



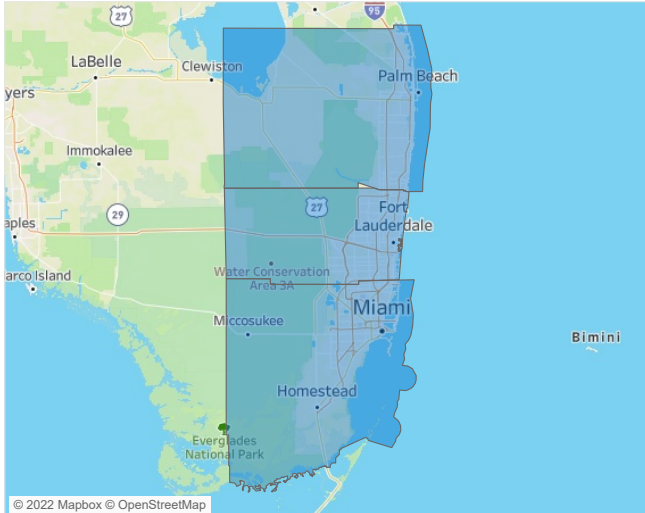
Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Liliana Malai
Senior PPC Specialist
Liliana.Malai@yardi.com

Miami Metro

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Miami Metro is the **9th** largest multifamily market with **332,982** completed units and **255,279** units in development, **36,024** of which have already broken ground.

New lease asking **rents** are at **\$2,261**, up **24.6% ▲** from the previous year placing Miami Metro at **2nd** overall in year-over-year rent growth.

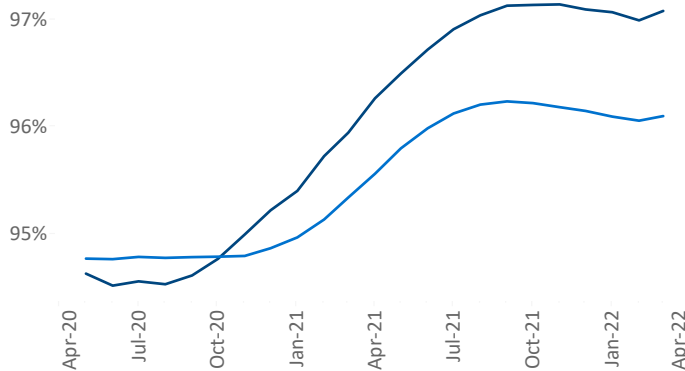
Multifamily housing **demand** has been rising with **22,277 ▲** net units absorbed over the past twelve months. This is up **5,981 ▲** units from the previous year's gain of **16,296 ▲** absorbed units.

Employment in Miami Metro has grown by **4.1% ▲** over the past 12 months, while hourly wages have risen by **6.9% ▲** YoY to **\$31.33** according to the *Bureau of Labor Statistics*.

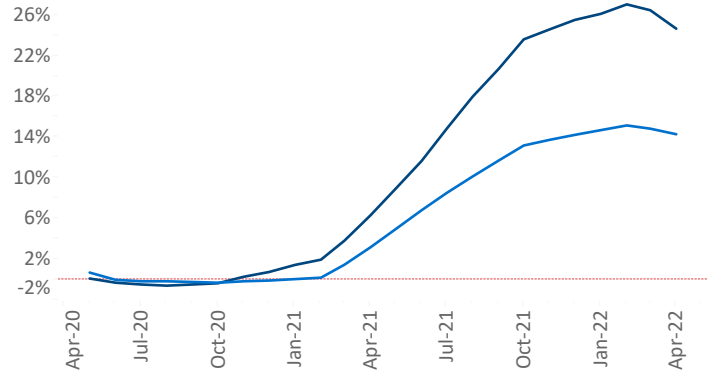
■ Miami Metro

■ National

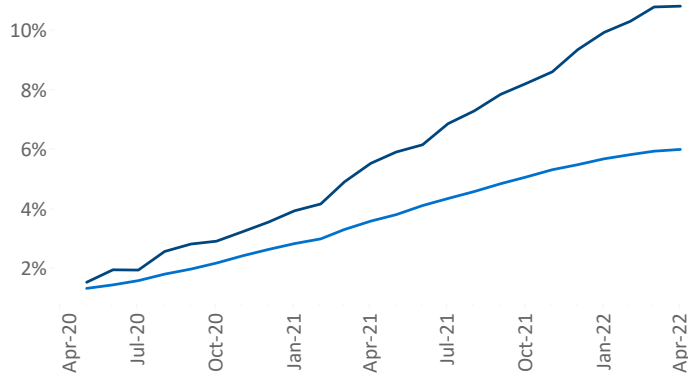
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

