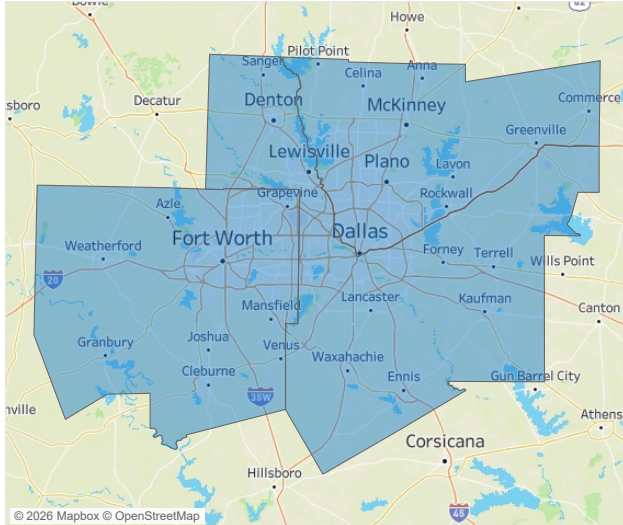




Dallas is the **1st** largest multifamily market with **958,566** completed units and **185,833** units in development, **45,574** of which have already broken ground.

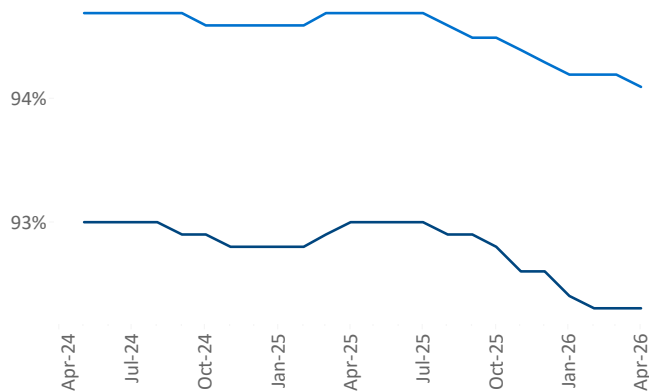
Advertised **rents** are at **\$1,523**, down **-1.4%** ▼ from the previous year placing Dallas at **102nd** overall in year-over-year rent growth.

Multifamily housing **demand** was positive with **27,539** ▲ units absorbed over the last twelve months. Absorption decreased by **-3,478** ▼ units from the previous year's absorption gain of **31,017** ▲ units.

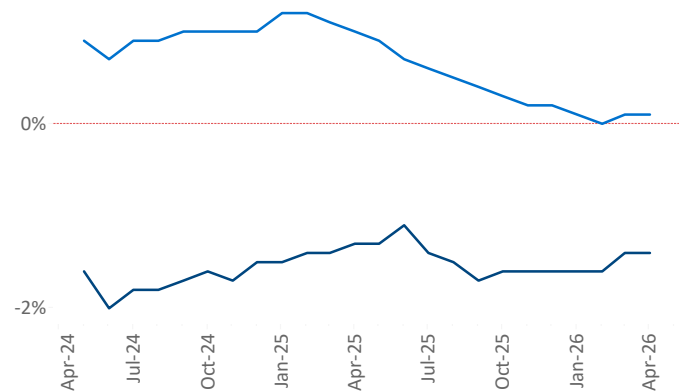
Employment in Dallas grew **0.7%** ▲ over the last twelve months, while hourly wages grew **2.9%** ▲ YoY to **\$37.61**, according to the *Bureau of Labor Statistics*.

■ Dallas ■ National

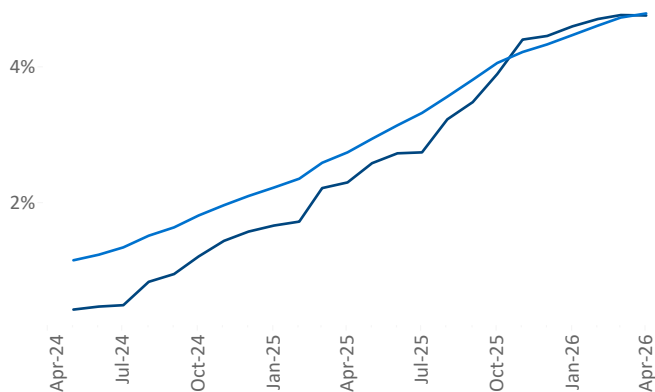
Occupancy



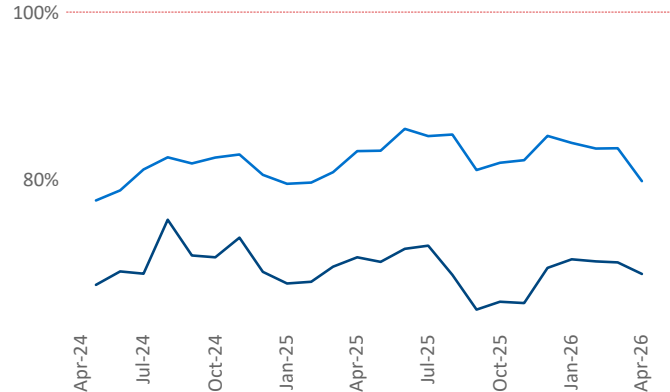
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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