

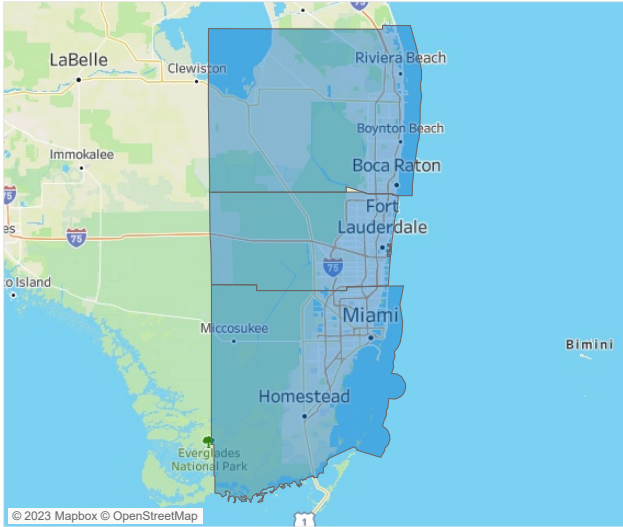


Contacts

Jeff Adler
Vice President
Jeff.Adler@yardi.com

Razvan Cimpean
SEO Engineer
Razvan-I.Cimpean@yardi.com

Miami Metro
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Miami Metro is the **9th** largest multifamily market with **342,989** completed units and **296,365** units in development, **42,704** of which have already broken ground.

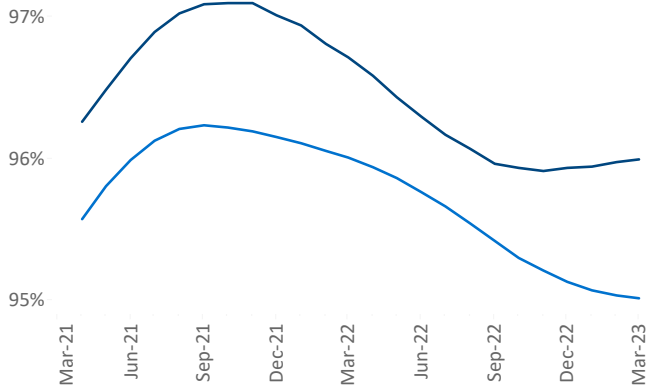
New lease asking **rents** are at **\$2,389**, up **5.2%** ▲ from the previous year placing Miami Metro at **61st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **7,917** ▲ net units absorbed over the past twelve months. This is down **-10,730** ▼ units from the previous year's gain of **18,647** ▲ absorbed units.

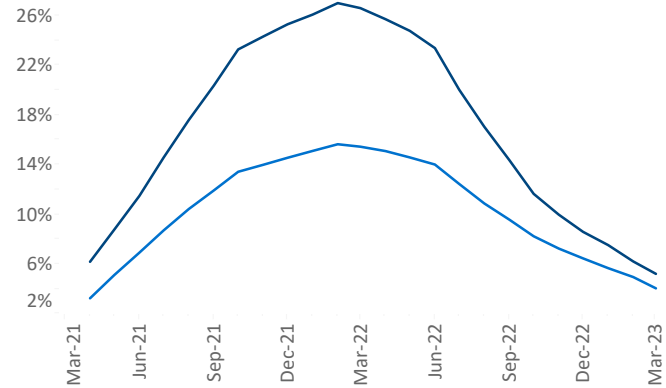
Employment in Miami Metro has grown by **2.7%** ▲ over the past 12 months, while hourly wages have risen by **2.2%** ▲ YoY to **\$31.28** according to the *Bureau of Labor Statistics*.

■ Miami Metro ■ National

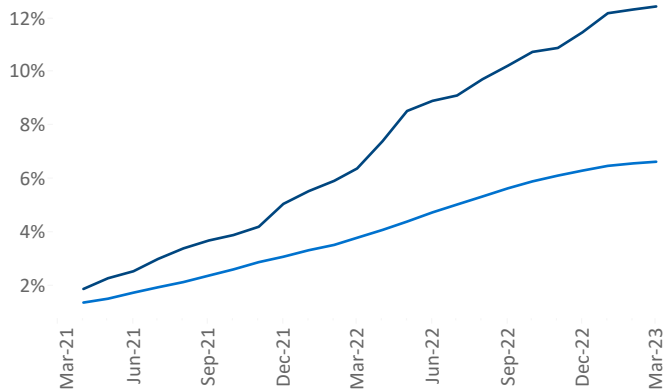
Occupancy



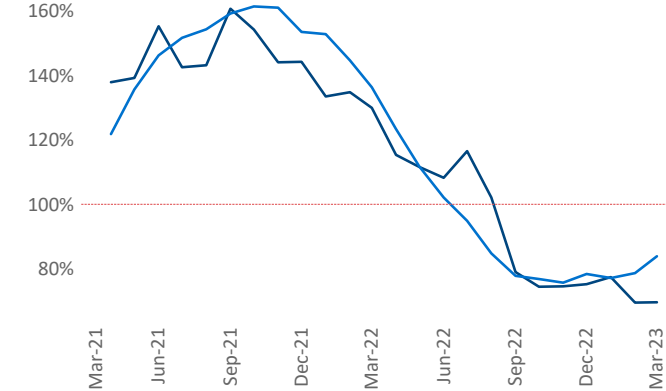
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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