

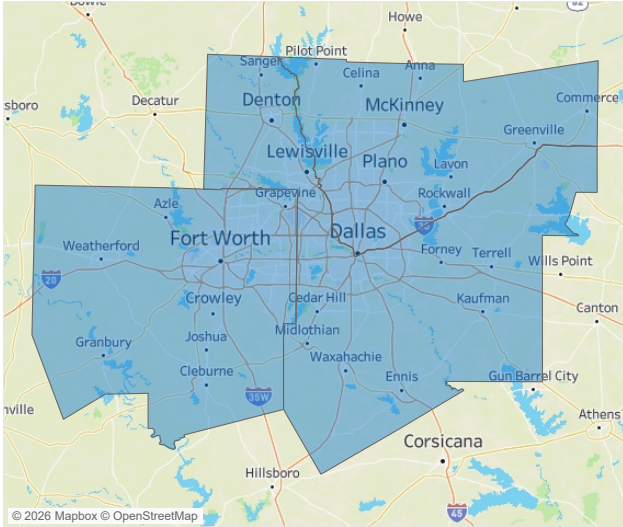


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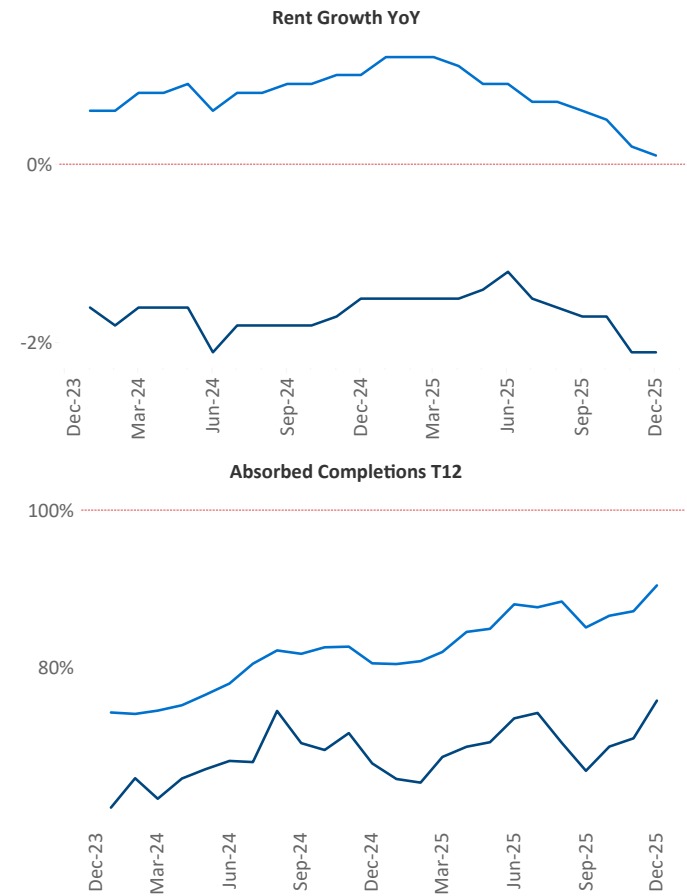
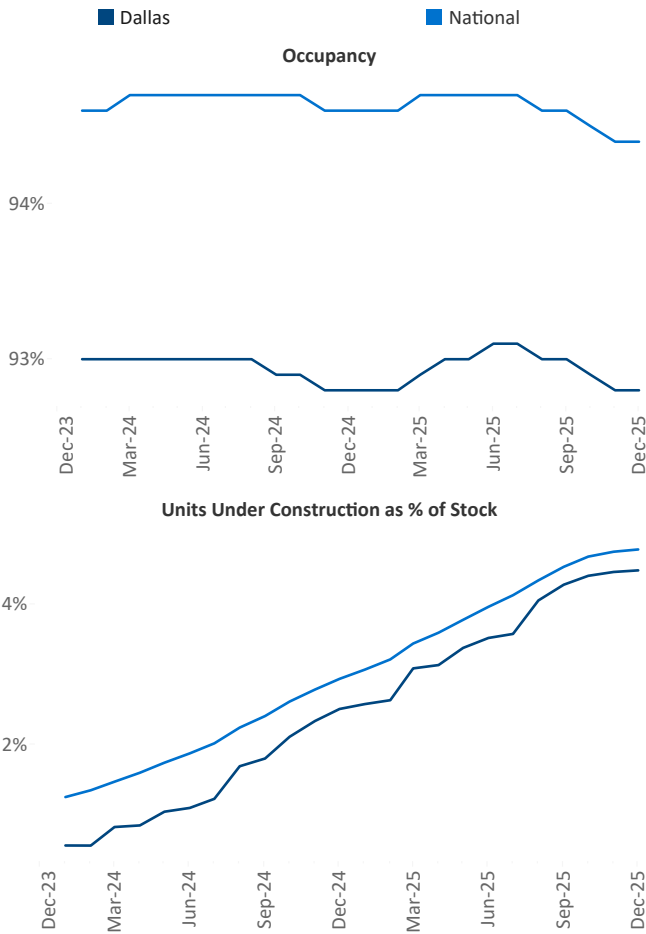


Dallas is the **1st** largest multifamily market with **950,627** completed units and **190,601** units in development, **42,704** of which have already broken ground.

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*.



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