



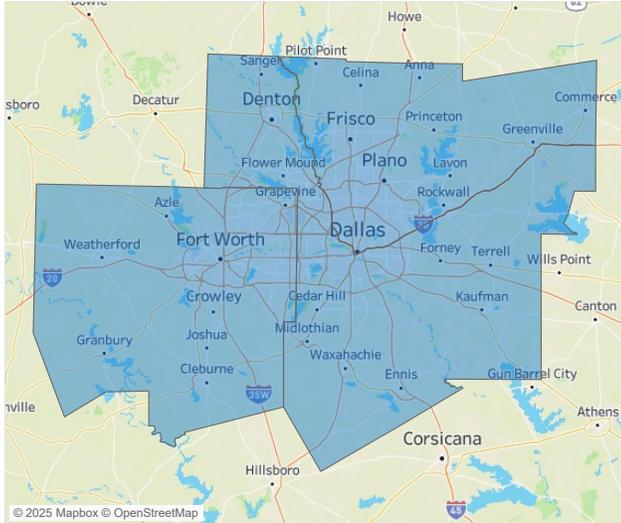
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Dallas

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Dallas is the **1st** largest multifamily market with **940,460** completed units and **189,913** units in development, **46,300** of which have already broken ground.

Advertised **rents** are at **\$1,527**, down **-1.6%** ▼ from the previous year placing Dallas at **111th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **31,161** ▲ units absorbed over the past twelve months. Absorption increased by **6,201** ▲ units from the previous year's absorption gain of **24,960** ▲ units.

Employment in Dallas has grown by **0.7%** ▲ over the past 12 months, while hourly wages have risen by **3.8%** ▲ YoY to **\$36.66** according to the *Bureau of Labor Statistics*.

