

Columbia

Saint Matthey

Orangeburg

Newberry

Saluda

Aiken

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Columbia

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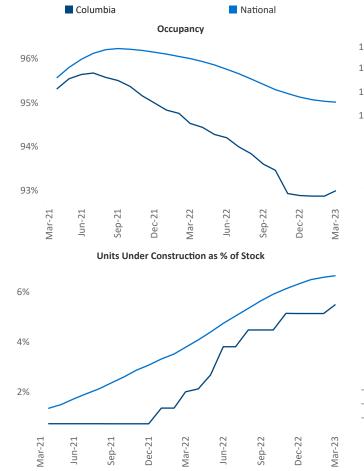
Columbia is the **80th** largest multifamily market with **43,191** completed units and **9,060** units in development, **2,365** of which have already broken ground.

New lease asking **rents** are at **\$1,266**, up **4.7%** ▲ from the previous year placing Columbia at **67th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with -36 ▼ net units absorbed over the past twelve months. This is up 46▲ units from the previous year's loss of -82 ▼ absorbed units.

Employment in Columbia has grown by **1.0%** ▲ over the past 12 months, while hourly wages have risen by **4.5%** ▲ YoY to **\$27.37** according to the *Bureau of Labor Statistics*.

Rent Growth YoY



16% 14% 12% 10% 8% 6% 4% Mar-23 Sep-21 Mar-22 Jun-22 Sep-22 Dec-22 Mar-21 Jun-21 Dec-21 Absorbed Completions T12 540% 460% 380% 300% 220% 140% 60% -20% -100% -180% -260% Sep-22 Dec-22 Jun-22 Mar-21 Jun-21 Sep-21 Dec-21 Mar-22 Mar-23