



Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

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

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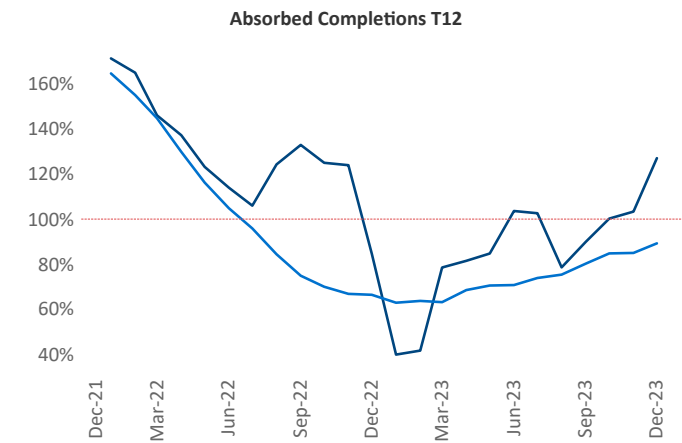
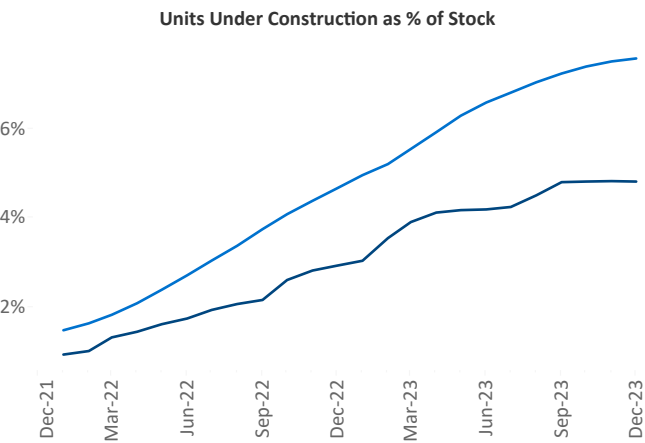
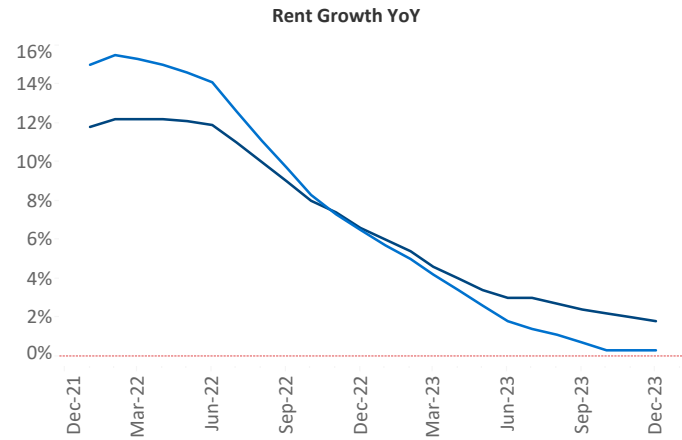
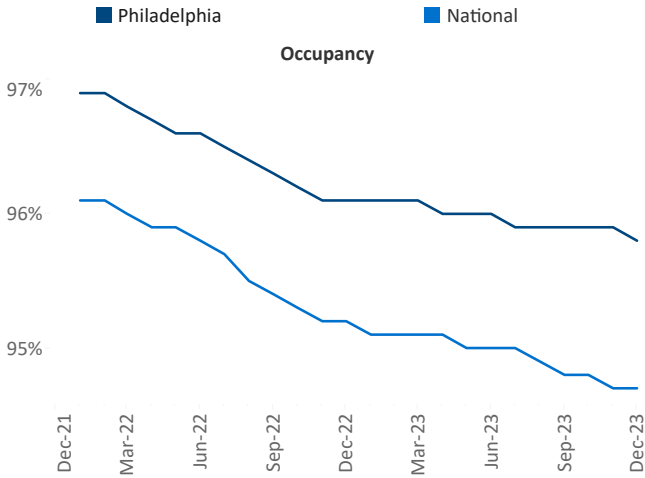


Philadelphia is the **8th** largest multifamily market with **358,771** completed units and **92,126** units in development, **17,264** of which have already broken ground.

New lease asking **rents** are at **\$1,719**, up **1.8% ▲** from the previous year placing Philadelphia at **58th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **5,419 ▲** net units absorbed over the past twelve months. This is up **2,560 ▲** units from the previous year's gain of **2,859 ▲** absorbed units.

Employment in Philadelphia has grown by **2.5% ▲** over the past 12 months, while hourly wages have risen by **2.3% ▲** YoY to **\$34.31** according to the *Bureau of Labor Statistics*.



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