

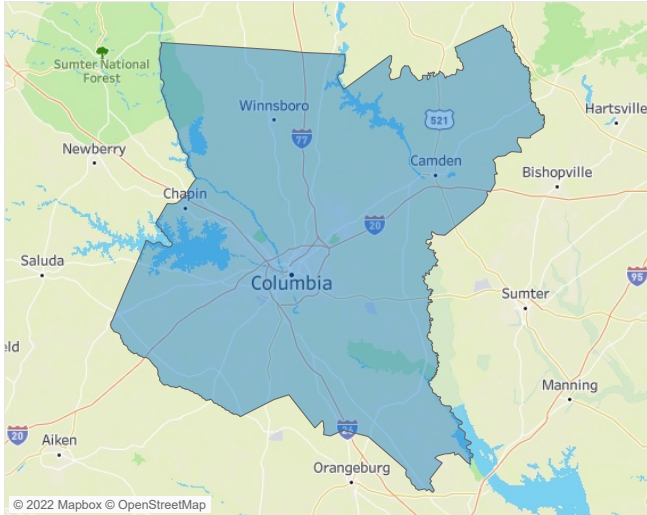


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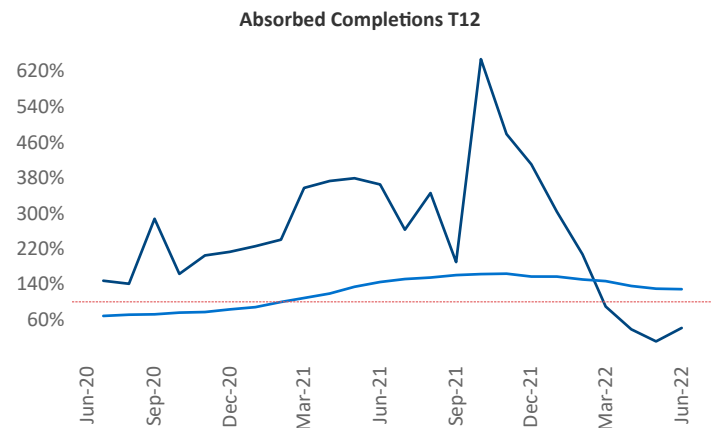
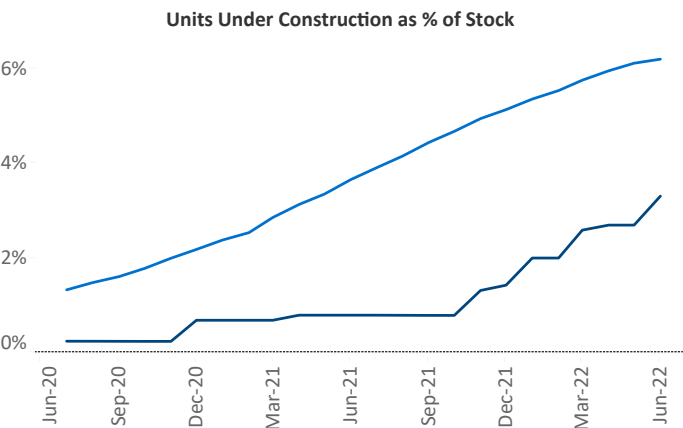
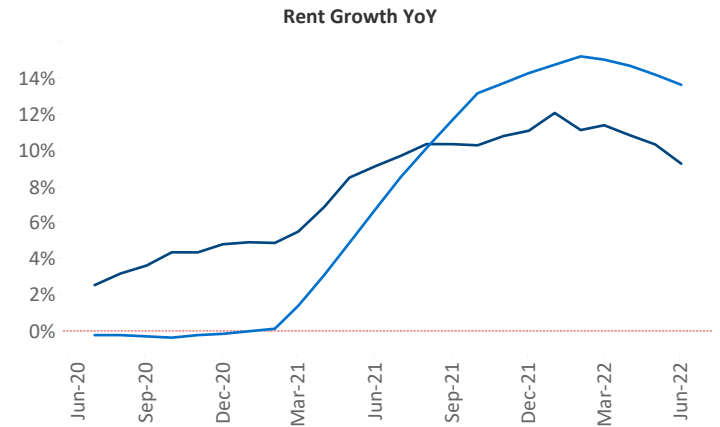
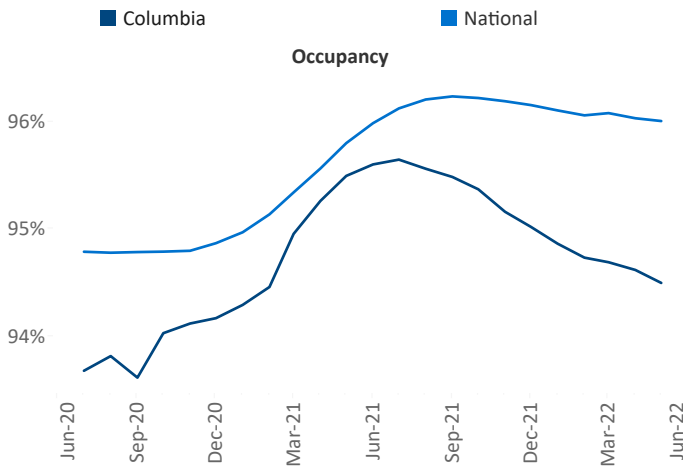


**Columbia** is the **78th** largest multifamily market with **47,004** completed units and **7,391** units in development, **1,554** of which have already broken ground.

New lease asking **rents** are at **\$1,330**, up **9.3%** ▲ from the previous year placing Columbia at **102nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **137** ▲ net units absorbed over the past twelve months. This is down **-1,221** ▼ units from the previous year's gain of **1,358** ▲ absorbed units.

**Employment** in Columbia has grown by **2.1%** ▲ over the past 12 months, while hourly wages have risen by **8.5%** ▲ YoY to **\$27.22** according to the *Bureau of Labor Statistics*.



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