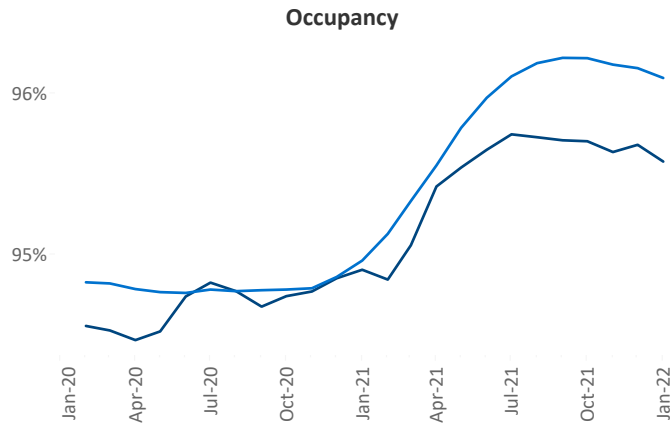


■ Birmingham ■ National



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Birmingham
January 2022

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Birmingham is the **55th** largest multifamily market with **75,056** completed units and **12,042** units in development, **3,021** of which have already broken ground.

New lease asking **rents** are at **\$1,177**, up **10.5%** ▲ from the previous year placing Birmingham at **80th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **2,020** ▲ net units absorbed over the past 12 months. This is up **1,351** ▲ units from the previous year's gain of **669** ▲ absorbed units.

Employment in Birmingham has grown by **2.0%** ▲ over the past 12 months, while hourly wages have risen by **3.5%** ▲ YoY to **\$26.58** according to the *Bureau of Labor Statistics*.

