

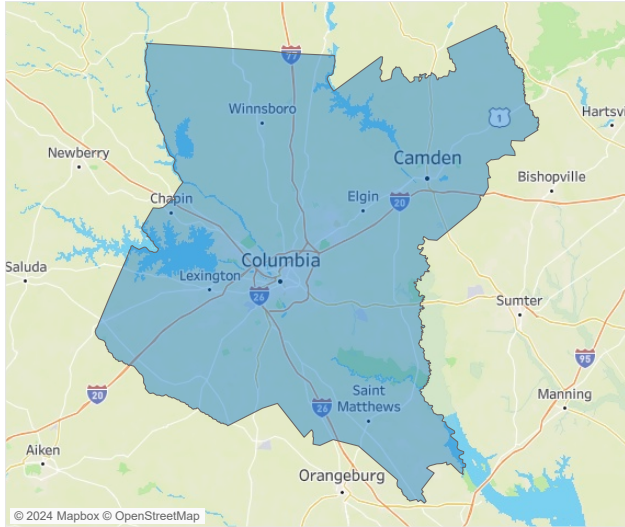


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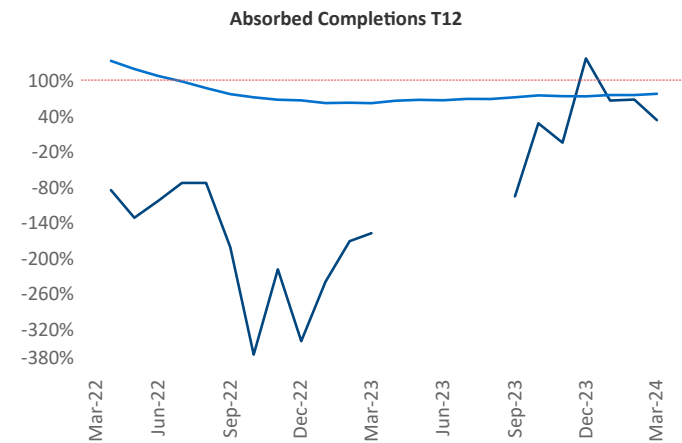
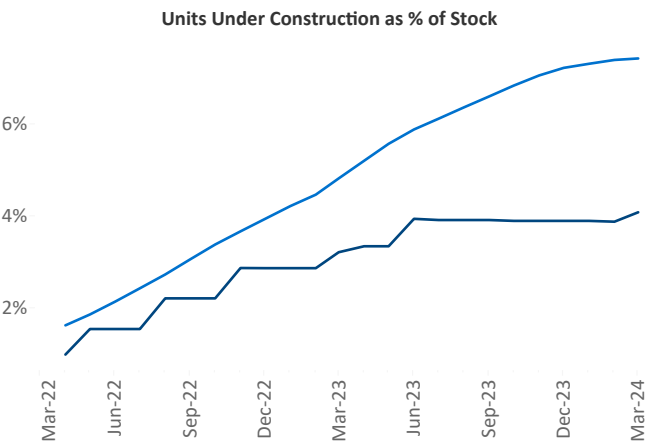
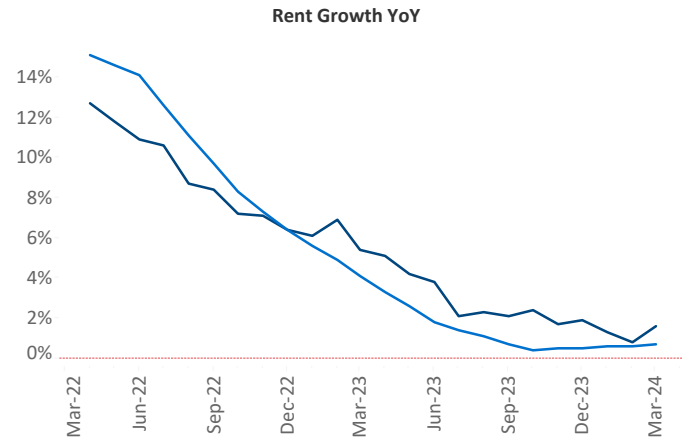
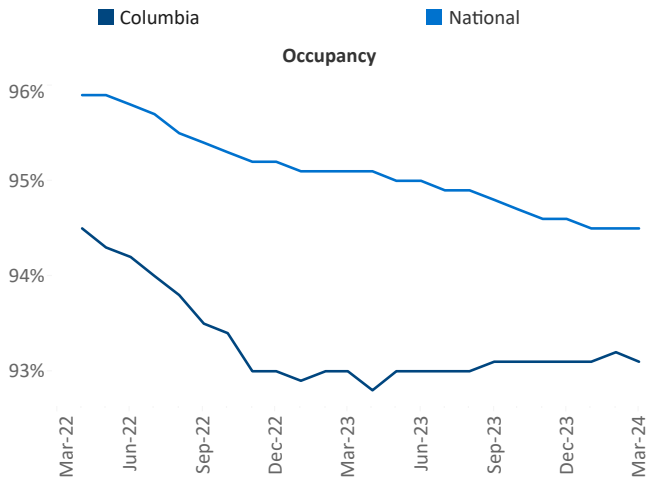


Columbia is the **83rd** largest multifamily market with **43,885** completed units and **9,005** units in development, **1,798** of which have already broken ground.

New lease asking **rents** are at **\$1,291**, up **1.6%** ▲ from the previous year placing Columbia at **71st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **102** ▲ net units absorbed over the past twelve months. This is up **232** ▲ units from the previous year's loss of **-130** ▼ absorbed units.

Employment in Columbia has grown by **2.9%** ▲ over the past 12 months, while hourly wages have risen by **7.9%** ▲ YoY to **\$29.47** according to the *Bureau of Labor Statistics*.



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