

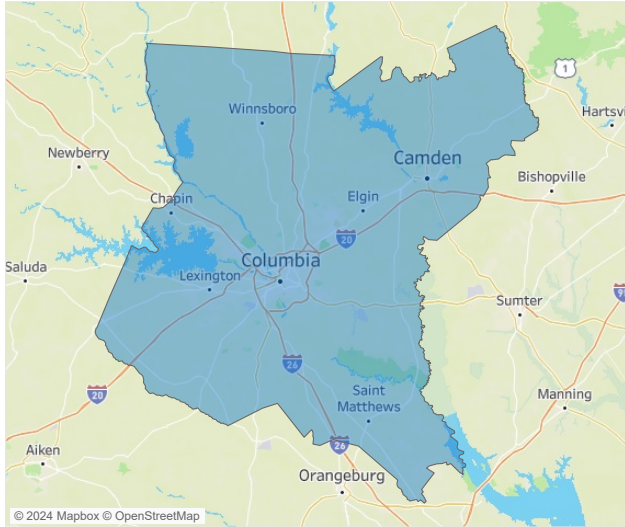


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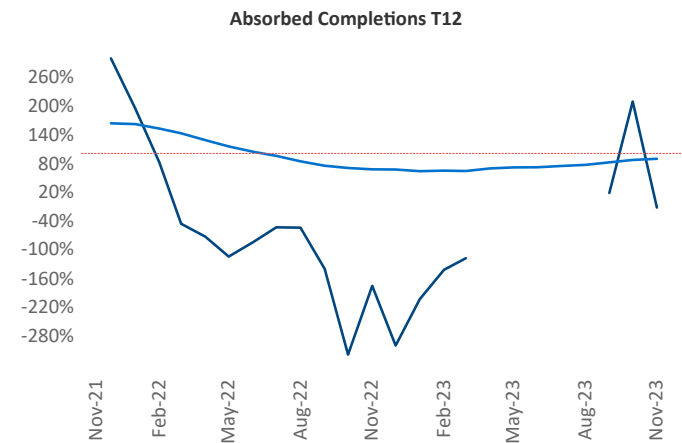
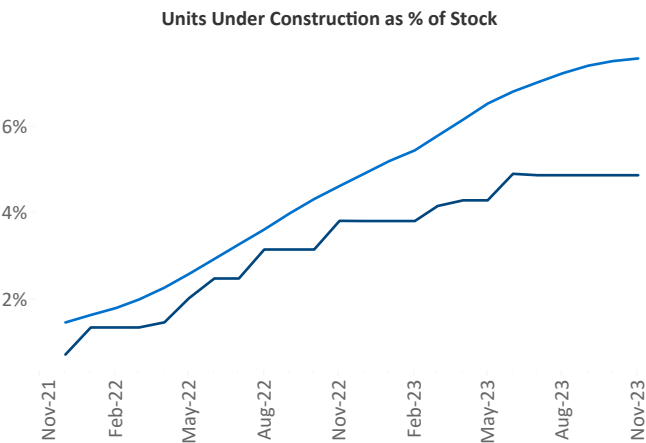
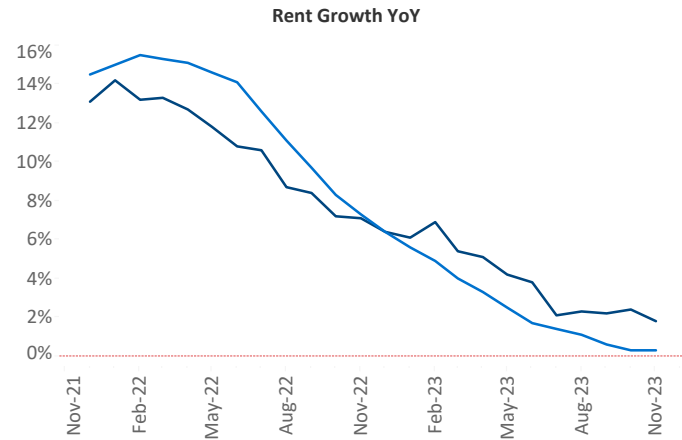
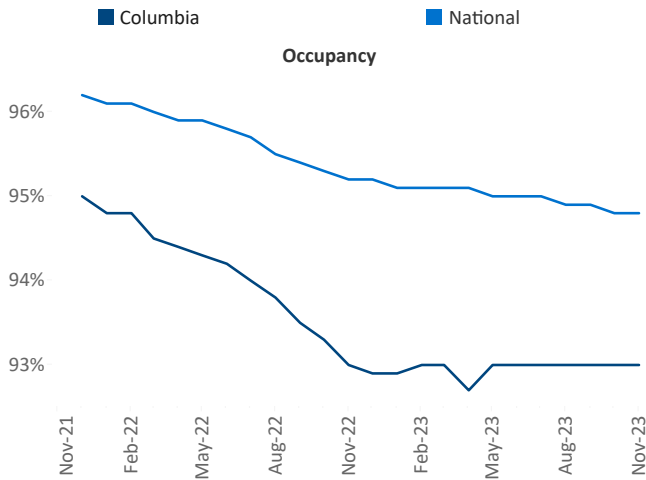


**Columbia** is the **82nd** largest multifamily market with **43,479** completed units and **9,886** units in development, **2,118** of which have already broken ground.

New lease asking **rents** are at **\$1,293**, up **1.8%** ▲ from the previous year placing Columbia at **59th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-11** ▼ net units absorbed over the past twelve months. This is up **230** ▲ units from the previous year's loss of **-241** ▼ absorbed units.

**Employment** in Columbia has grown by **2.1%** ▲ over the past 12 months, while hourly wages have risen by **9.2%** ▲ YoY to **\$28.66** according to the *Bureau of Labor Statistics*.



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