



Jeff Adler  
Vice President  
[Jeff.Adler@yardi.com](mailto:Jeff.Adler@yardi.com)

Contacts

Razvan Cimpean  
SEO Engineer  
[Razvan-I.Cimpean@yardi.com](mailto:Razvan-I.Cimpean@yardi.com)

Philadelphia  
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Philadelphia is the **9th** largest multifamily market with **364,691** completed units and **93,688** units in development, **15,545** of which have already broken ground.

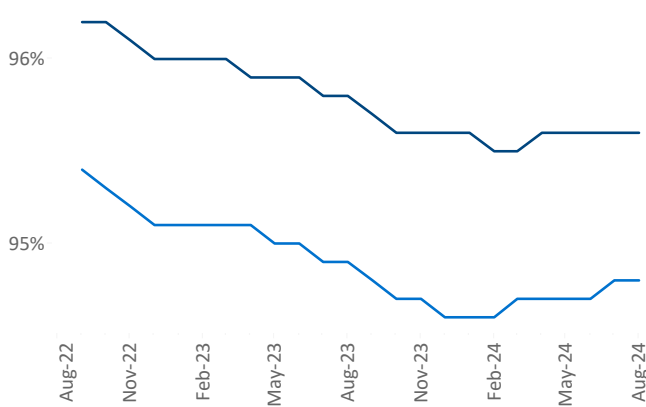
Advertised rents are at **\$1,758**, up **1.7%** ▲ from the previous year placing Philadelphia at **64th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **6,439** ▲ units absorbed over the past twelve months. Absorption increased by **4,907** ▲ units from the previous year's absorption gain of **1,532** ▲ units.

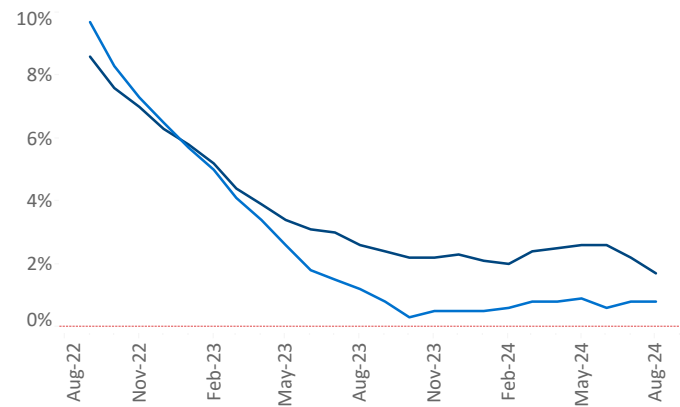
**Employment** in Philadelphia has grown by **1.6%** ▲ over the past 12 months, while hourly wages have risen by **2.9%** ▲ YoY to **\$34.58** according to the *Bureau of Labor Statistics*.

■ Philadelphia ■ National

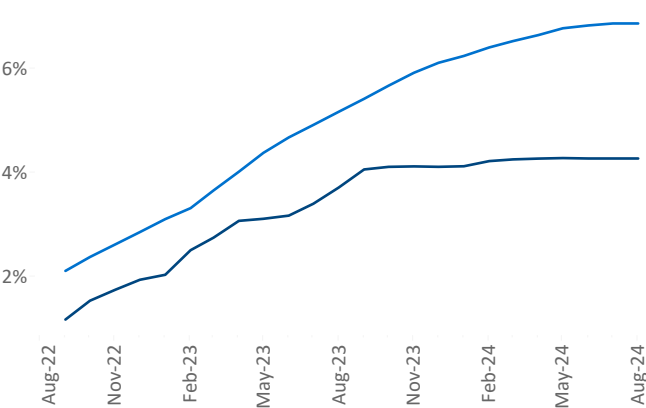
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

