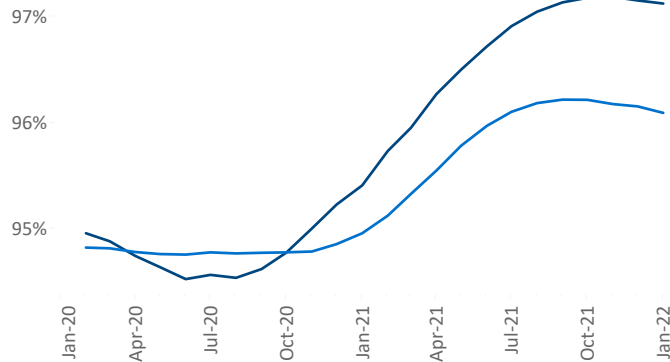
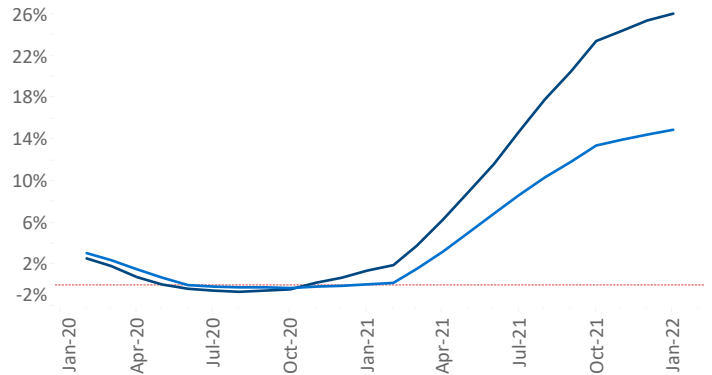


■ Miami Metro ■ National

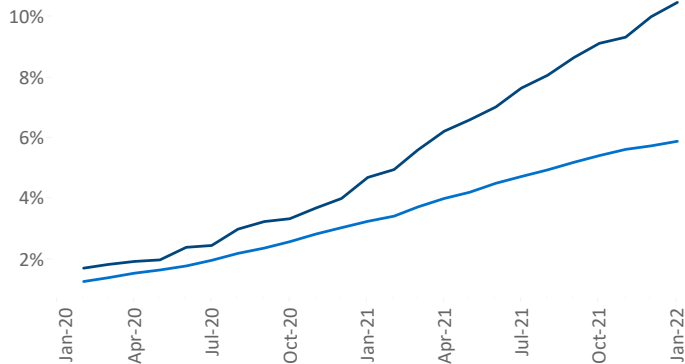
Occupancy



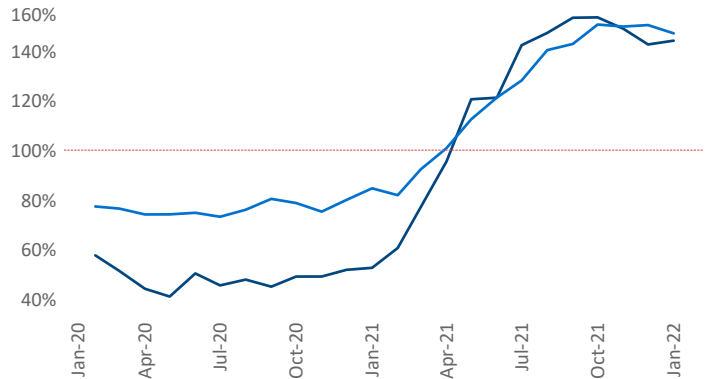
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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January 2022

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Miami Metro is the **8th** largest multifamily market with **330,795** completed units and **244,459** units in development, **34,690** of which have already broken ground.

New lease asking **rents** are at **\$2,196**, up **26.1%** ▲ from the previous year placing Miami Metro at **3rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **27,987** ▲ net units absorbed over the past 12 months. This is up **18,781** ▲ units from the previous year's gain of **9,206** ▲ absorbed units.

Employment in Miami Metro has grown by **5.3%** ▲ over the past 12 months, while hourly wages have risen by **10.4%** ▲ YoY to **\$31.48** according to the *Bureau of Labor Statistics*.

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