

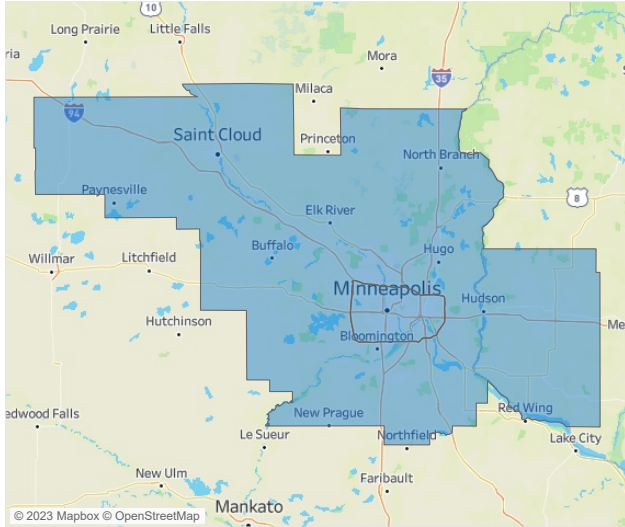


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

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

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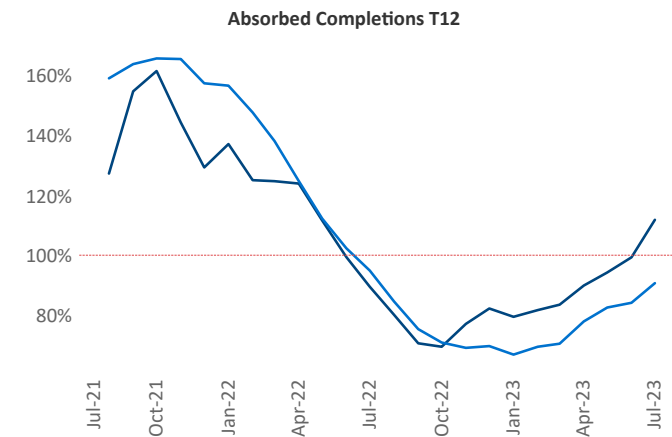
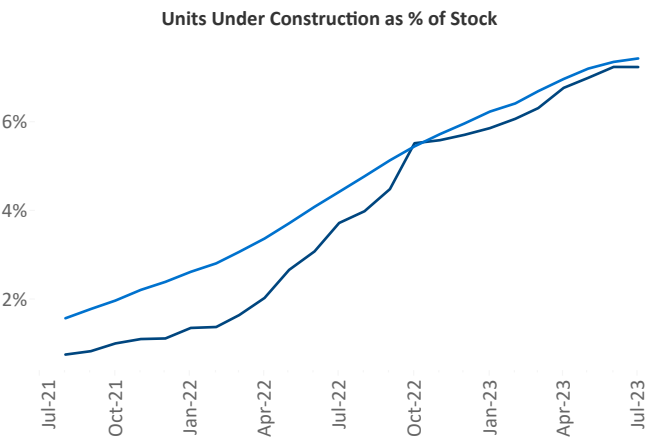
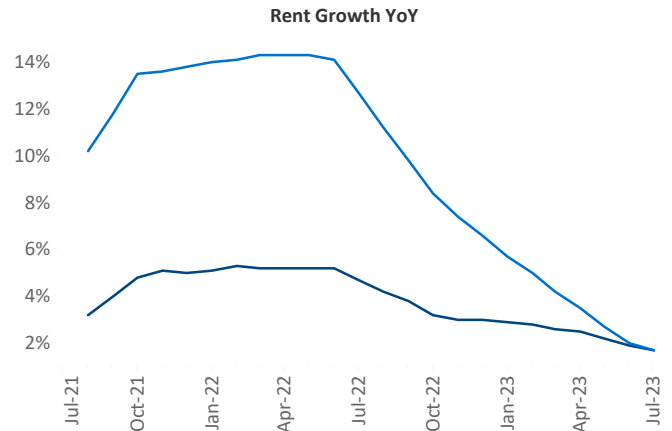
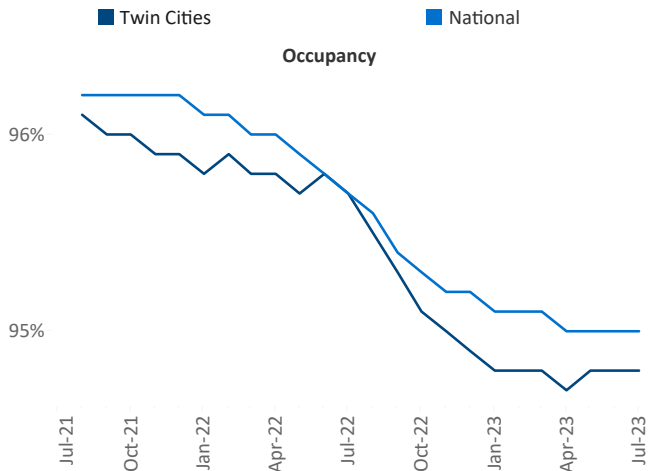


Twin Cities is the **18th** largest multifamily market with **242,434** completed units and **73,027** units in development, **17,592** of which have already broken ground.

New lease asking **rents** are at **\$1,485**, up **1.7%** ▲ from the previous year placing Twin Cities at **72nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **6,761** ▲ net units absorbed over the past twelve months. This is down **-2,096** ▼ units from the previous year's gain of **8,857** ▲ absorbed units.

Employment in Twin Cities has grown by **1.5%** ▲ over the past 12 months, while hourly wages have risen by **5.7%** ▲ YoY to **\$36.76** according to the *Bureau of Labor Statistics*.



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