

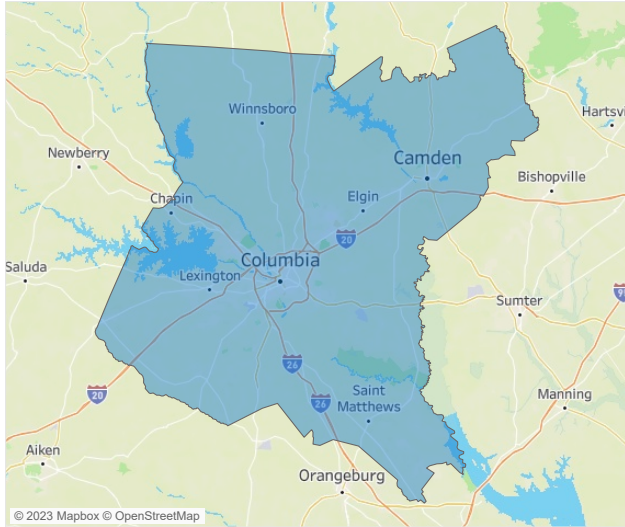


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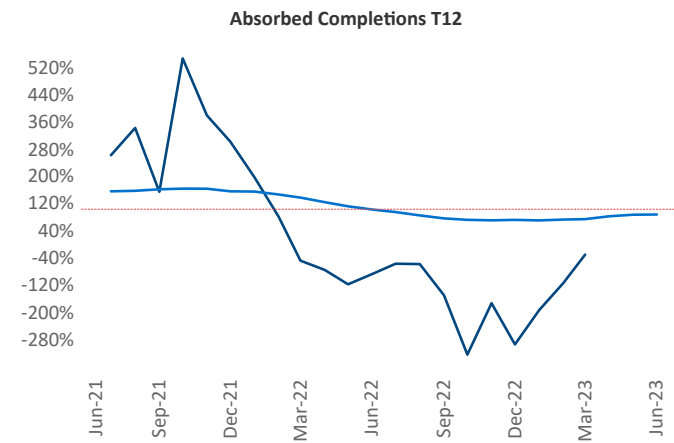
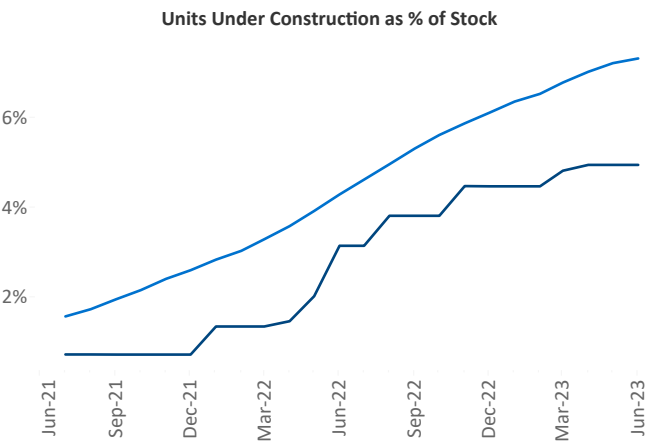
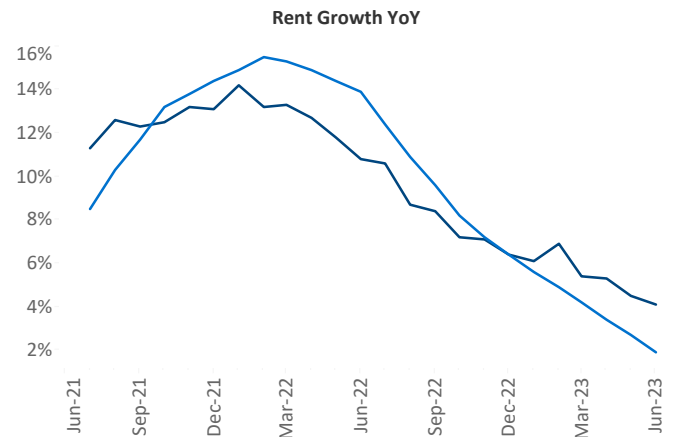
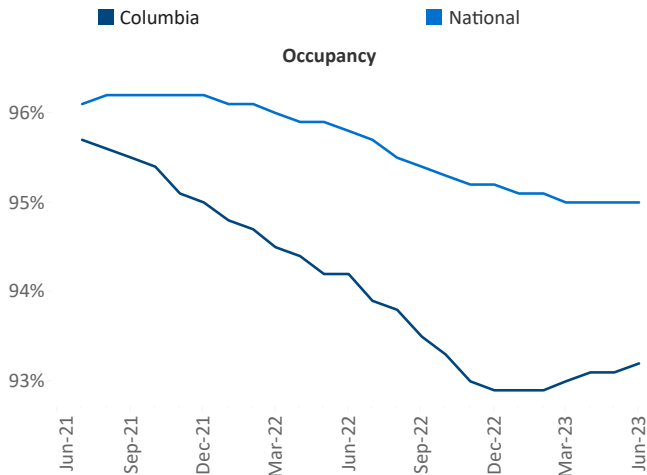


**Columbia** is the **81st** largest multifamily market with **43,191** completed units and **8,766** units in development, **2,142** of which have already broken ground.

New lease asking **rents** are at **\$1,299**, up **4.1%** ▲ from the previous year placing Columbia at **47th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **163** ▲ net units absorbed over the past twelve months. This is up **408** ▲ units from the previous year's loss of **-245** ▼ absorbed units.

**Employment** in Columbia has grown by **1.1%** ▲ over the past 12 months, while hourly wages have risen by **4.7%** ▲ YoY to **\$27.94** according to the *Bureau of Labor Statistics*.



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