

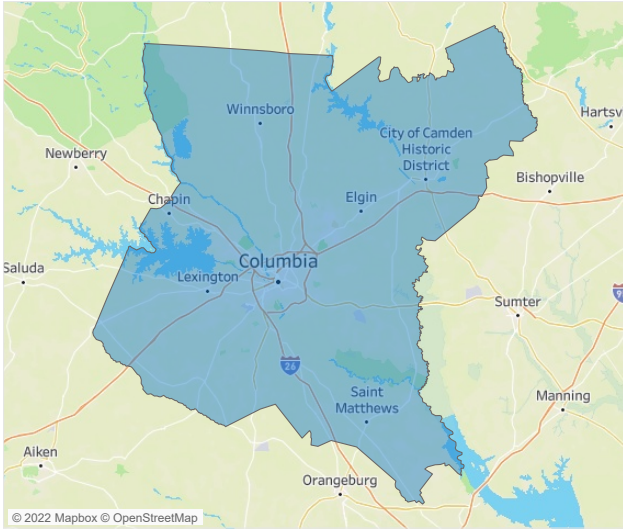


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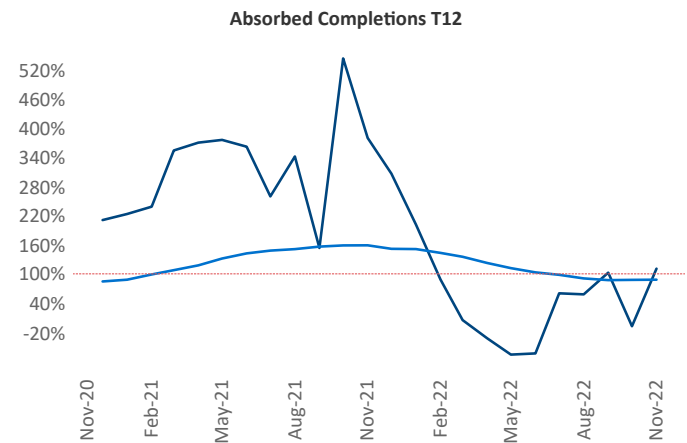
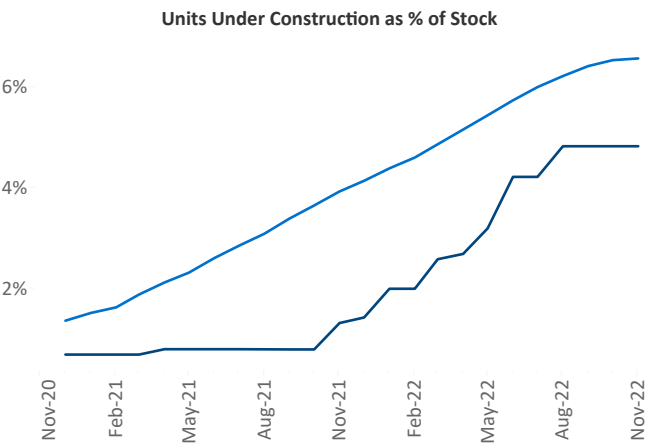
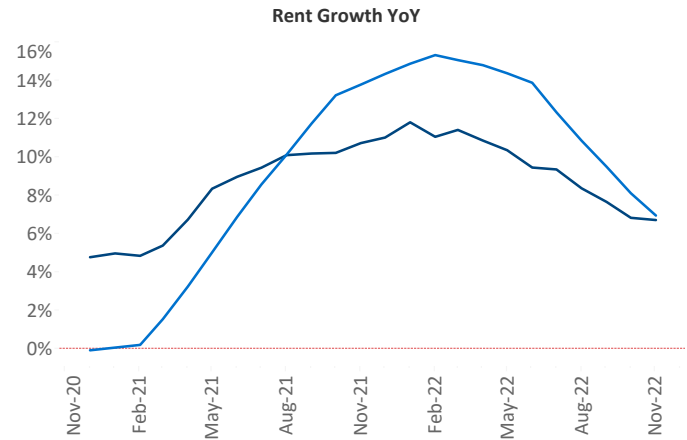
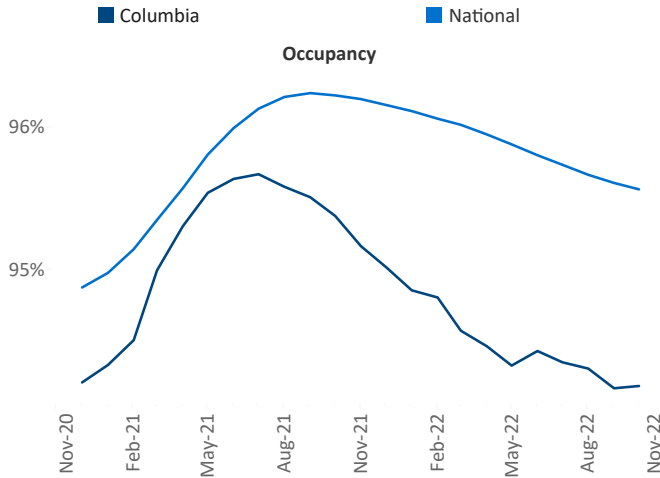


**Columbia** is the **78th** largest multifamily market with **47,166** completed units and **7,851** units in development, **2,279** of which have already broken ground.

New lease asking **rents** are at **\$1,363**, up **6.7%** ▲ from the previous year placing Columbia at **82nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **206** ▲ net units absorbed over the past twelve months. This is down **-344** ▼ units from the previous year's gain of **550** ▲ absorbed units.

**Employment** in Columbia has grown by **1.8%** ▲ over the past 12 months, while hourly wages have risen by **3.0%** ▲ YoY to **\$26.14** according to the *Bureau of Labor Statistics*.



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