

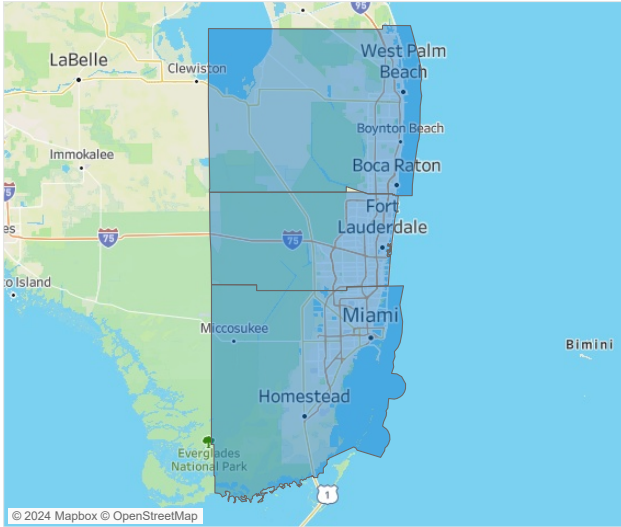


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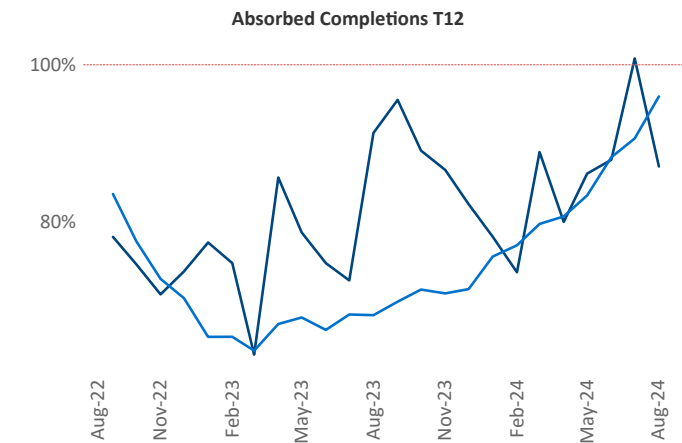
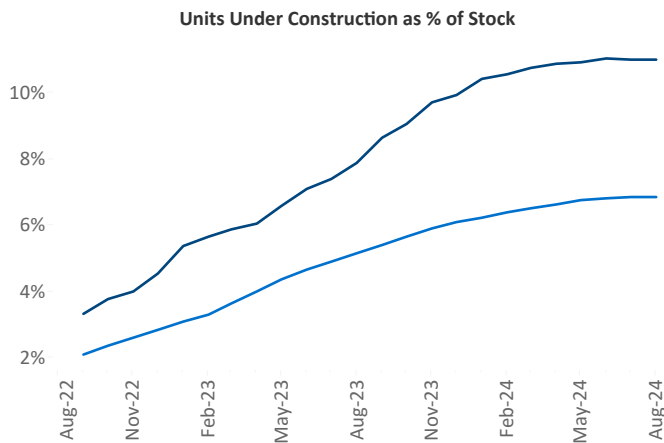
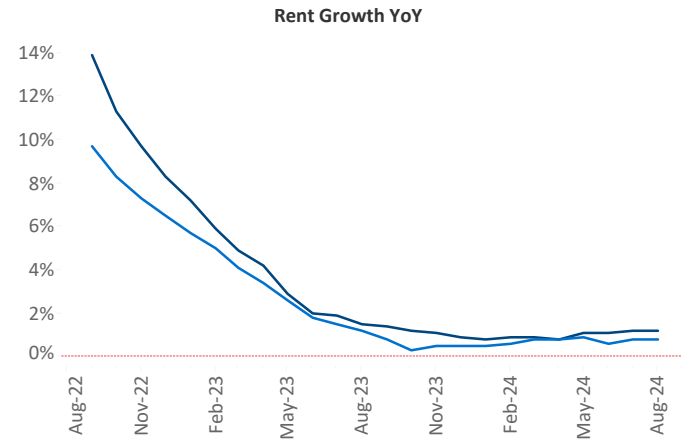
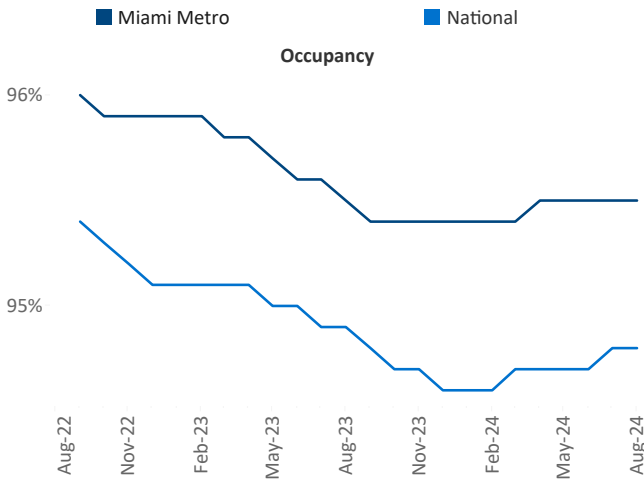


Miami Metro is the **8th** largest multifamily market with **367,430** completed units and **313,737** units in development, **40,464** of which have already broken ground.

Advertised **rents** are at **\$2,449**, up **1.2%** ▲ from the previous year placing Miami Metro at **73rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **11,898** ▲ units absorbed over the past twelve months. Absorption increased by **564** ▲ units from the previous year's absorption gain of **11,334** ▲ units.

Employment in Miami Metro has grown by **2.5%** ▲ over the past 12 months, while hourly wages have fallen by **-0.9%** ▼ YoY to **\$30.30** according to the *Bureau of Labor Statistics*.



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