

Tuskegee

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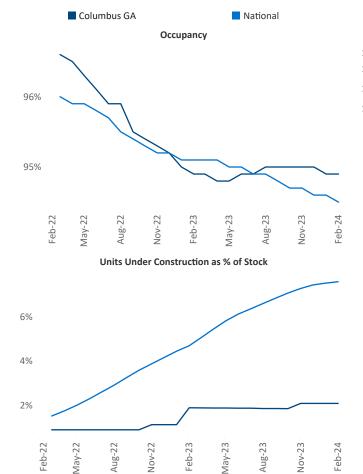
Columbus GA February 2024

Columbus GA is the **99th** largest multifamily market with **31,145** completed units and **4,022** units in development, **651** of which have already broken ground.

New lease asking **rents** are at **\$1,166**, up **5.1%** ▲ from the previous year placing Columbus GA at **10th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **818** ▲ net units absorbed over the past twelve months. This is up **841** ▲ units from the previous year's loss of **-23** ▼ absorbed units.

Employment in Columbus GA has grown by **2.4%** ▲ over the past 12 months, while hourly wages have risen by **4.7%** ▲ YoY to **\$26.60** according to the *Bureau of Labor Statistics*.



Rent Growth YoY 16% 14% 12% 10% 8% 6% 4% 2% 0% Aug-22 Aug-23 Feb-22 May-22 Feb-23 Feb-24 Nov-23 **Nov-22** May-23 Absorbed Completions T12 160% 120% 80% 40% 0% -40% -80% -120% May-23 Aug-23 Feb-22 May-22 Aug-22 Nov-22 Feb-23 Nov-23 Feb-24