

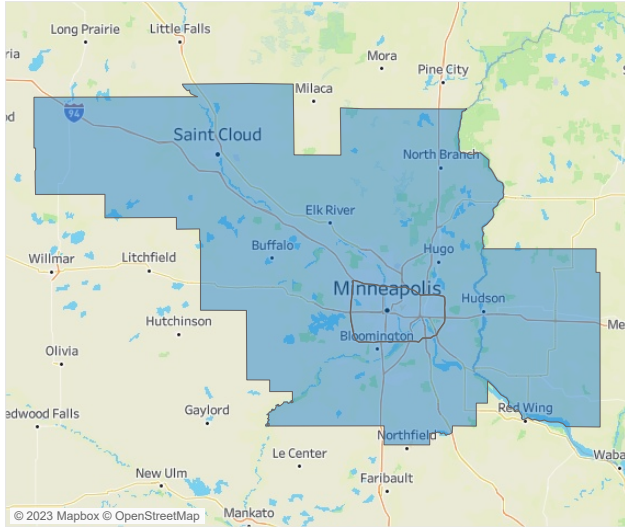


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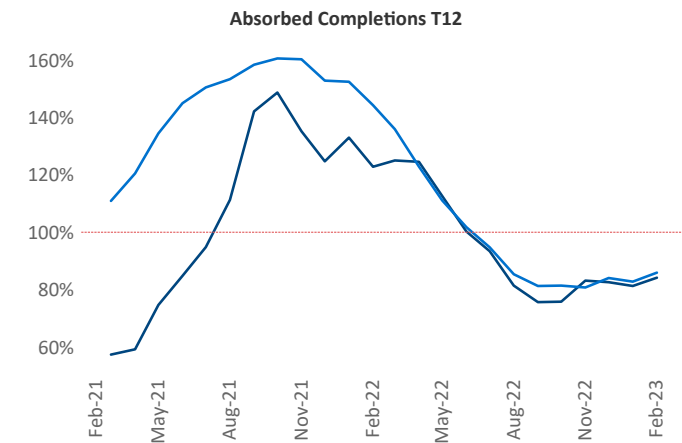
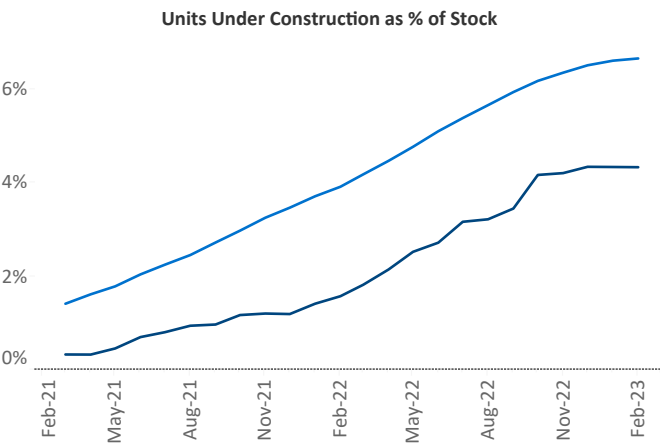
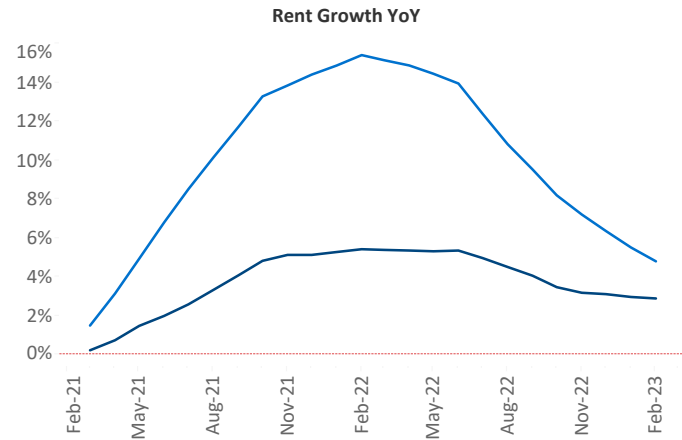
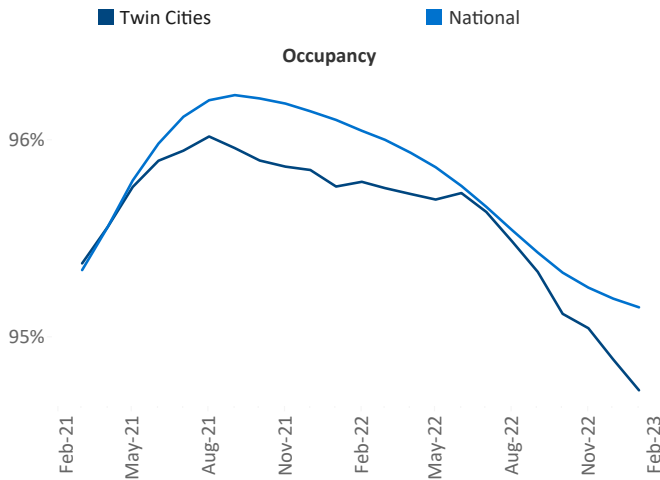


Twin Cities is the **18th** largest multifamily market with **239,673** completed units and **74,160** units in development, **10,379** of which have already broken ground.

New lease asking **rents** are at **\$1,459**, up **2.8%** ▲ from the previous year placing Twin Cities at **116th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **7,389** ▲ net units absorbed over the past twelve months. This is down **-3,141** ▼ units from the previous year's gain of **10,530** ▲ absorbed units.

Employment in Twin Cities has grown by **2.2%** ▲ over the past 12 months, while hourly wages have risen by **1.7%** ▲ YoY to **\$35.44** according to the *Bureau of Labor Statistics*.



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