



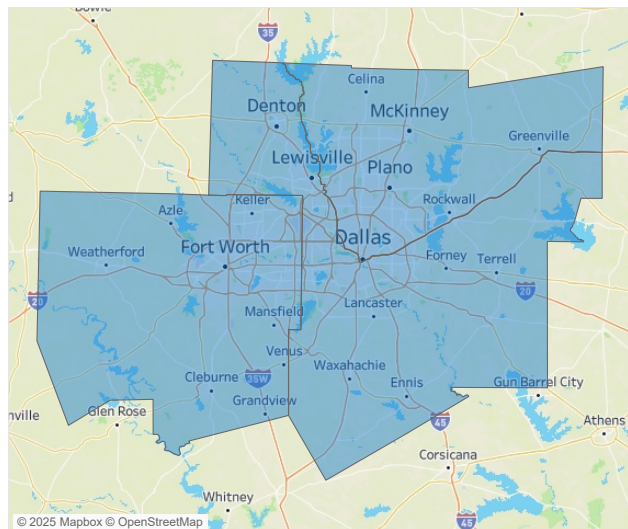
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Dallas

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Dallas is the **1st** largest multifamily market with **928,461** completed units and **195,428** units in development, **50,982** of which have already broken ground.

Advertised **rents** are at **\$1,535**, down **-1.2%** ▼ from the previous year placing Dallas at **109th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **35,097** ▲ units absorbed over the past twelve months. Absorption increased by **12,616** ▲ units from the previous year's absorption gain of **22,481** ▲ units.

**Employment** in Dallas has grown by **0.8%** ▲ over the past 12 months, while hourly wages have risen by **4.9%** ▲ YoY to **\$36.50** according to the *Bureau of Labor Statistics*.

