

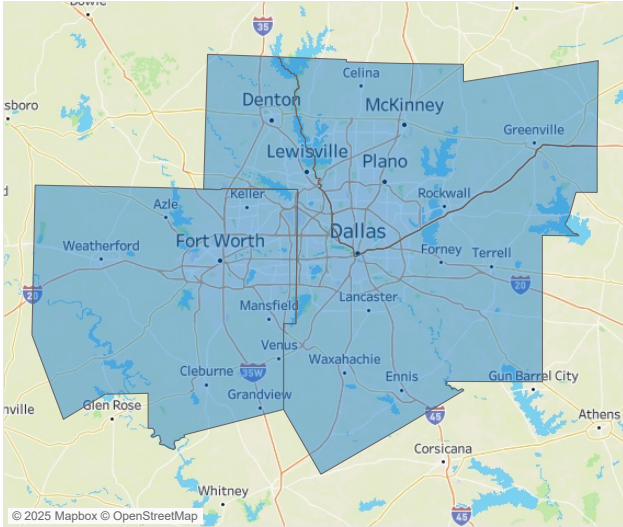


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Dallas
July 2025

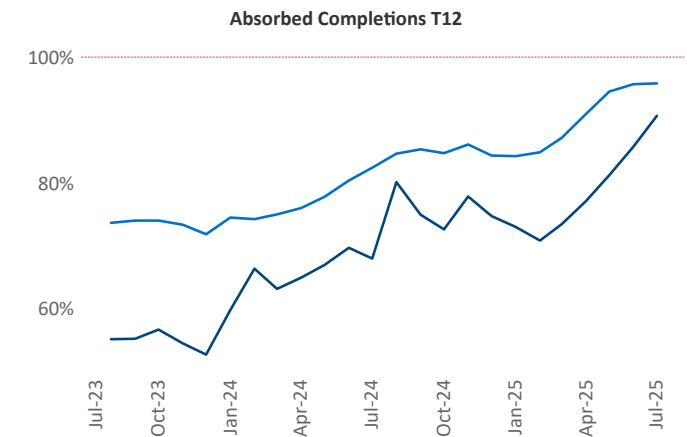
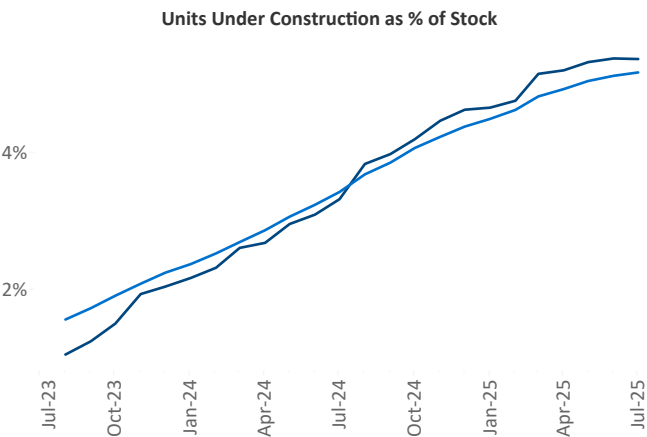
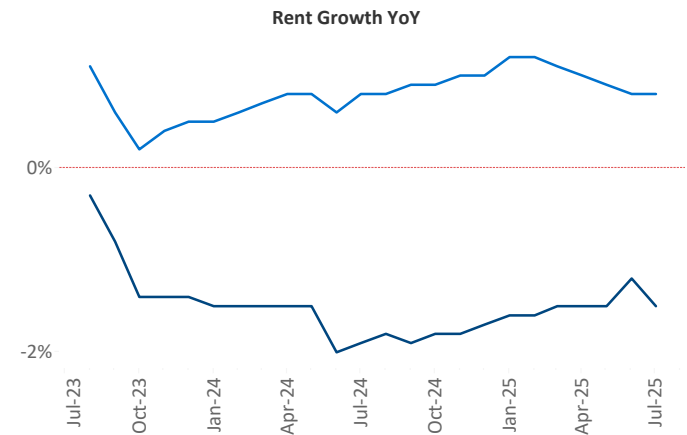
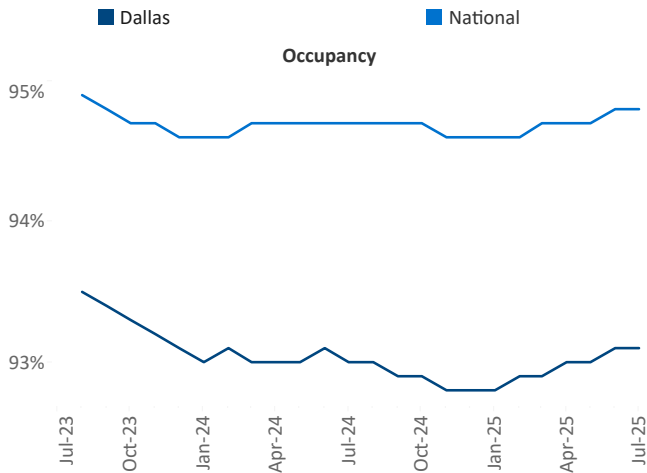


Dallas is the **1st** largest multifamily market with **930,577** completed units and **195,192** units in development, **49,941** of which have already broken ground.

Advertised **rents** are at **\$1,533**, down **-1.5%** from the previous year placing Dallas at **110th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **38,063** units absorbed over the past twelve months. Absorption increased by **14,475** units from the previous year's absorption gain of **23,588** units.

Employment in Dallas has grown by **0.9%** over the past 12 months, while hourly wages have risen by **3.9%** YoY to **\$36.06** according to the *Bureau of Labor Statistics*.



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