

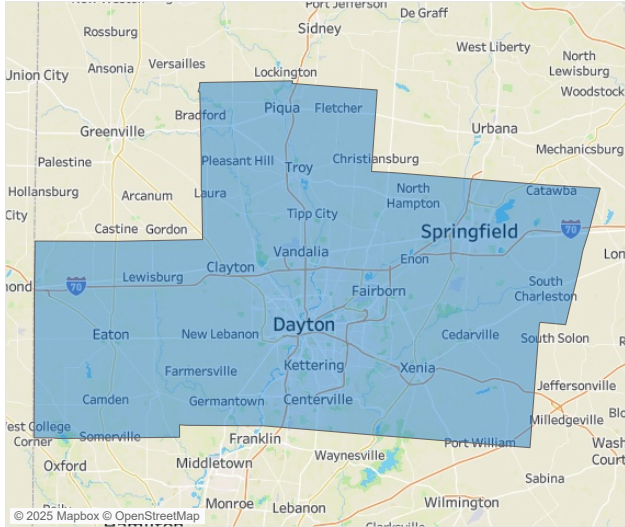


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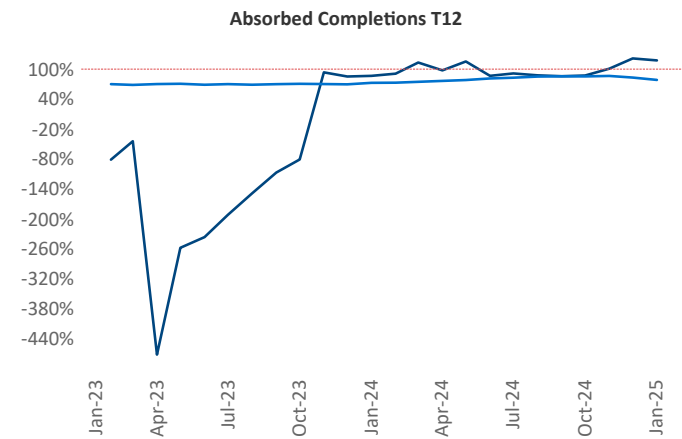
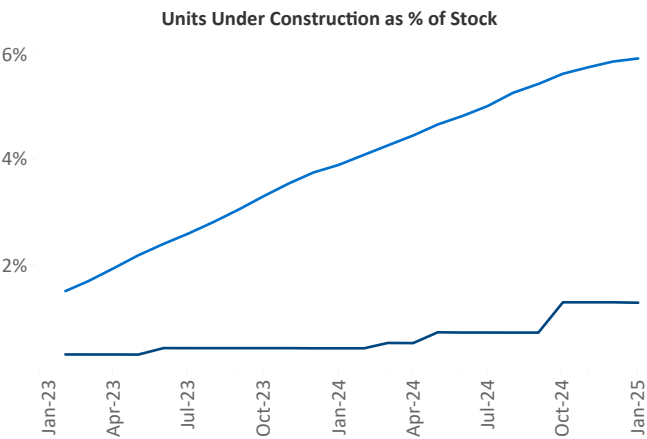
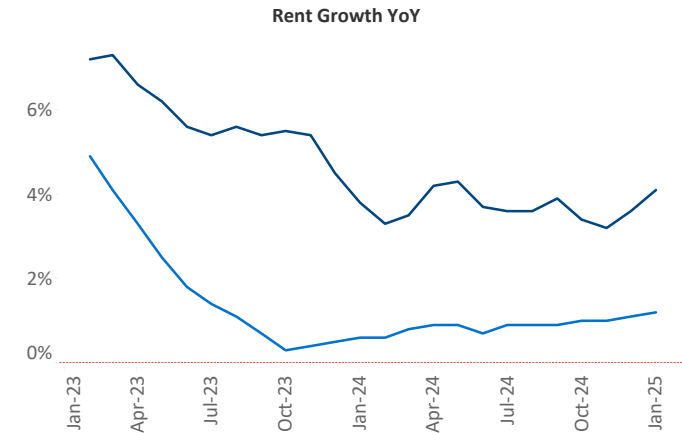
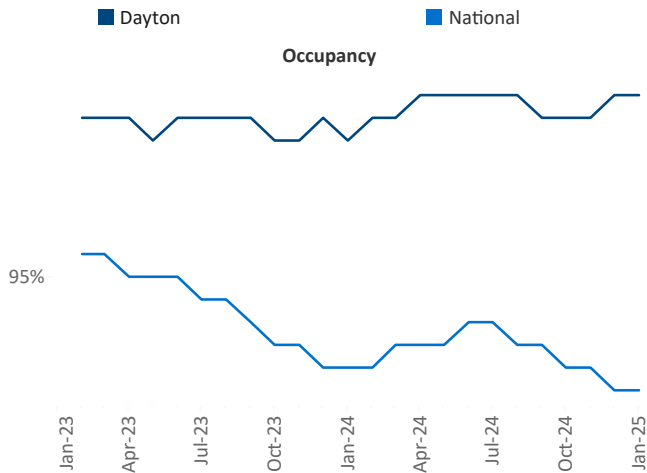


Dayton is the **73rd** largest multifamily market with **50,745** completed units and **7,421** units in development, **660** of which have already broken ground.

Advertised **rents** are at **\$1,154**, up **4.1%** ▲ from the previous year placing Dayton at **14th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,142** ▲ units absorbed over the past twelve months. Absorption increased by **123** ▲ units from the previous year's absorption gain of **1,019** ▲ units.

Employment in Dayton has shrunk by **-0.3%** ▼ over the past 12 months, while hourly wages have risen by **6.1%** ▲ YoY to **\$31.60** according to the *Bureau of Labor Statistics*.



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