

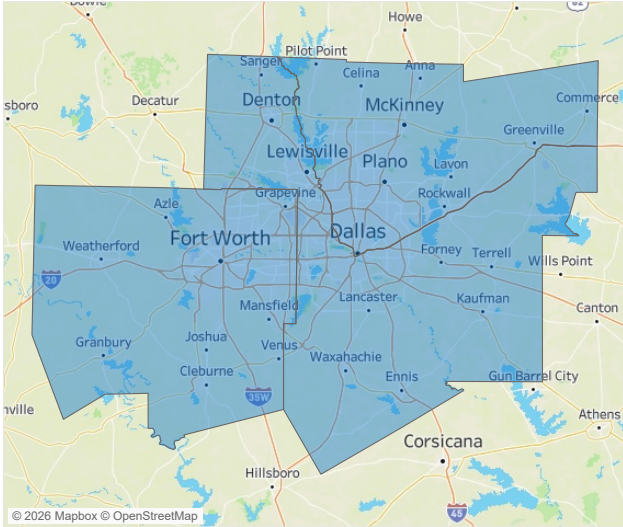


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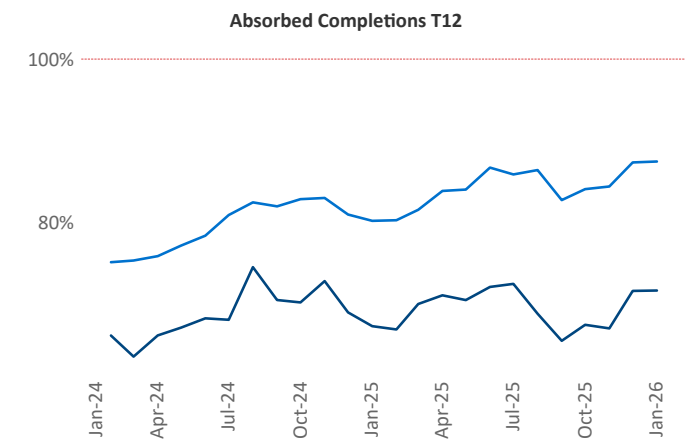
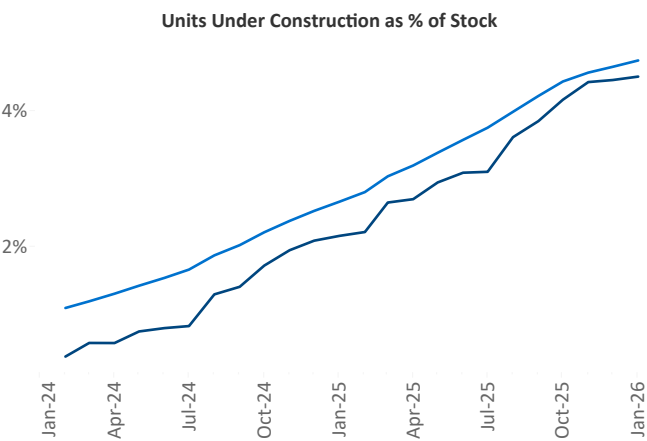
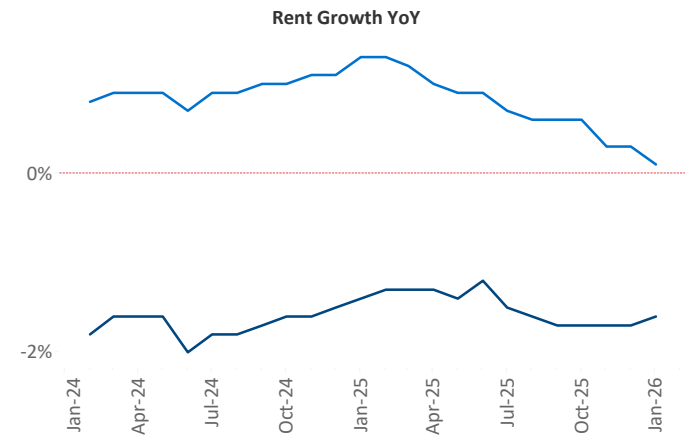
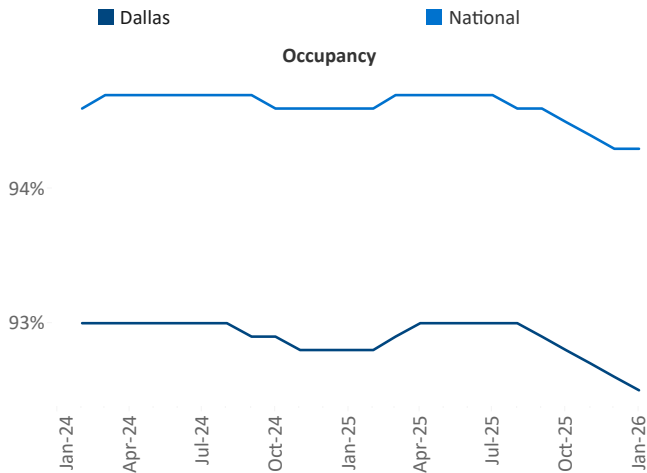


Dallas is the **1st** largest multifamily market with **953,152** completed units and **186,136** units in development, **42,946** of which have already broken ground.

Advertised **rents** are at **\$1,514**, down **-1.6%** ▼ from the previous year placing Dallas at **109th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **31,135** ▲ units absorbed over the past twelve months. Absorption increased by **3,537** ▲ units from the previous year's absorption gain of **27,598** ▲ units.

**Employment** in Dallas has grown by **0.9%** ▲ over the past 12 months, while hourly wages have risen by **3.6%** ▲ YoY to **\$37.98** according to the *Bureau of Labor Statistics*.



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