Jeff Adler

Vice President

Jeff.Adler@yardi.com



Contacts

Court

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

Dayton April 2025

Rossburg

North
Lewisburg

North
Hampton

Springfield

Loni

Springfield

Loni

ML

Lewisburg

Clayton

North
Hampton

South
Charleston

ML

Charleston

MC

Charlesto

Wilmington

Dayton

Franklin

Oxford

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Dayton is the **76th** largest multifamily market with **50,745** completed units and **8,077** units in development, **809** of which have already broken ground.

Advertised **rents** are at \$1,177, up 4.4% ▲ from the previous year placing Dayton at 7th overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,677** ▲ units absorbed over the past twelve months. Absorption increased by **292** ▲ units from the previous year's absorption gain of **1,385** ▲ units.

Employment in Dayton has shrunk by **-0.4%** ▼ over the past 12 months, while hourly wages have risen by **6.5%** ▲ YoY to **\$32.15** according to the *Bureau of Labor Statistics*.







