

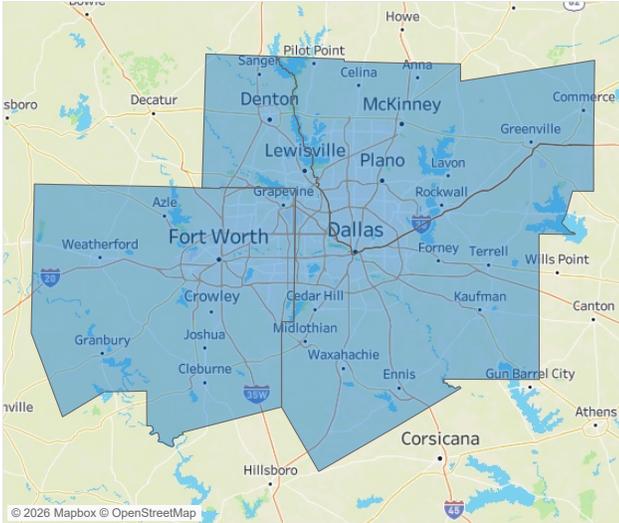


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Dallas
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Dallas is the **1st** largest multifamily market with **950,627** completed units and **190,601** units in development, **42,704** of which have already broken ground.

Advertised **rents** are at **\$1,510**, down **-2.1%** from the previous year placing Dallas at **110th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **32,146** units absorbed over the past twelve months. Absorption increased by **4,603** units from the previous year's absorption gain of **27,543** units.

Employment in Dallas has grown by **0.4%** over the past 12 months, while hourly wages have risen by **3.2%** YoY to **\$37.28** according to the *Bureau of Labor Statistics*.

