

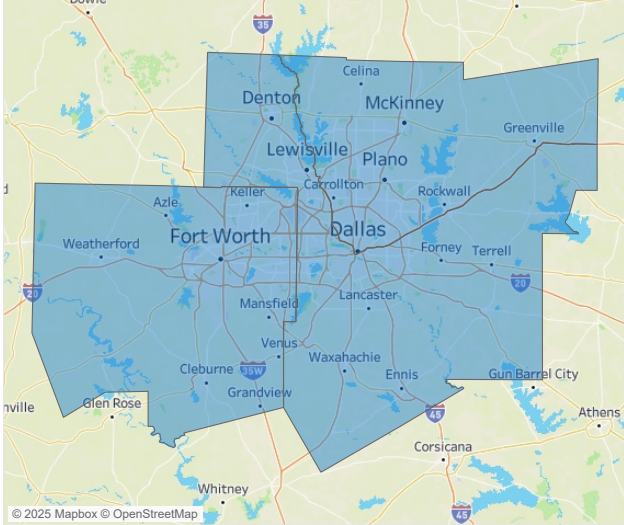


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Razvan Cimpean
SEO Engineer
Razvan-I.Cimpean@yardi.com

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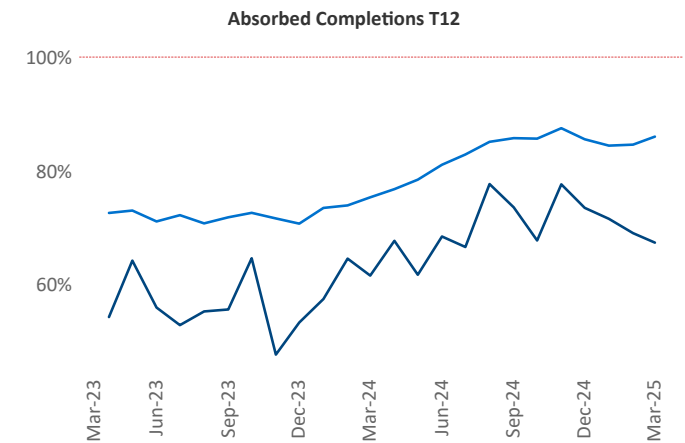
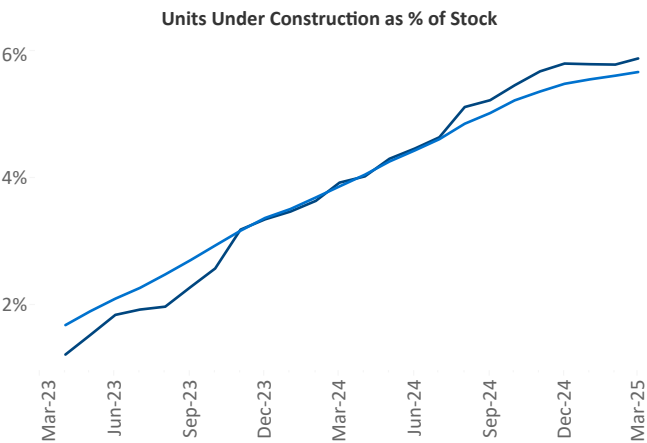
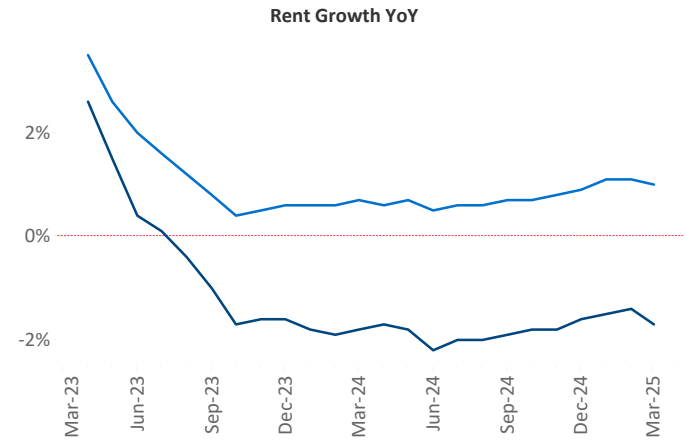
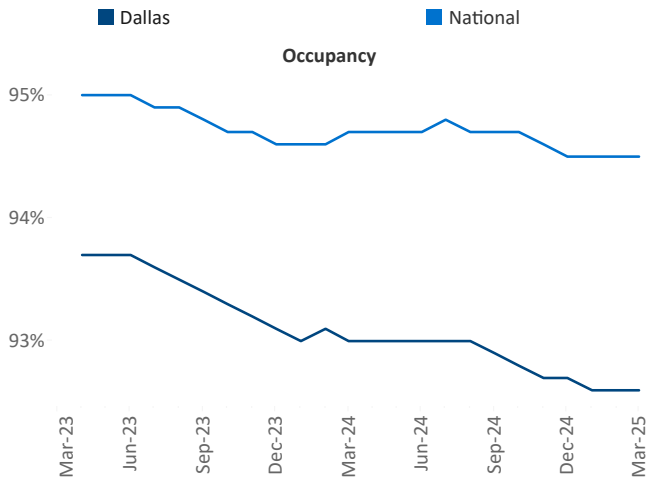


Dallas is the **1st** largest multifamily market with **918,155** completed units and **199,655** units in development, **54,064** of which have already broken ground.

Advertised **rents** are at **\$1,523**, down **-1.7%** from the previous year placing Dallas at **113th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **27,019** units absorbed over the past twelve months. Absorption increased by **9,019** units from the previous year's absorption gain of **18,000** units.

Employment in Dallas has grown by **1.4%** over the past 12 months, while hourly wages have risen by **6.4%** YoY to **\$36.49** according to the *Bureau of Labor Statistics*.



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