

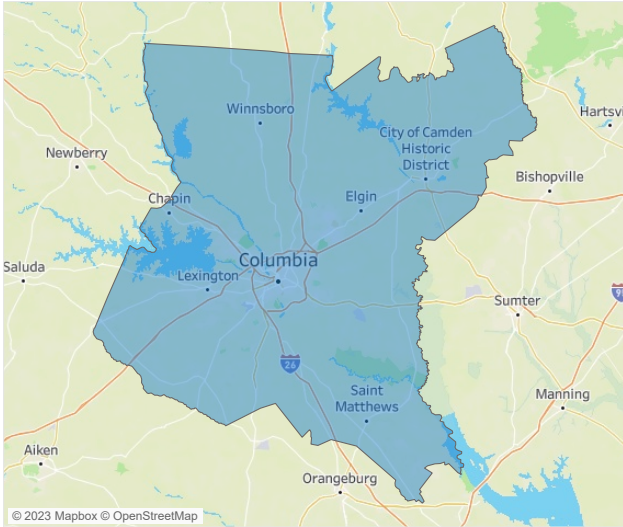


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Columbia  
March 2023

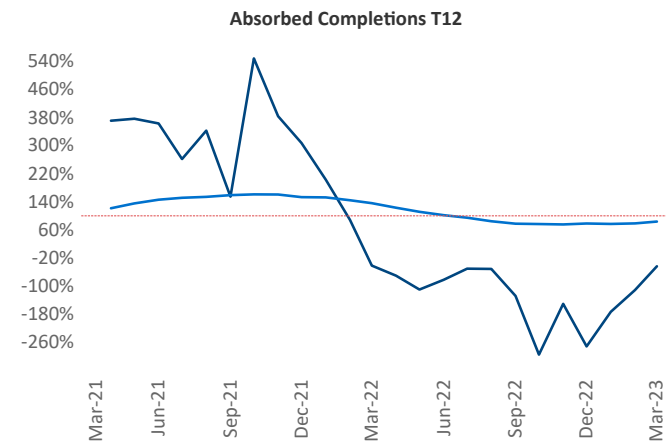
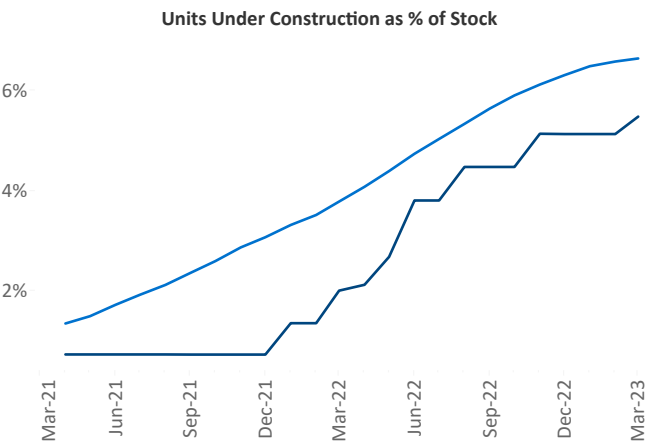
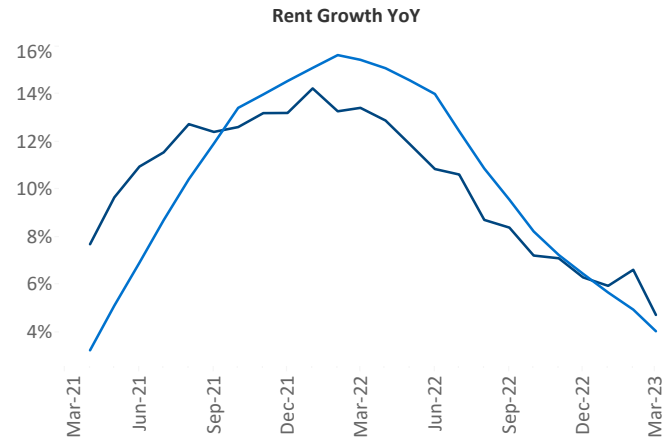
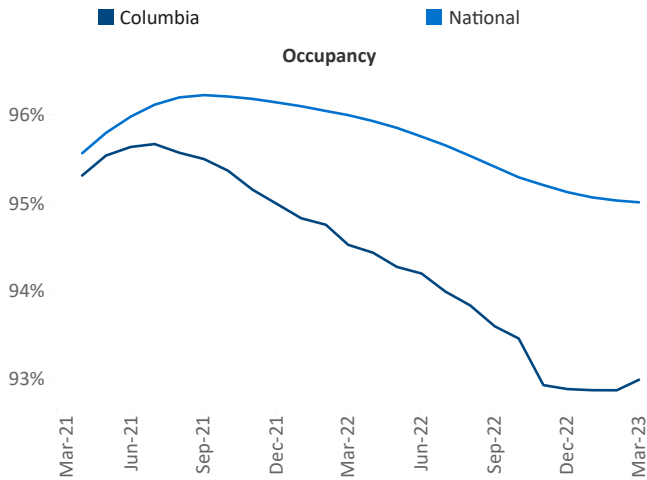


**Columbia** is the **80th** largest multifamily market with **43,191** completed units and **9,060** units in development, **2,365** of which have already broken ground.

New lease asking **rents** are at **\$1,266**, up **4.7%** ▲ from the previous year placing Columbia at **67th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-36** ▼ net units absorbed over the past twelve months. This is up **46** ▲ units from the previous year's loss of **-82** ▼ absorbed units.

**Employment** in Columbia has grown by **1.0%** ▲ over the past 12 months, while hourly wages have risen by **4.5%** ▲ YoY to **\$27.37** according to the *Bureau of Labor Statistics*.



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