

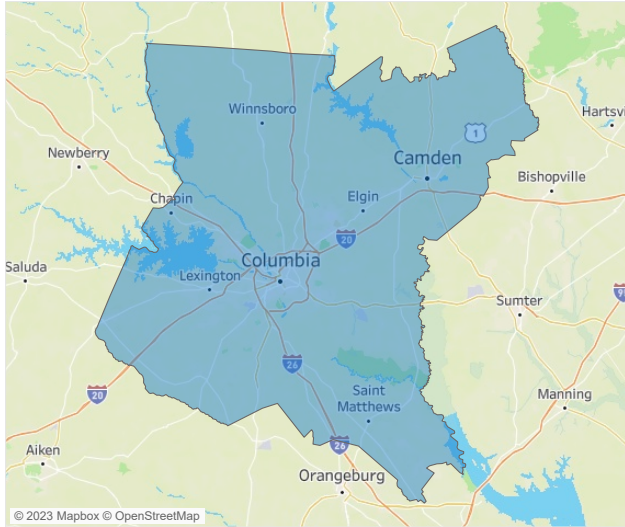


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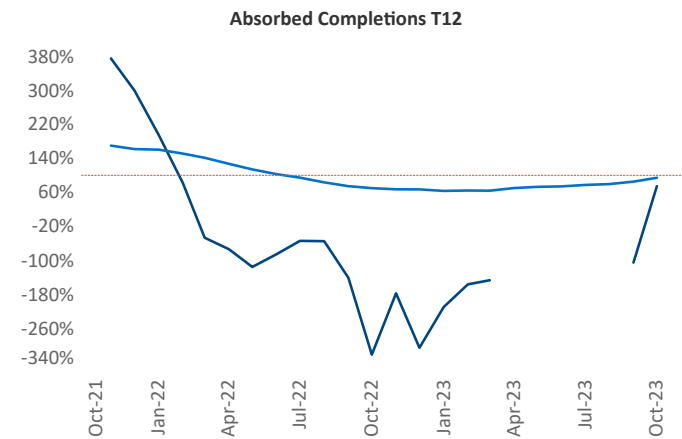
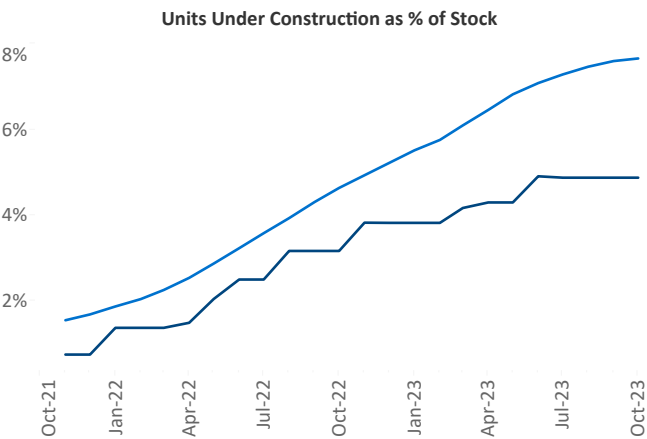
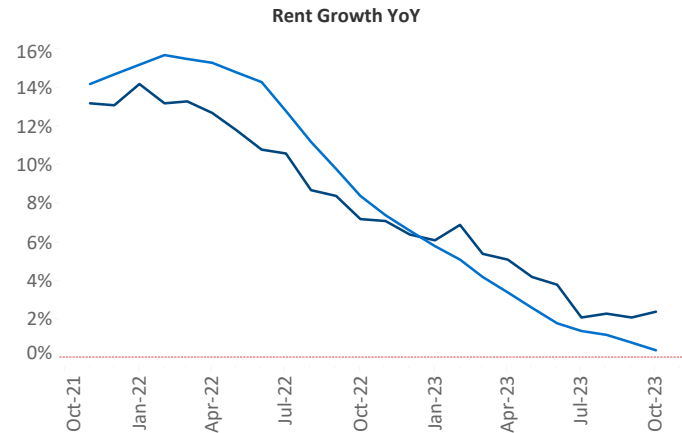
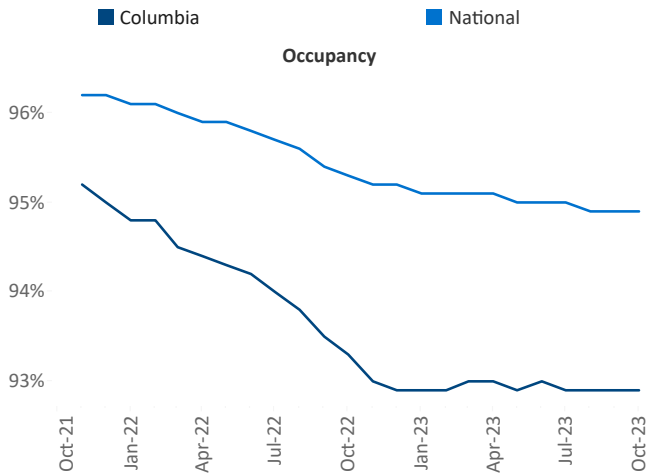


Columbia is the **82nd** largest multifamily market with **43,479** completed units and **9,792** units in development, **2,118** of which have already broken ground.

New lease asking **rents** are at **\$1,295**, up **2.4%** ▲ from the previous year placing Columbia at **49th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **69** ▲ net units absorbed over the past twelve months. This is up **508** ▲ units from the previous year's loss of **-439** ▼ absorbed units.

Employment in Columbia has grown by **1.2%** ▲ over the past 12 months, while hourly wages have risen by **7.4%** ▲ YoY to **\$28.62** according to the *Bureau of Labor Statistics*.



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