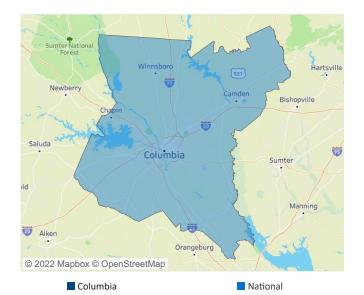
Yardi Matrix



Occupancy 96% 95% 94% 93% Feb-20 May-20 Aug-20 Nov-20 Nov-21 Feb-21 May-21 Aug-21 Feb-22

Units Under Construction as % of Stock



Columbia February 2022 Jeff.Adler@yardi.com

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Columbia is the 78th largest multifamily market with 46,305 completed units and 7,594 units in development, 1,406 of which have already broken ground.

New lease asking **rents** are at \$1,280, up 11% from the previous year placing Columbia at 78th overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with 634 A net units absorbed over the past 12 months. This is down -853 ▼ units from the previous year's gain of 1,487 ▲ absorbed units.

Employment in Columbia has grown by **1.2%** A over the past 12 months, while hourly wages have risen by 0.9% YoY to \$25.58 according to the Bureau of Labor Statistics.

