

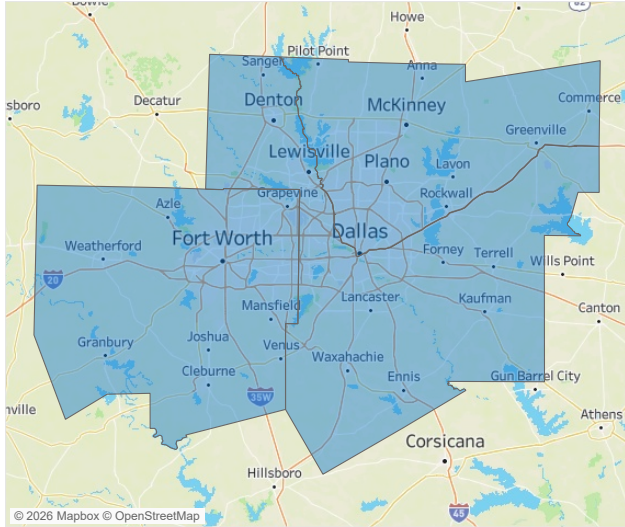


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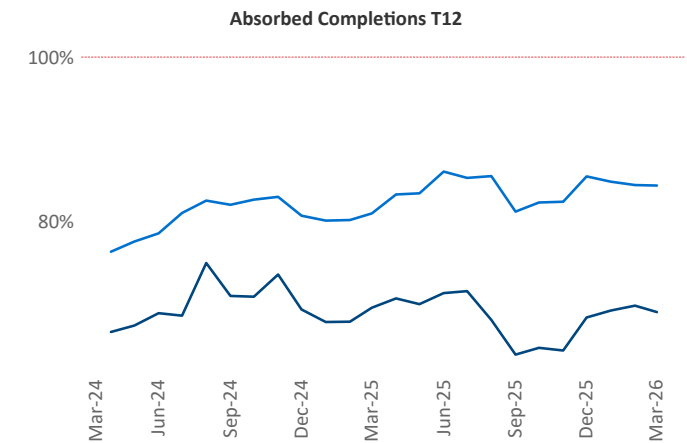
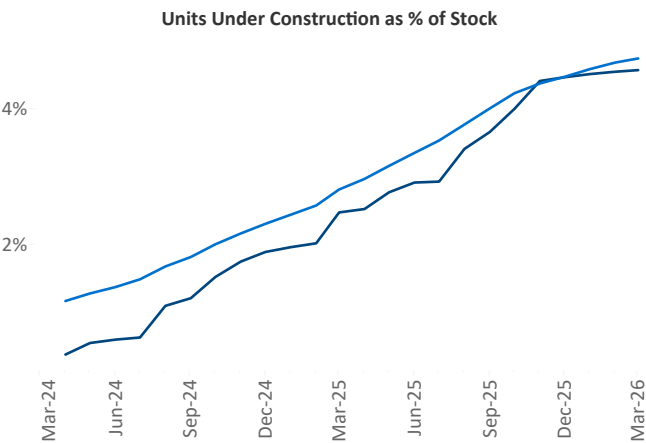
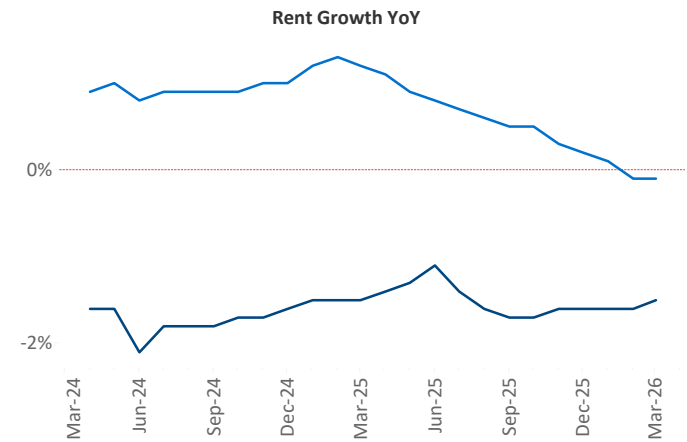
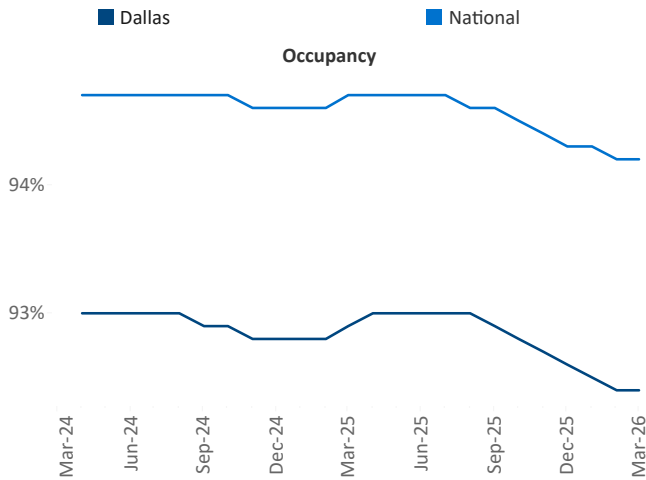


Dallas is the **1st** largest multifamily market with **956,748** completed units and **186,731** units in development, **43,791** of which have already broken ground.

Advertised **rents** are at **\$1,518**, down **-1.5%** ▼ from the previous year placing Dallas at **101st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **28,927** ▲ units absorbed over the past twelve months. Absorption decreased by **-217** ▼ units from the previous year's absorption gain of **29,144** ▲ units.

Employment in Dallas has grown by **1.0%** ▲ over the past 12 months, while hourly wages have risen by **3.3%** ▲ YoY to **\$37.70** according to the *Bureau of Labor Statistics*.



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