

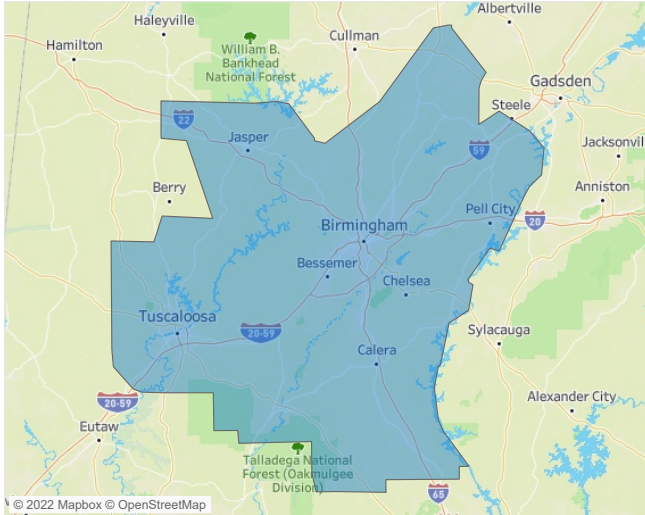


Jeff Adler  
Vice President  
[Jeff.Adler@yardi.com](mailto:Jeff.Adler@yardi.com)

#### Contacts

Liliana Malai  
Senior PPC Specialist  
[Liliana.Malai@yardi.com](mailto:Liliana.Malai@yardi.com)

Birmingham  
September 2022



**Birmingham** is the **56th** largest multifamily market with **76,034** completed units and **10,297** units in development, **3,386** of which have already broken ground.

New lease asking **rents** are at **\$1,251**, up **7.9% ▲** from the previous year placing Birmingham at **88th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **454 ▲** net units absorbed over the past twelve months. This is down **-1,058 ▼** units from the previous year's gain of **1,512 ▲** absorbed units.

**Employment** in Birmingham has grown by **4.0% ▲** over the past 12 months, while hourly wages have risen by **3.6% ▲** YoY to **\$26.96** according to the *Bureau of Labor Statistics*.

