



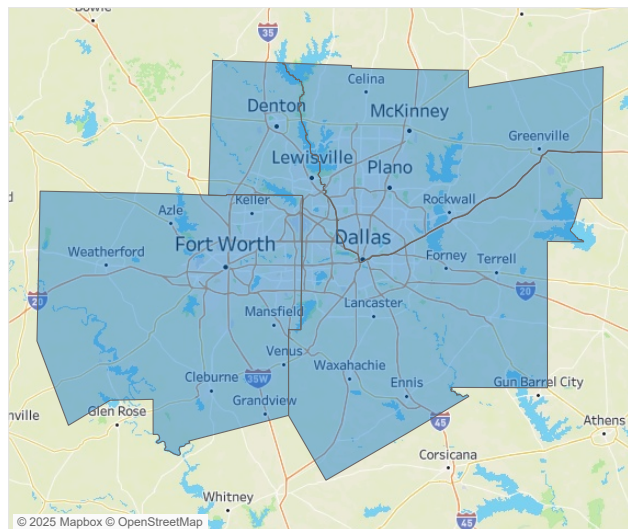
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Dallas

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Dallas is the **1st** largest multifamily market with **920,604** completed units and **196,432** units in development, **53,013** of which have already broken ground.

Advertised **rents** are at **\$1,520**, down **-1.9%** ▼ from the previous year placing Dallas at **110th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **27,969** ▲ units absorbed over the past twelve months. Absorption increased by **7,048** ▲ units from the previous year's absorption gain of **20,921** ▲ units.

Employment in Dallas has grown by **1.3%** ▲ over the past 12 months, while hourly wages have risen by **6.3%** ▲ YoY to **\$36.56** according to the *Bureau of Labor Statistics*.

