

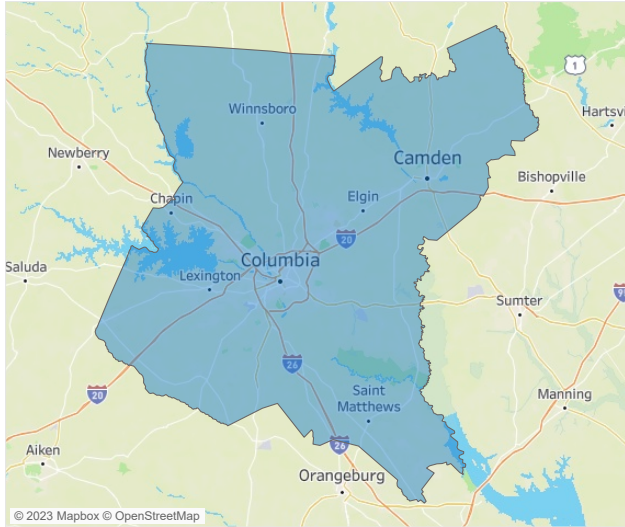


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Columbia
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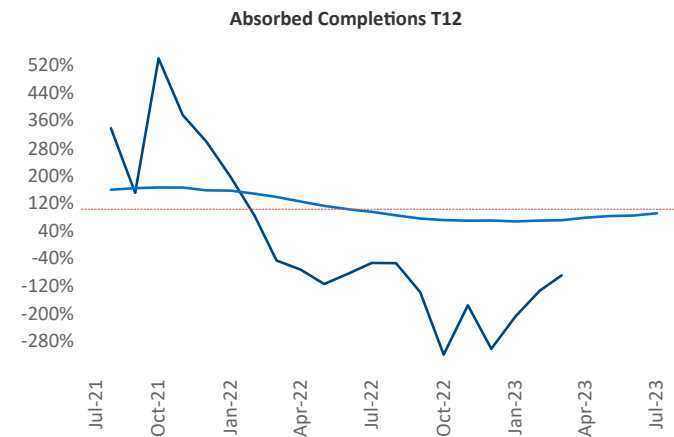
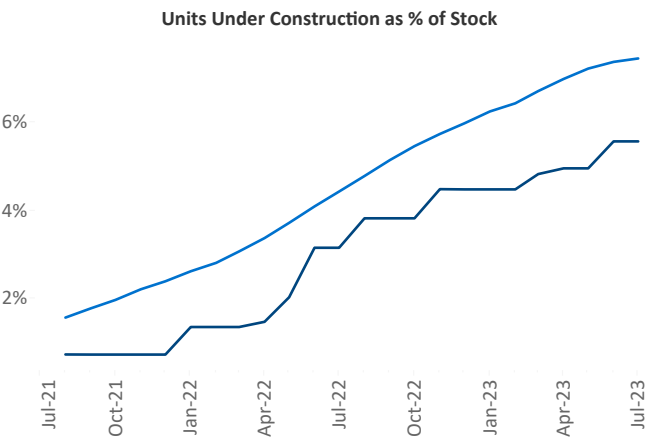
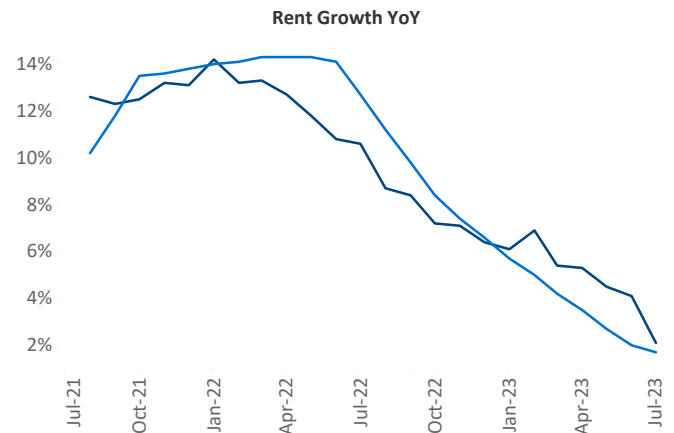
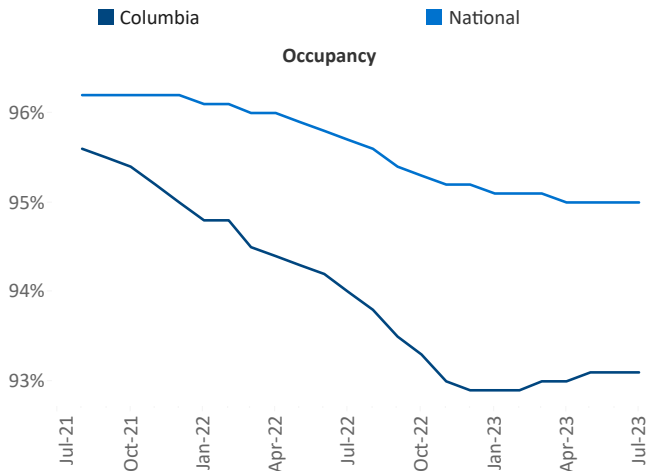


Columbia is the **81st** largest multifamily market with **43,191** completed units and **8,611** units in development, **2,406** of which have already broken ground.

New lease asking **rents** are at **\$1,289**, up **2.1%** ▲ from the previous year placing Columbia at **70th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **17** ▲ net units absorbed over the past twelve months. This is up **166** ▲ units from the previous year's loss of **-149** ▼ absorbed units.

Employment in Columbia has grown by **1.0%** ▲ over the past 12 months, while hourly wages have risen by **6.7%** ▲ YoY to **\$28.48** according to the *Bureau of Labor Statistics*.



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