

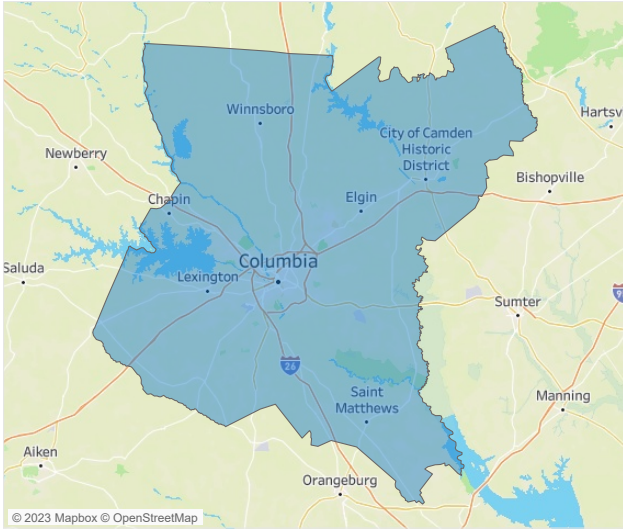


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Columbia  
December 2022

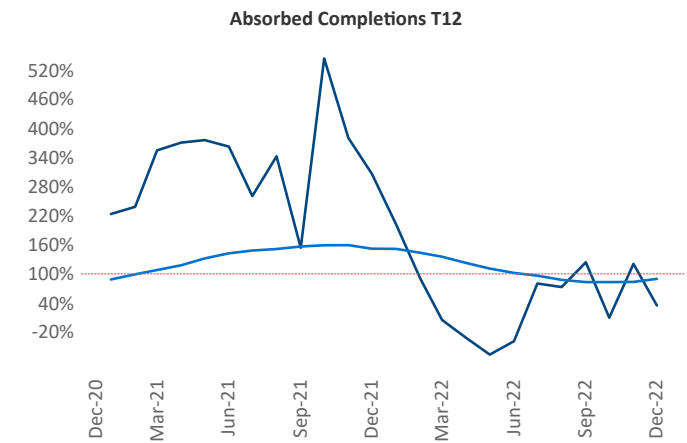
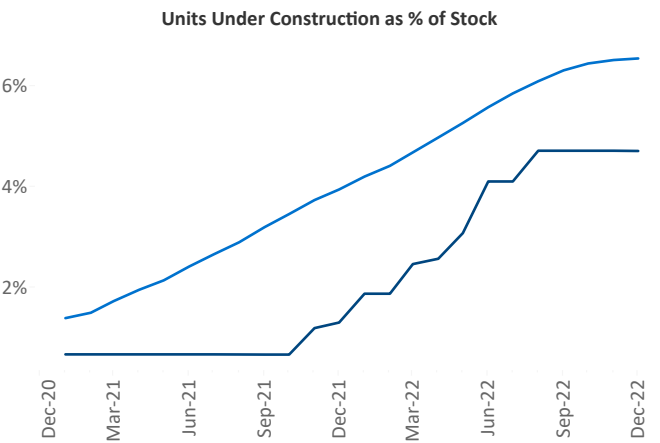
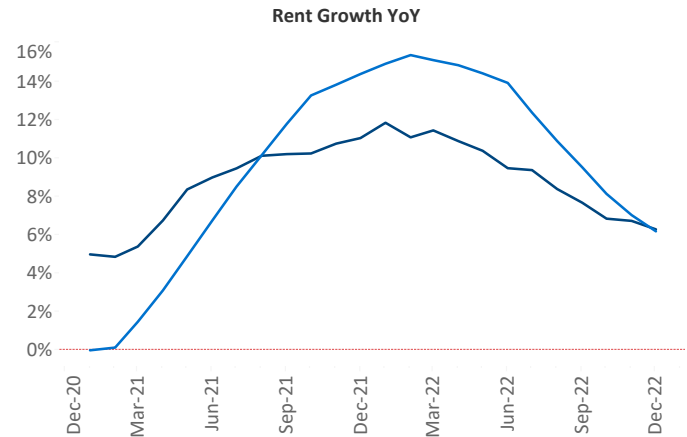
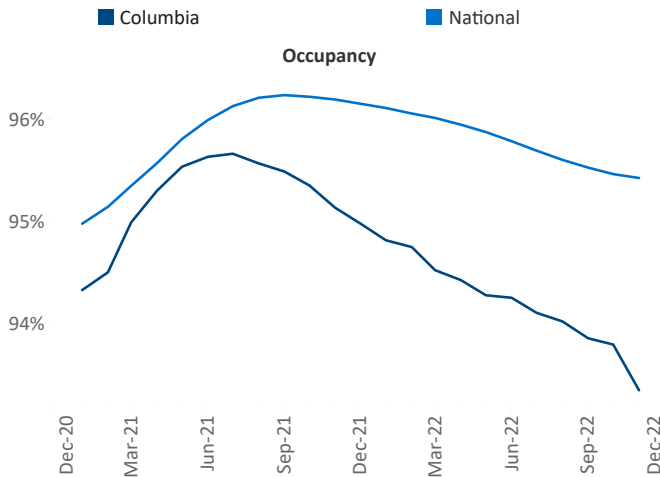


**Columbia** is the **78th** largest multifamily market with **47,216** completed units and **7,801** units in development, **2,229** of which have already broken ground.

New lease asking **rents** are at **\$1,368**, up **6.2%** ▲ from the previous year placing Columbia at **79th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **66** ▲ net units absorbed over the past twelve months. This is down **-377** ▼ units from the previous year's gain of **443** ▲ absorbed units.

**Employment** in Columbia has grown by **1.7%** ▲ over the past 12 months, while hourly wages have risen by **2.5%** ▲ YoY to **\$26.23** according to the *Bureau of Labor Statistics*.



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