

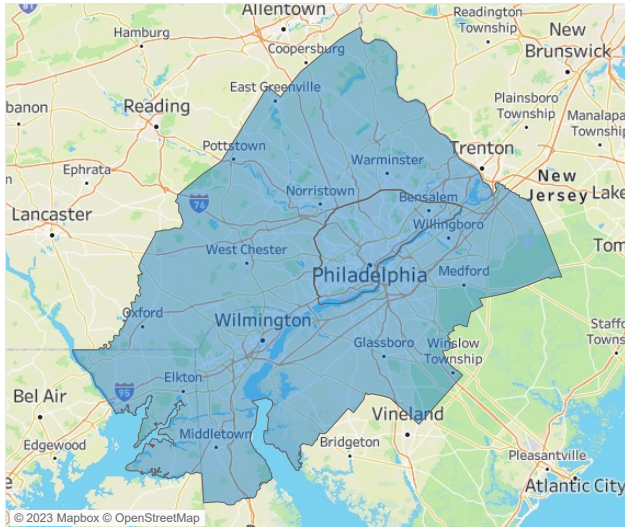


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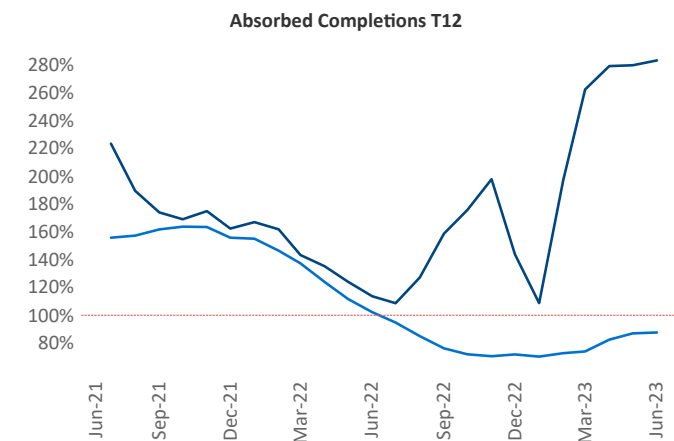
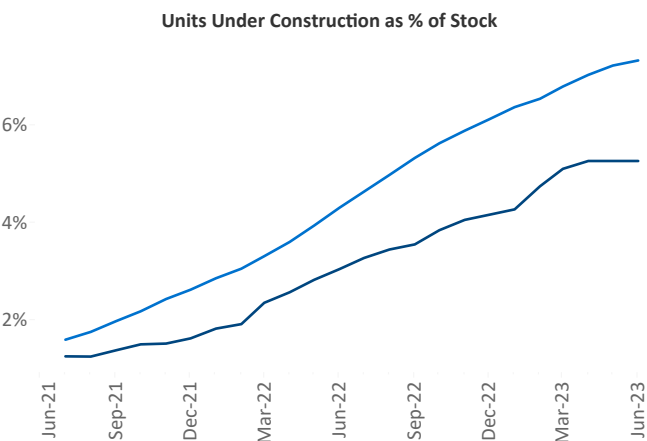
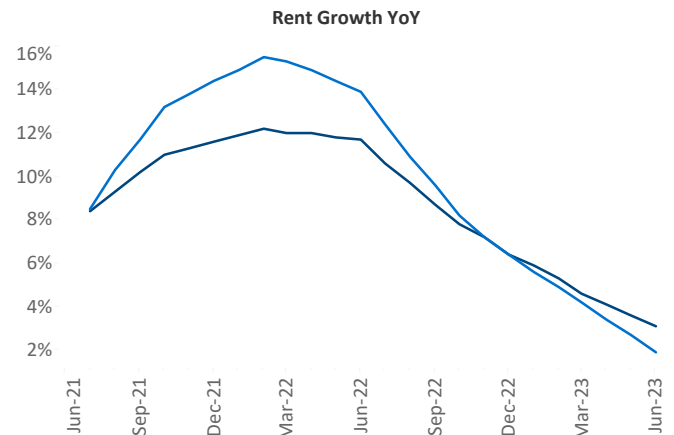
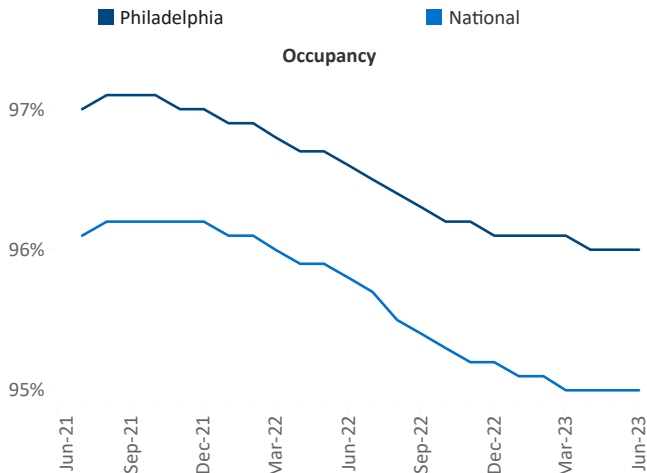


Philadelphia is the **8th** largest multifamily market with **353,567** completed units and **88,483** units in development, **18,602** of which have already broken ground.

New lease asking rents are at **\$1,724**, up **3.1%** from the previous year placing Philadelphia at **64th** overall in year-over-year rent growth.

Multifamily housing demand has been positive with **8,240** net units absorbed over the past twelve months. This is up **1,190** units from the previous year's gain of **7,050** absorbed units.

Employment in Philadelphia has grown by **3.0%** over the past 12 months, while hourly wages have risen by **2.1%** YoY to **\$33.71** according to the *Bureau of Labor Statistics*.



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