

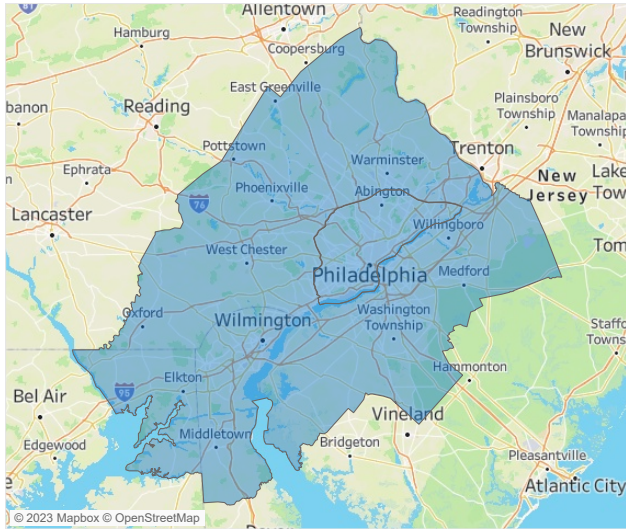


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Philadelphia is the **8th** largest multifamily market with **354,033** completed units and **91,042** units in development, **18,958** of which have already broken ground.

New lease asking **rents** are at **\$1,732**, up **2.8%** ▲ from the previous year placing Philadelphia at **51st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **5,541** ▲ net units absorbed over the past twelve months. This is down **-238** ▼ units from the previous year's gain of **5,779** ▲ absorbed units.

Employment in Philadelphia has grown by **2.7%** ▲ over the past 12 months, while hourly wages have risen by **0.9%** ▲ YoY to **\$33.58** according to the *Bureau of Labor Statistics*.

