

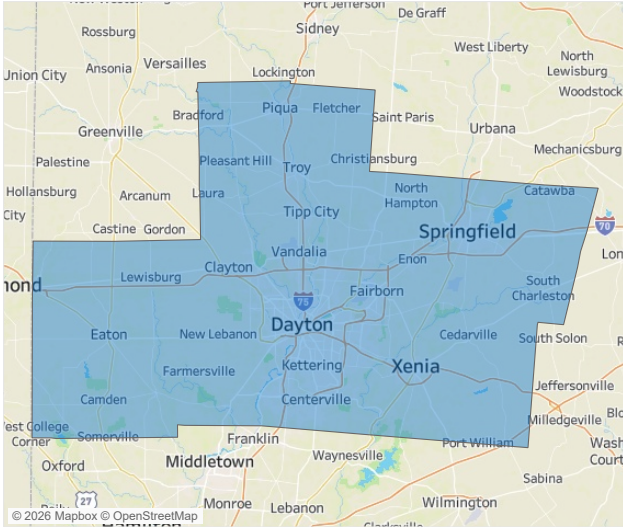


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Dayton
November 2025

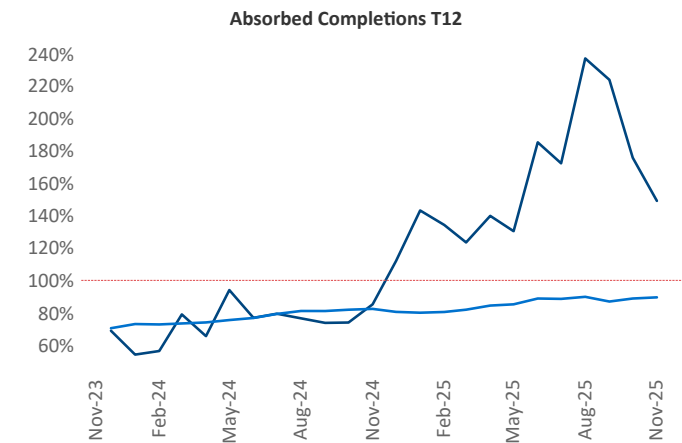
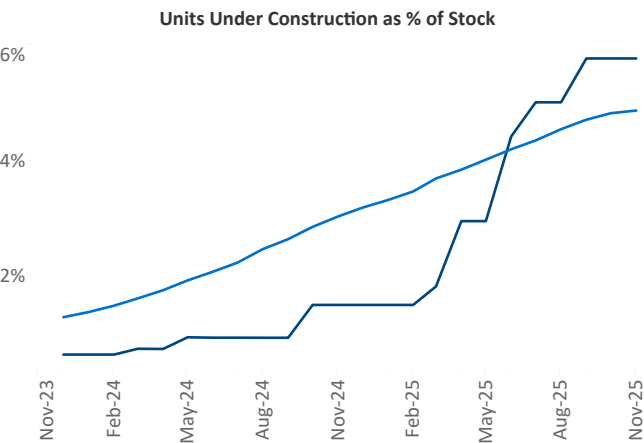
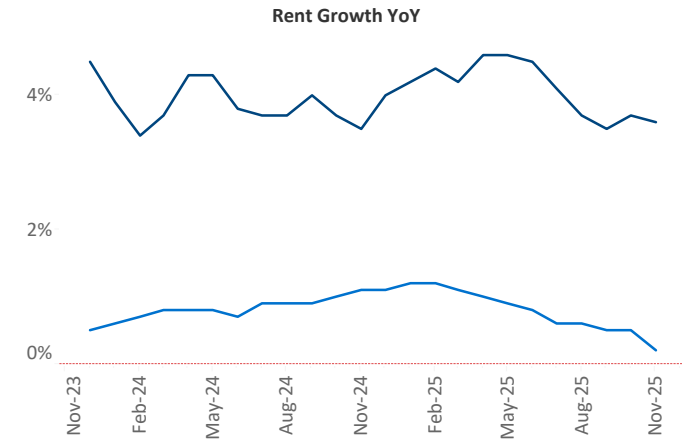
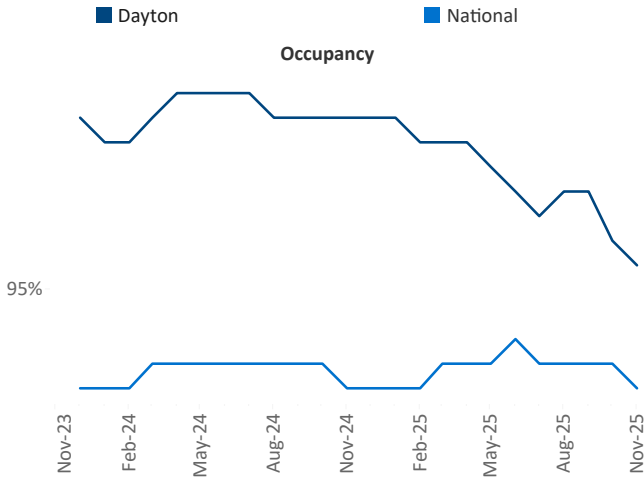


Dayton is the **79th** largest multifamily market with **50,670** completed units and **8,524** units in development, **2,921** of which have already broken ground.

Advertised **rents** are at **\$1,194**, up **3.6%** ▲ from the previous year placing Dayton at **12th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **506** ▲ units absorbed over the past twelve months. Absorption decreased by **-803** ▼ units from the previous year's absorption gain of **1,309** ▲ units.

Employment in Dayton has shrunk by **-0.1%** ▼ over the past 12 months, while hourly wages have risen by **5.7%** ▲ YoY to **\$32.52** according to the *Bureau of Labor Statistics*.



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