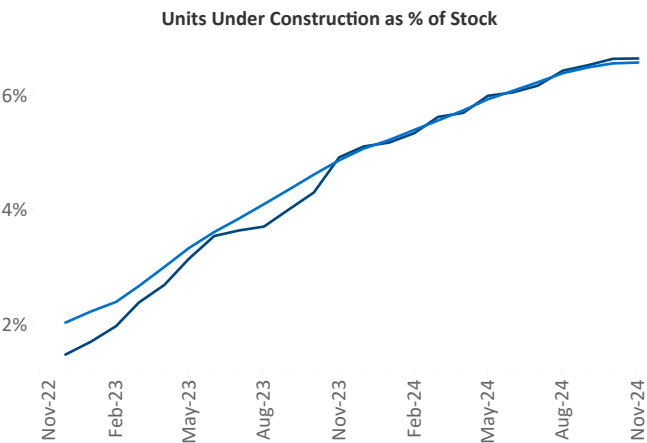
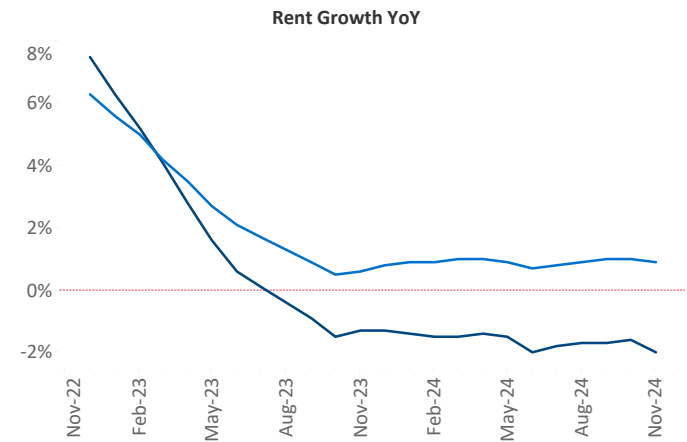
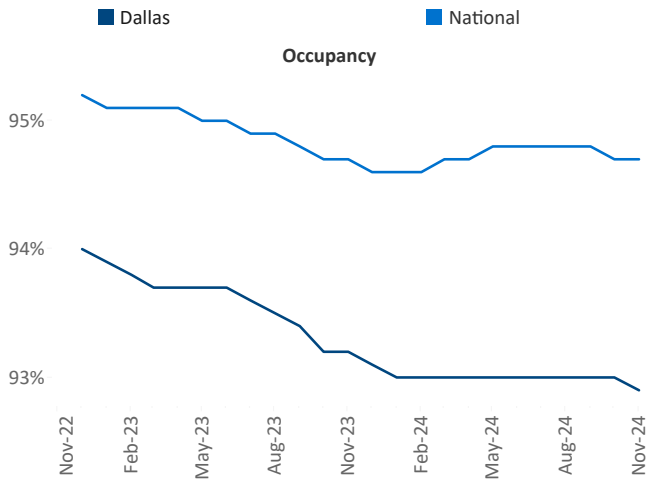


Dallas is the **1st** largest multifamily market with **901,498** completed units and **210,003** units in development, **59,950** of which have already broken ground.

Advertised **rents** are at **\$1,523**, down **-2.0%** from the previous year placing Dallas at **112th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **23,958** units absorbed over the past twelve months. Absorption increased by **15,467** units from the previous year's absorption gain of **8,491** units.

**Employment** in Dallas has grown by **1.5%** over the past 12 months, while hourly wages have risen by **3.8%** YoY to **\$35.06** according to the *Bureau of Labor Statistics*.



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