

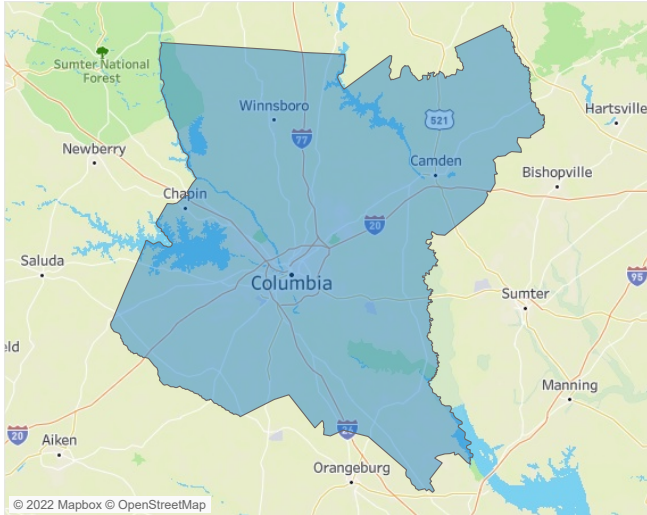


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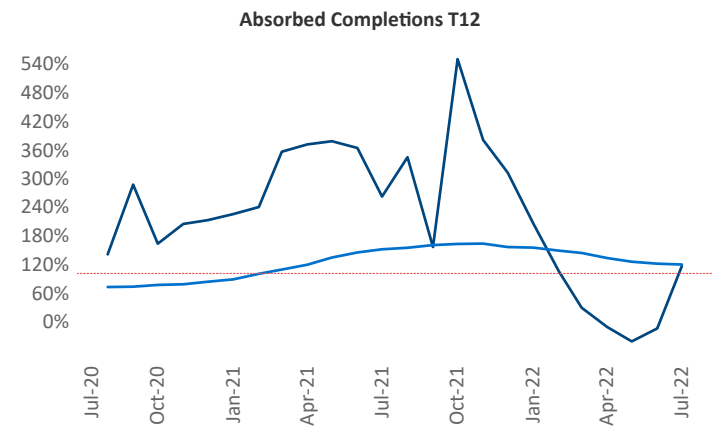
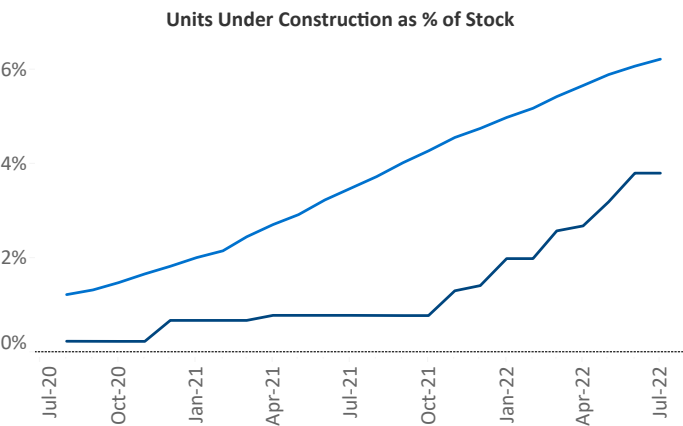
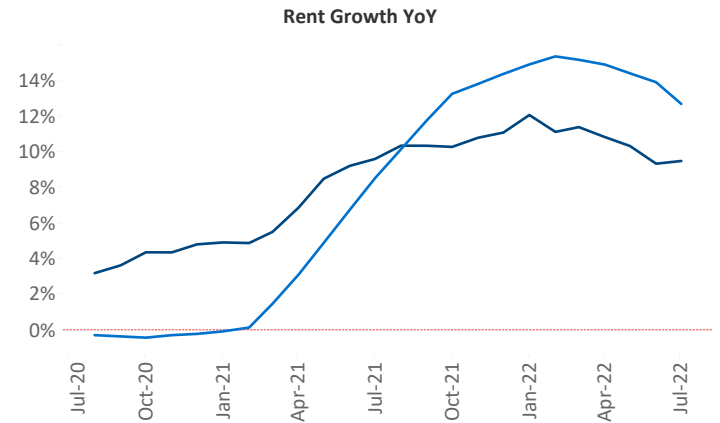
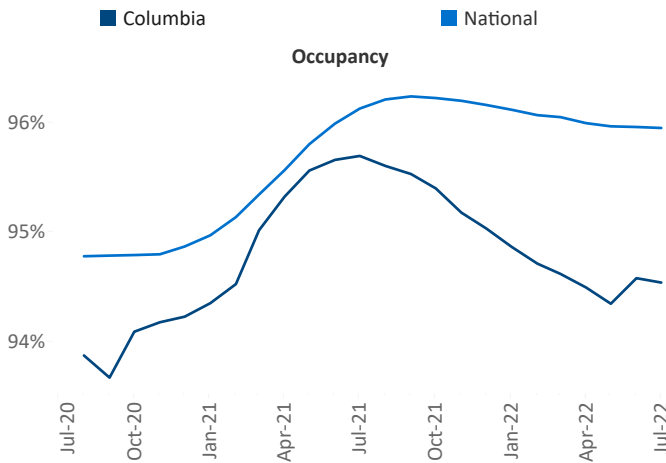


Columbia is the **78th** largest multifamily market with **47,065** completed units and **7,850** units in development, **1,794** of which have already broken ground.

New lease asking **rents** are at **\$1,347**, up **9.5%** ▲ from the previous year placing Columbia at **90th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **381** ▲ net units absorbed over the past twelve months. This is down **-595** ▼ units from the previous year's gain of **976** ▲ absorbed units.

Employment in Columbia has grown by **1.7%** ▲ over the past 12 months, while hourly wages have risen by **6.7%** ▲ YoY to **\$26.74** according to the *Bureau of Labor Statistics*.



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