

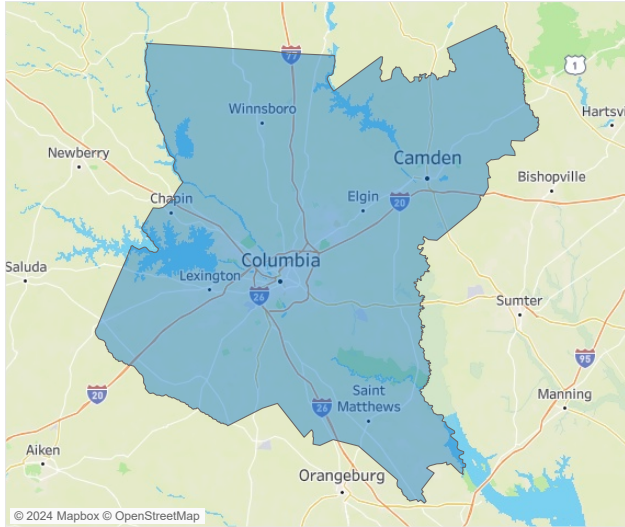


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

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

Columbia
January 2024

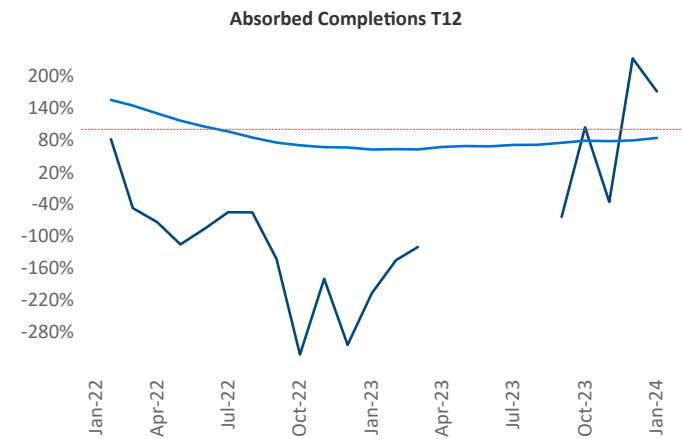
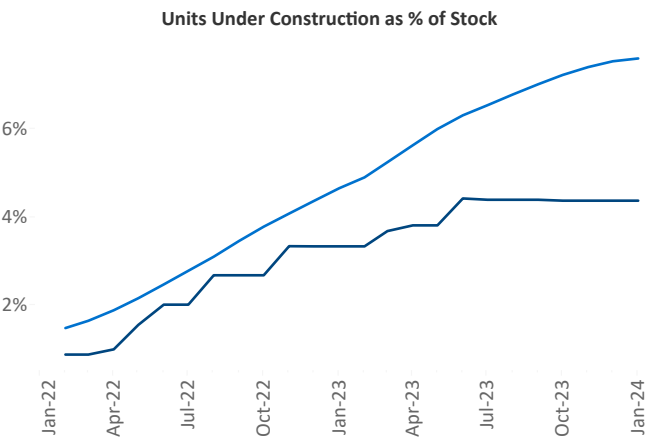
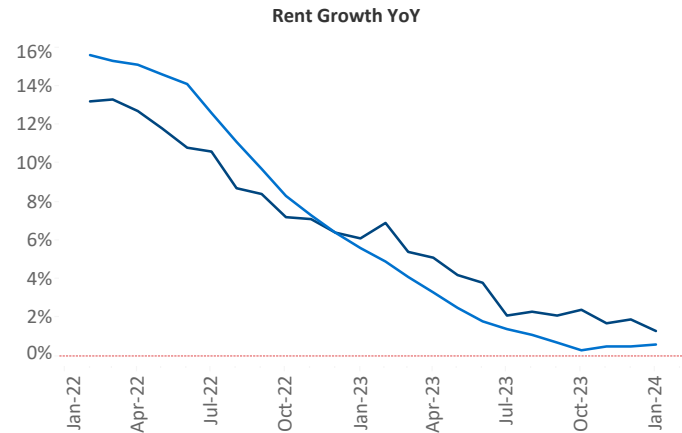
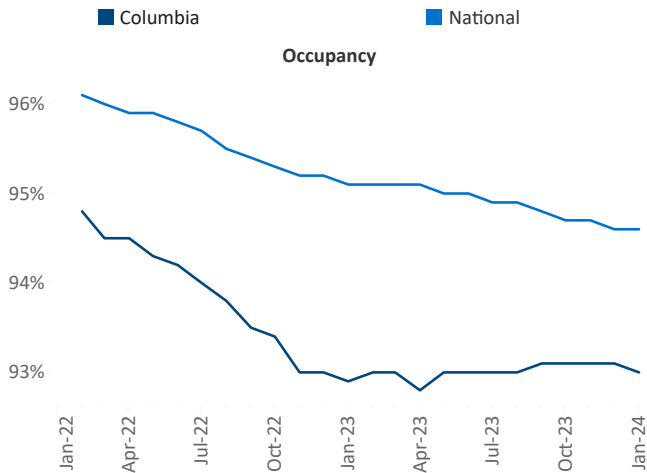


Columbia is the **82nd** largest multifamily market with **43,687** completed units and **9,519** units in development, **1,912** of which have already broken ground.

New lease asking **rents** are at **\$1,286**, up **1.3%** ▲ from the previous year placing Columbia at **68th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **158** ▲ net units absorbed over the past twelve months. This is up **442** ▲ units from the previous year's loss of **-284** ▼ absorbed units.

Employment in Columbia has grown by **3.1%** ▲ over the past 12 months, while hourly wages have risen by **7.8%** ▲ YoY to **\$29.11** according to the *Bureau of Labor Statistics*.



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