

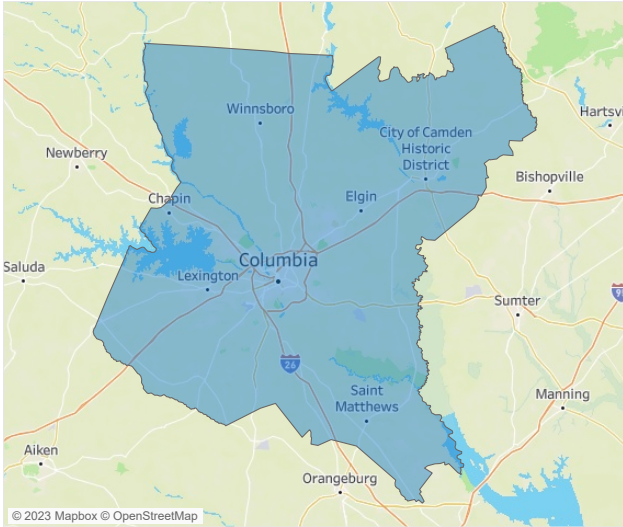


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Columbia
April 2023

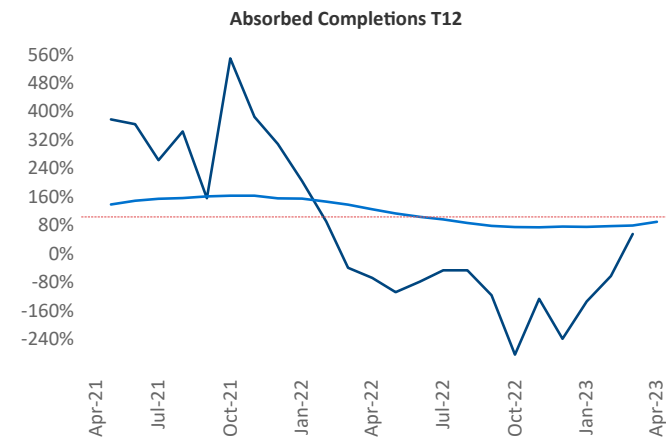
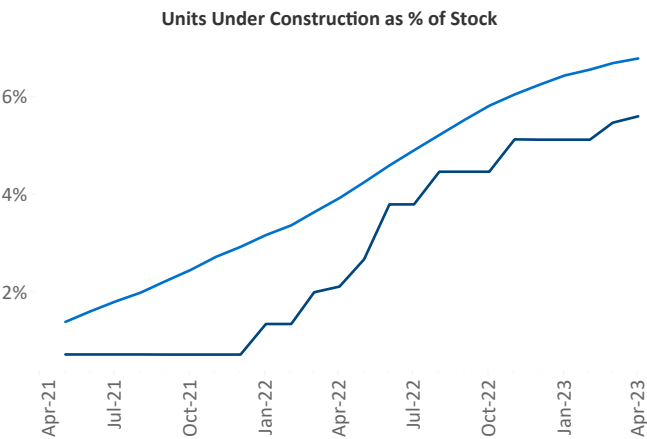
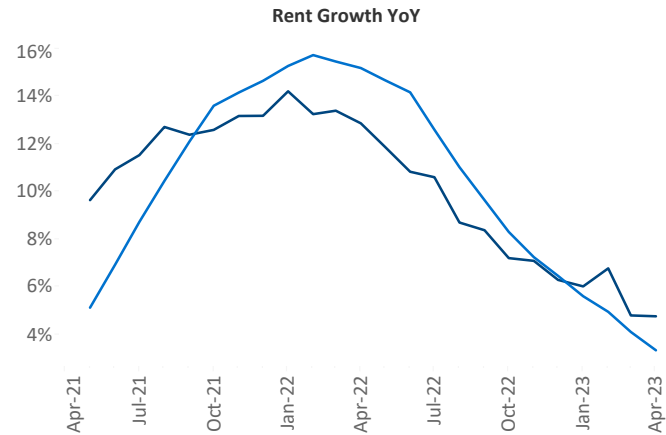
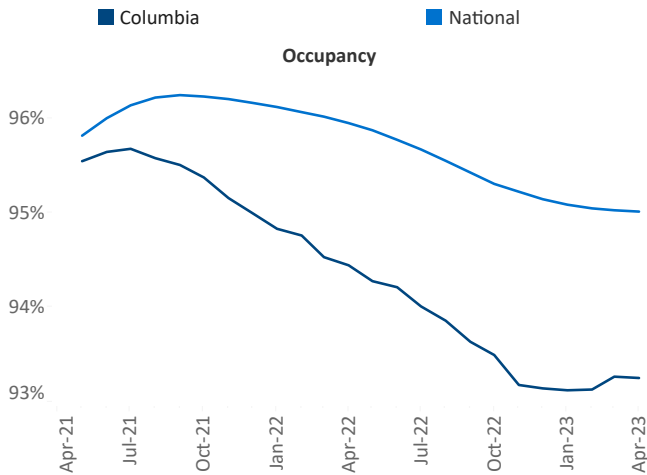


Columbia is the **80th** largest multifamily market with **43,191** completed units and **9,420** units in development, **2,421** of which have already broken ground.

New lease asking **rents** are at **\$1,278**, up **4.7%** ▲ from the previous year placing Columbia at **56th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **138** ▲ net units absorbed over the past twelve months. This is up **333** ▲ units from the previous year's loss of **-195** ▼ absorbed units.

Employment in Columbia has grown by **0.8%** ▲ over the past 12 months, while hourly wages have risen by **3.2%** ▲ YoY to **\$27.61** according to the *Bureau of Labor Statistics*.



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