

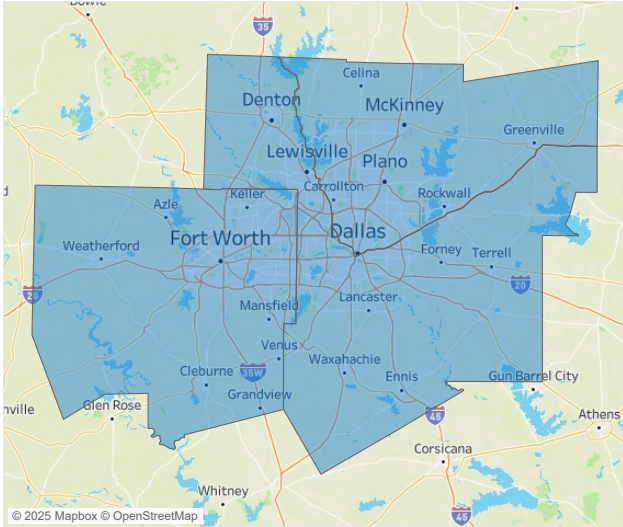


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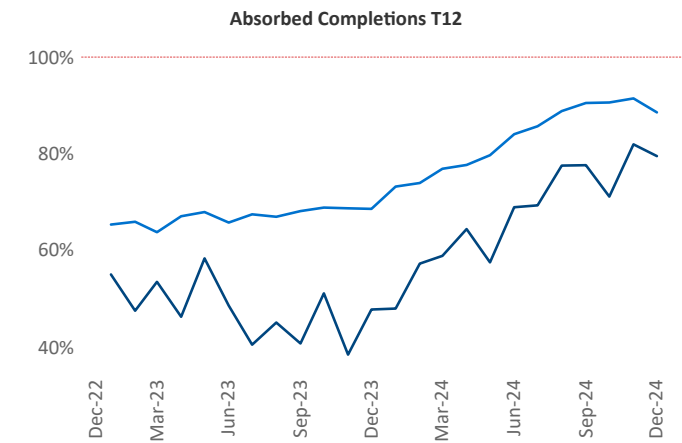
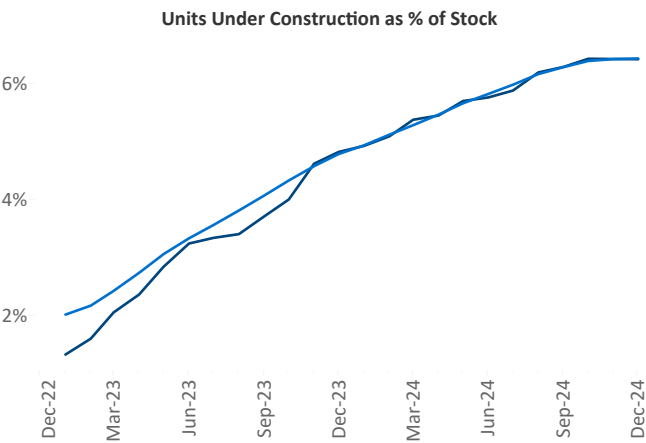
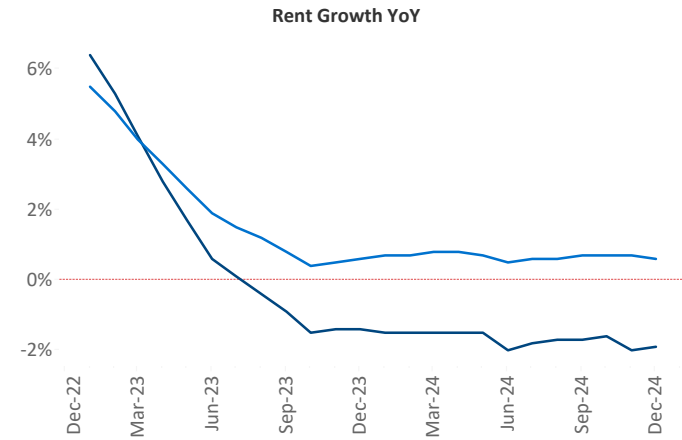
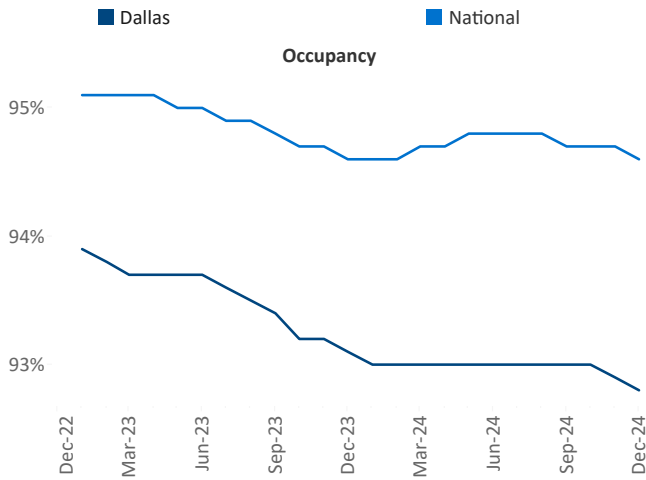


Dallas is the **1st** largest multifamily market with **904,943** completed units and **208,837** units in development, **58,109** of which have already broken ground.

Advertised **rents** are at **\$1,520**, down **-1.9%** from the previous year placing Dallas at **109th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **24,255** units absorbed over the past twelve months. Absorption increased by **13,138** units from the previous year's absorption gain of **11,117** units.

Employment in Dallas has grown by **1.6%** over the past 12 months, while hourly wages have risen by **5.4%** YoY to **\$36.05** according to the *Bureau of Labor Statistics*.



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