

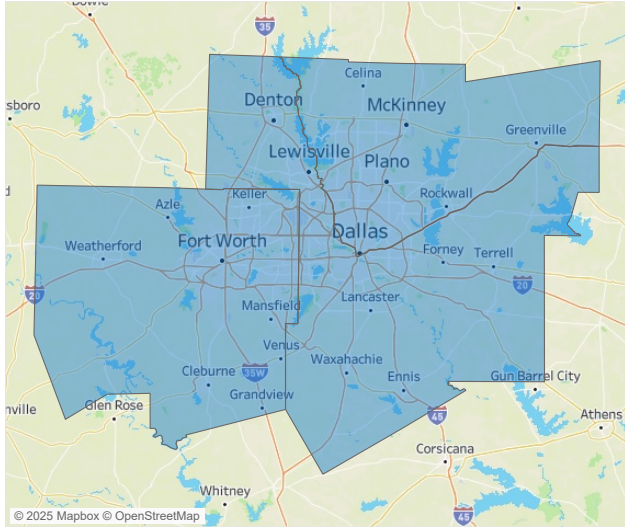


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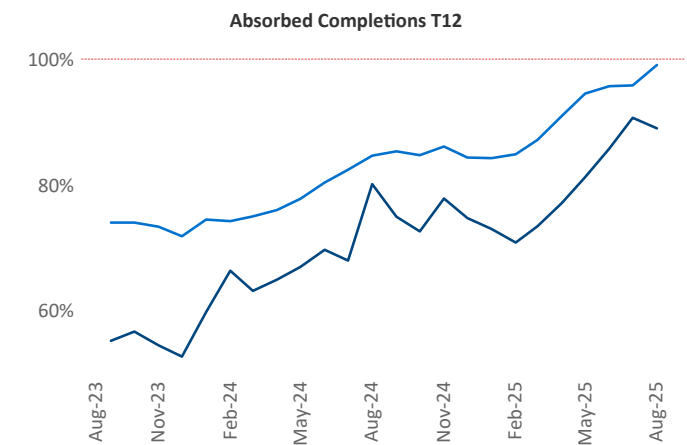
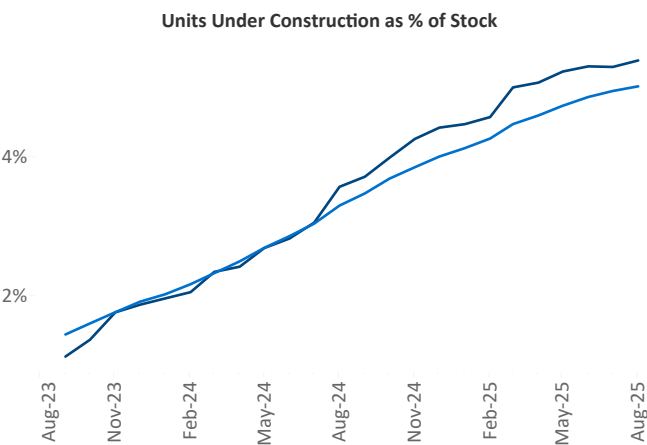
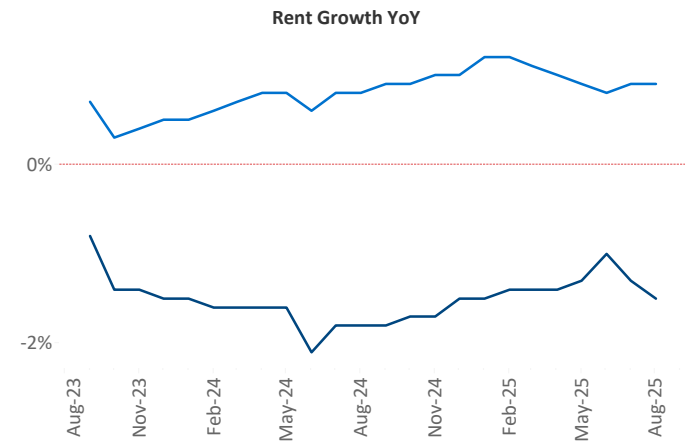
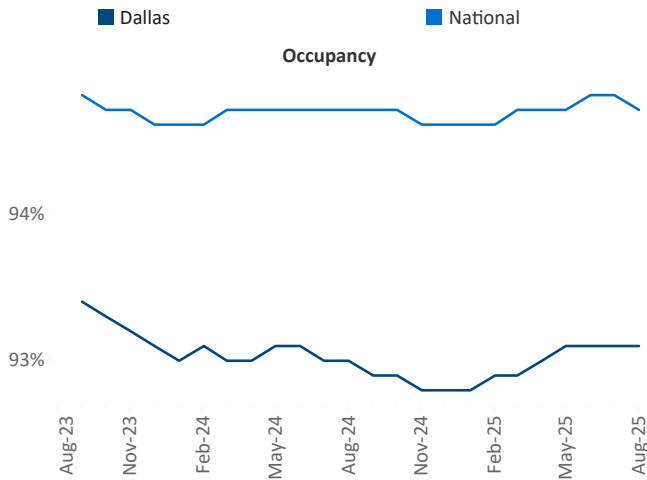


Dallas is the **1st** largest multifamily market with **933,639** completed units and **196,755** units in development, **50,270** of which have already broken ground.

Advertised **rents** are at **\$1,529**, down **-1.5%** ▼ from the previous year placing Dallas at **111th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **35,204** ▲ units absorbed over the past twelve months. Absorption increased by **7,465** ▲ units from the previous year's absorption gain of **27,739** ▲ units.

Employment in Dallas has grown by **0.8%** ▲ over the past 12 months, while hourly wages have risen by **4.1%** ▲ YoY to **\$36.23** according to the *Bureau of Labor Statistics*.



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