

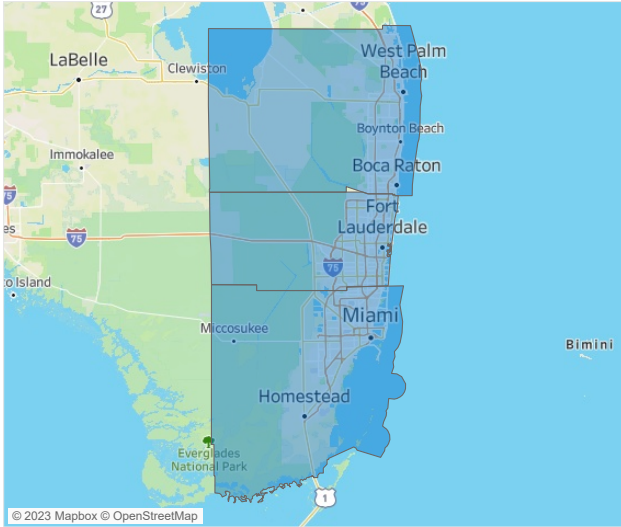


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Miami Metro
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Miami Metro is the **9th** largest multifamily market with **349,074** completed units and **320,807** units in development, **46,105** of which have already broken ground.

New lease asking **rents** are at **\$2,410**, up **1.8%** ▲ from the previous year placing Miami Metro at **66th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **10,866** ▲ net units absorbed over the past twelve months. This is up **1,513** ▲ units from the previous year's gain of **9,353** ▲ absorbed units.

Employment in Miami Metro has grown by **1.4%** ▲ over the past 12 months, while hourly wages have risen by **1.1%** ▲ YoY to **\$30.78** according to the *Bureau of Labor Statistics*.

