

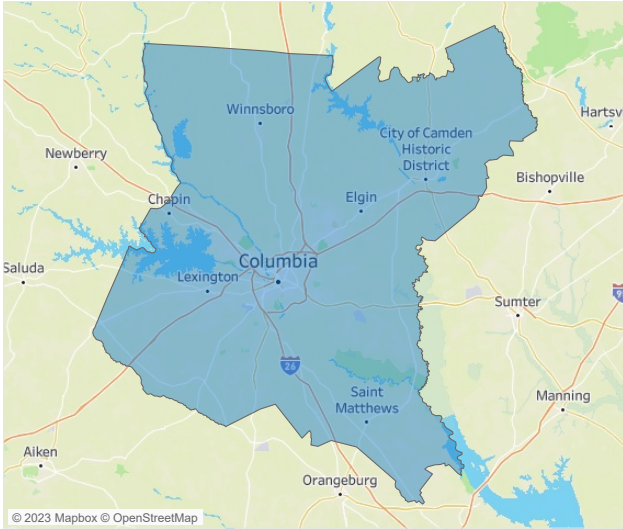


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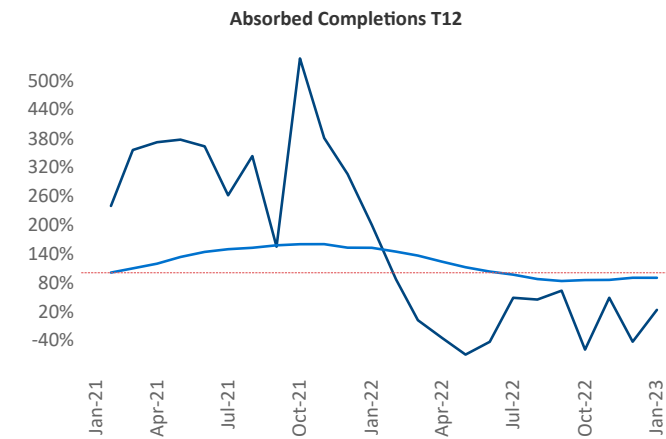
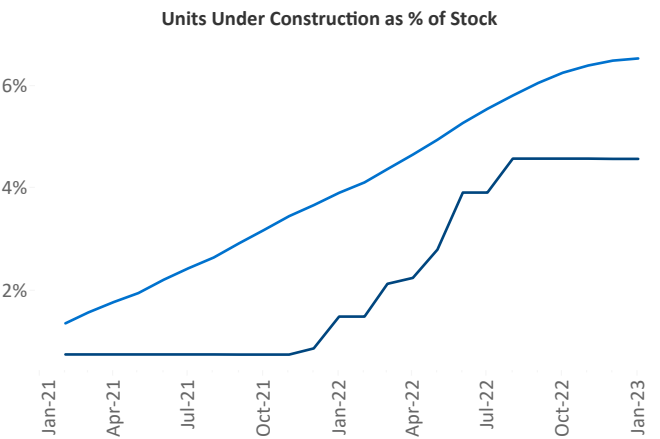
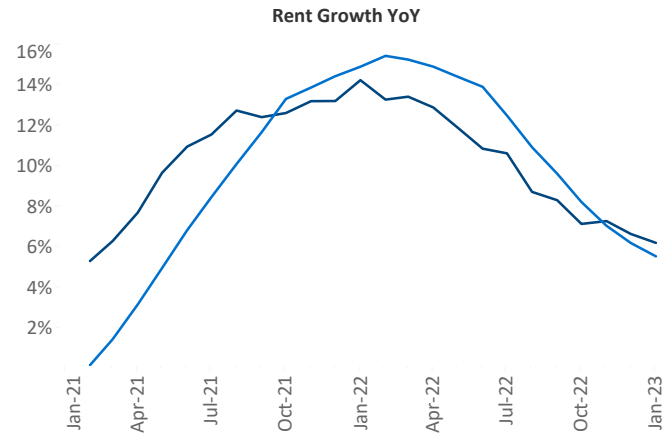
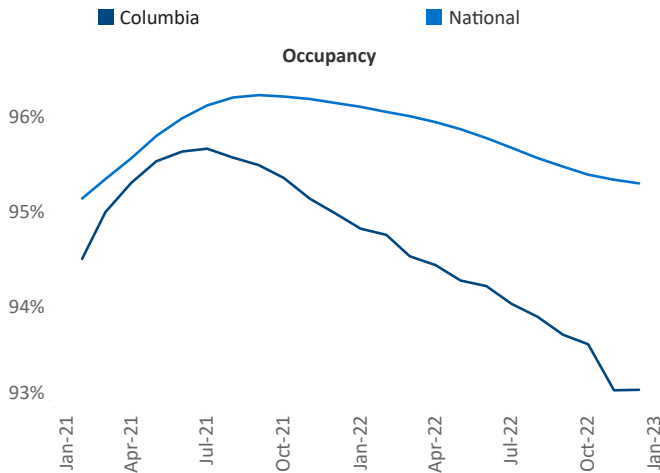


**Columbia** is the **79th** largest multifamily market with **43,291** completed units and **7,634** units in development, **1,982** of which have already broken ground.

New lease asking **rents** are at **\$1,270**, up **6.2%** ▲ from the previous year placing Columbia at **75th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **43** ▲ net units absorbed over the past twelve months. This is down **-245** ▼ units from the previous year's gain of **288** ▲ absorbed units.

**Employment** in Columbia has grown by **1.9%** ▲ over the past 12 months, while hourly wages have risen by **5.4%** ▲ YoY to **\$27.11** according to the *Bureau of Labor Statistics*.



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