

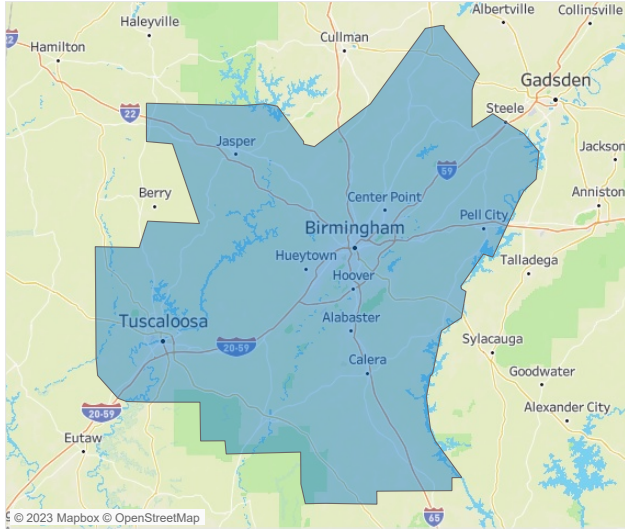


Jeff Adler  
Vice President  
[Jeff.Adler@yardi.com](mailto:Jeff.Adler@yardi.com)

Contacts

Razvan Cimpean  
SEO Engineer  
[Razvan-I.Cimpean@yardi.com](mailto:Razvan-I.Cimpean@yardi.com)

Birmingham  
January 2023



**Birmingham** is the **58th** largest multifamily market with **71,680** completed units and **8,965** units in development, **1,510** of which have already broken ground.

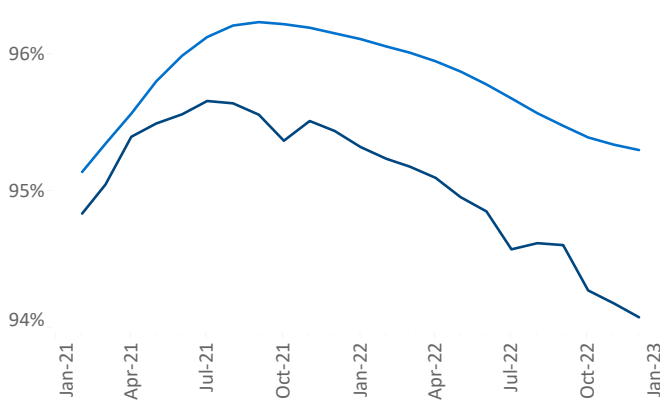
New lease asking **rents** are at **\$1,192**, up **3.8%** ▲ from the previous year placing Birmingham at **109th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-22** ▼ net units absorbed over the past twelve months. This is down **-1,120** ▼ units from the previous year's gain of **1,098** ▲ absorbed units.

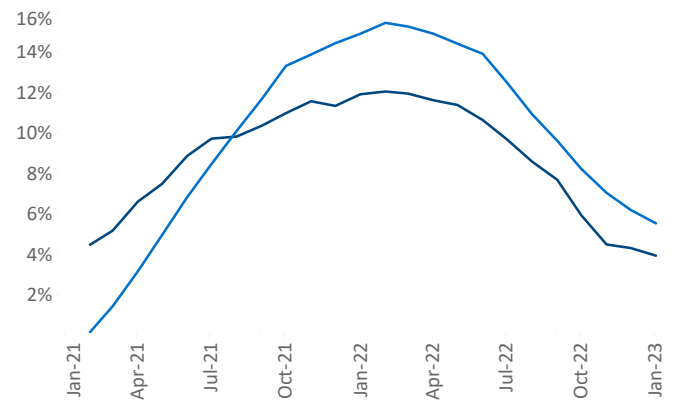
**Employment** in Birmingham has grown by **1.7%** ▲ over the past 12 months, while hourly wages have risen by **5.7%** ▲ YoY to **\$30.10** according to the *Bureau of Labor Statistics*.

■ Birmingham ■ National

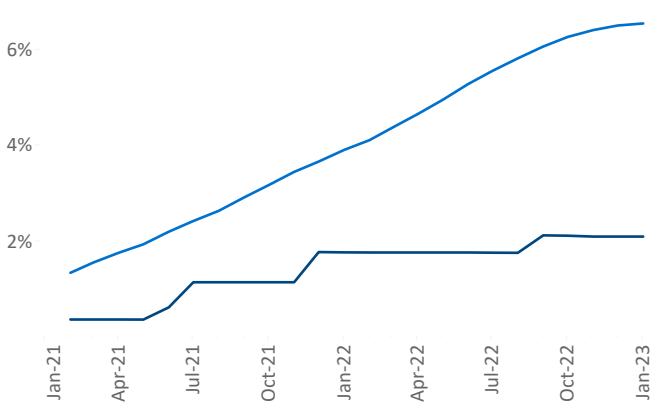
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

