

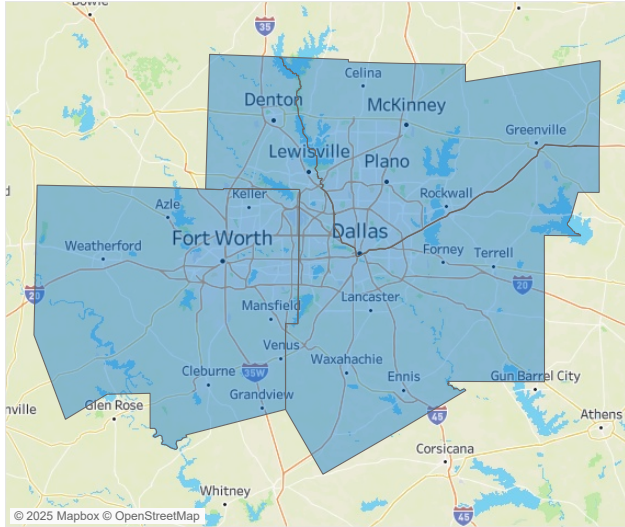


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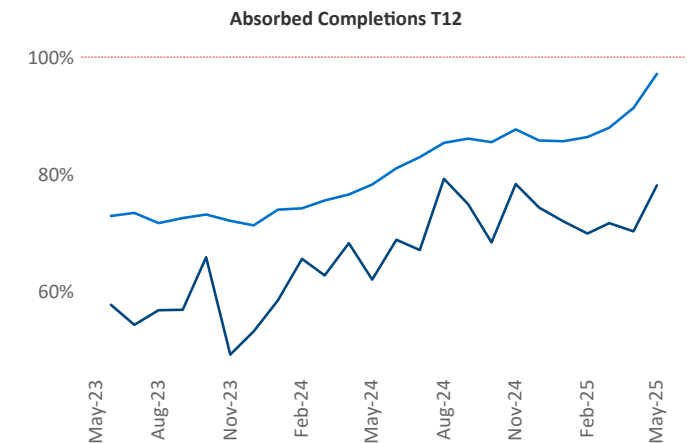
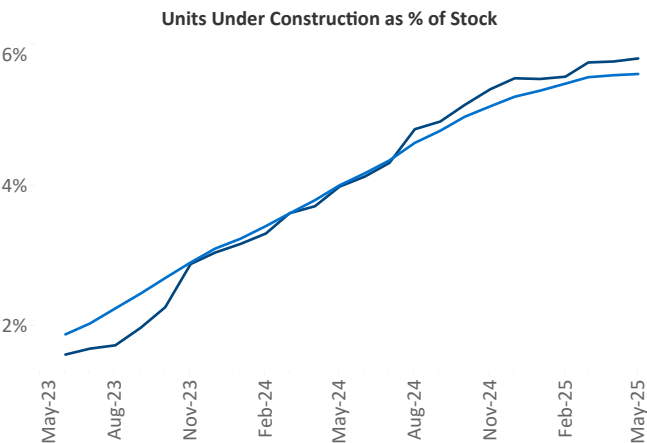
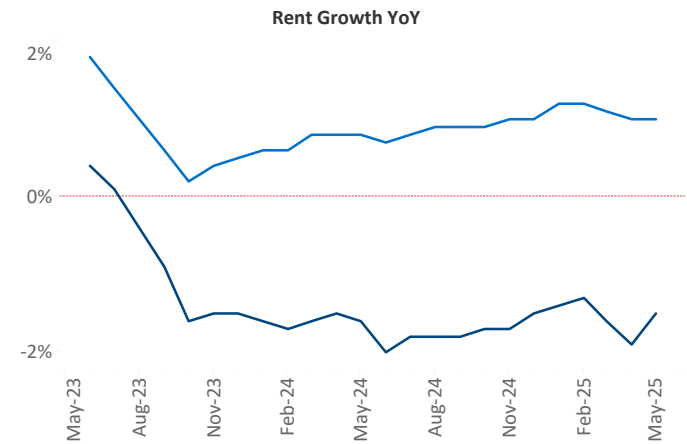
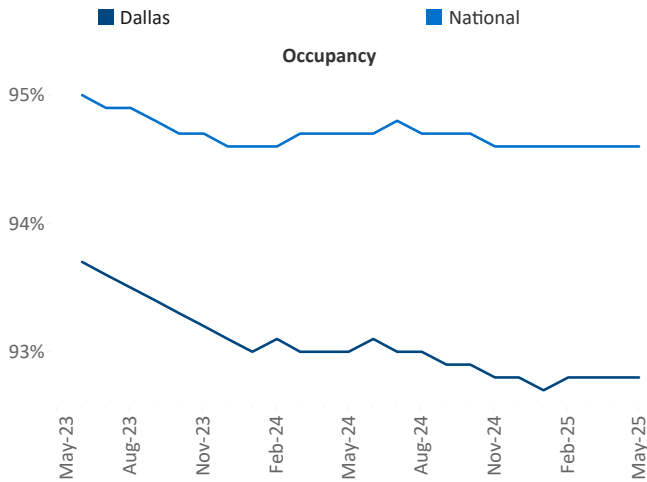


Dallas is the **1st** largest multifamily market with **922,119** completed units and **198,879** units in development, **53,496** of which have already broken ground.

Advertised **rents** are at **\$1,528**, down **-1.5%** ▼ from the previous year placing Dallas at **109th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **31,334** ▲ units absorbed over the past twelve months. Absorption increased by **12,122** ▲ units from the previous year's absorption gain of **19,212** ▲ units.

**Employment** in Dallas has grown by **1.3%** ▲ over the past 12 months, while hourly wages have risen by **5.6%** ▲ YoY to **\$36.19** according to the *Bureau of Labor Statistics*.



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