

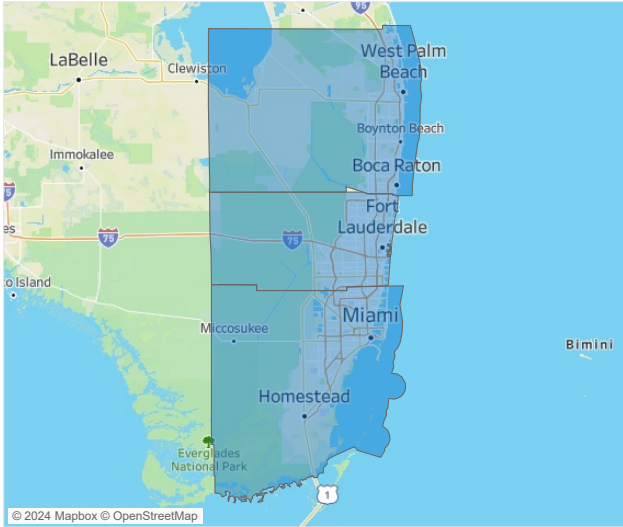


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Miami Metro
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Miami Metro is the **8th** largest multifamily market with **370,408** completed units and **321,440** units in development, **40,461** of which have already broken ground.

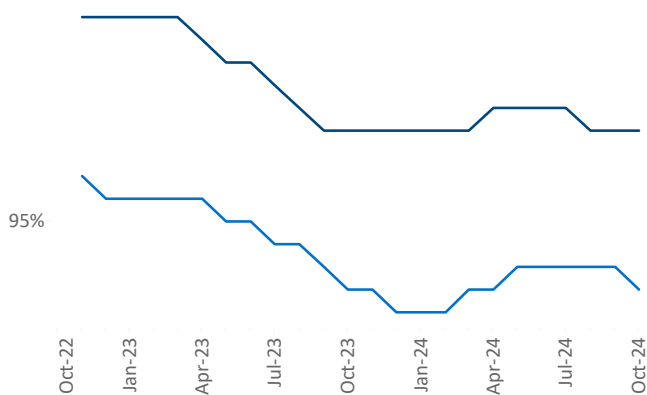
Advertised **rents** are at **\$2,474**, up **0.5%** ▲ from the previous year placing Miami Metro at **83rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **11,915** ▲ units absorbed over the past twelve months. Absorption increased by **1,084** ▲ units from the previous year's absorption gain of **10,831** ▲ units.

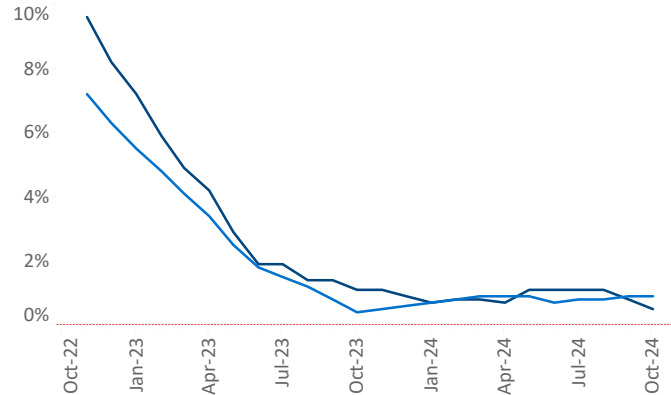
Employment in Miami Metro has grown by **1.9%** ▲ over the past 12 months, while hourly wages have risen by **1.3%** ▲ YoY to **\$31.53** according to the *Bureau of Labor Statistics*.

■ Miami Metro ■ National

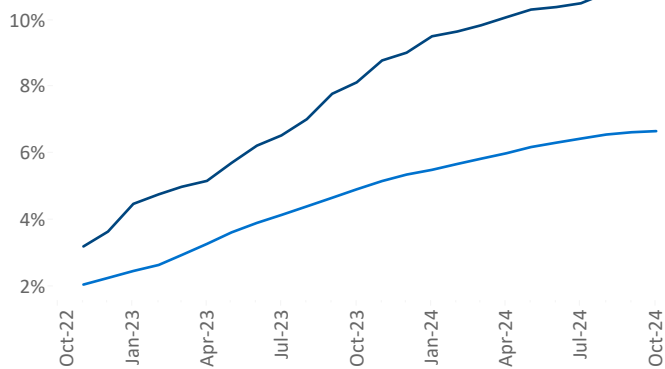
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

