

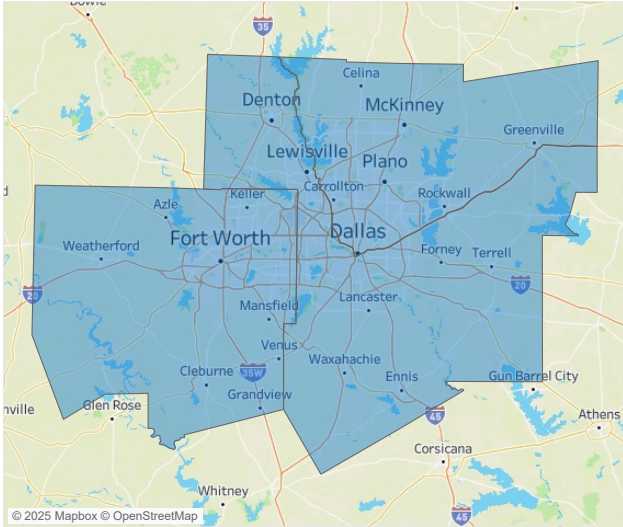


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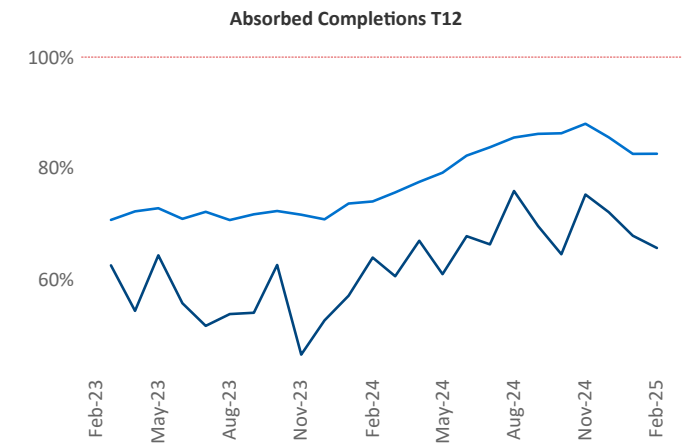
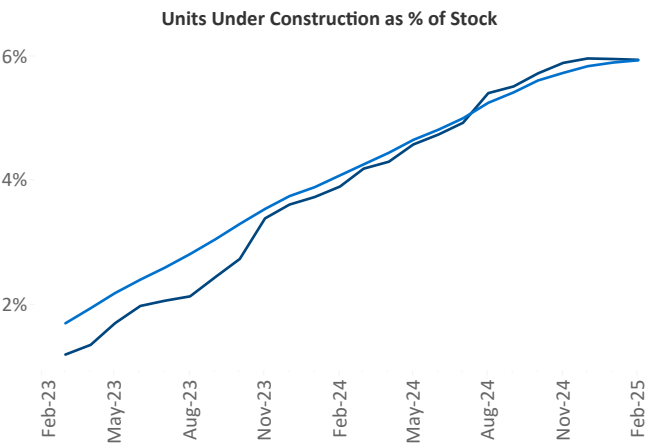
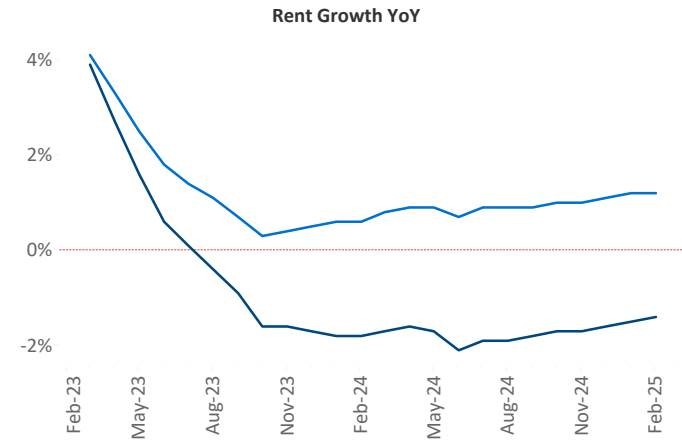
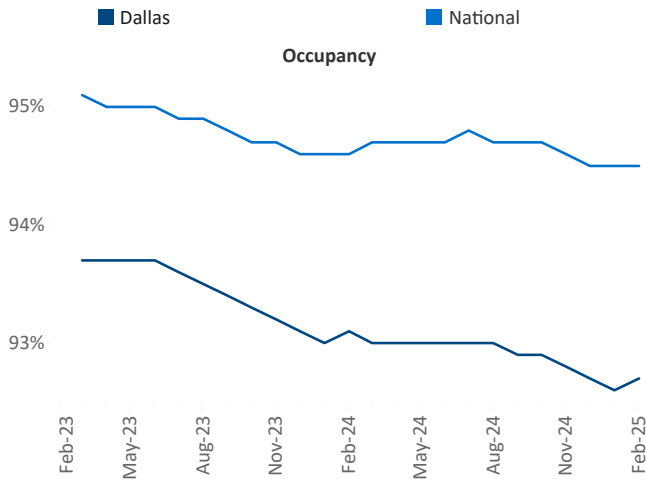


Dallas is the **1st** largest multifamily market with **915,510** completed units and **200,489** units in development, **54,374** of which have already broken ground.

Advertised **rents** are at **\$1,524**, down **-1.4%** ▼ from the previous year placing Dallas at **110th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **26,866** ▲ units absorbed over the past twelve months. Absorption increased by **9,120** ▲ units from the previous year's absorption gain of **17,746** ▲ units.

Employment in Dallas has grown by **1.1%** ▲ over the past 12 months, while hourly wages have risen by **6.2%** ▲ YoY to **\$36.57** according to the *Bureau of Labor Statistics*.



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