

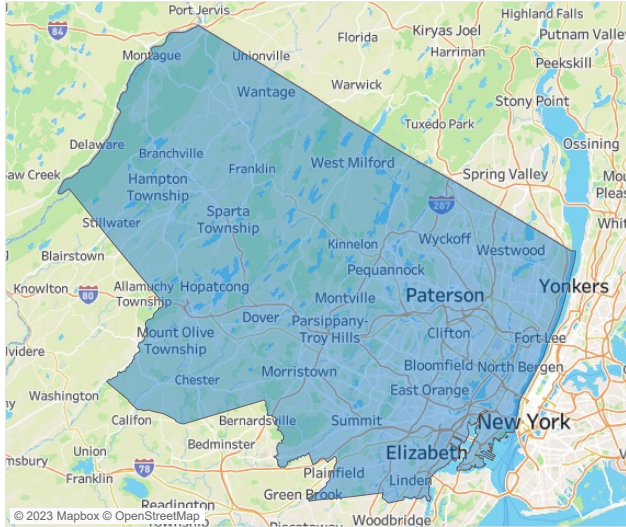


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Northern New Jersey
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Northern New Jersey is the **16th** largest multifamily market with **254,965** completed units and **144,928** units in development, **25,778** of which have already broken ground.

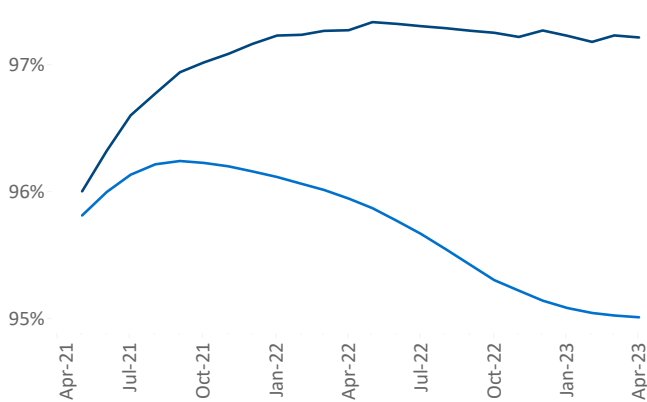
New lease asking **rents** are at **\$2,431**, up **7.5%** ▲ from the previous year placing Northern New Jersey at **17th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **11,573** ▲ net units absorbed over the past twelve months. This is down **-814** ▼ units from the previous year's gain of **12,387** ▲ absorbed units.

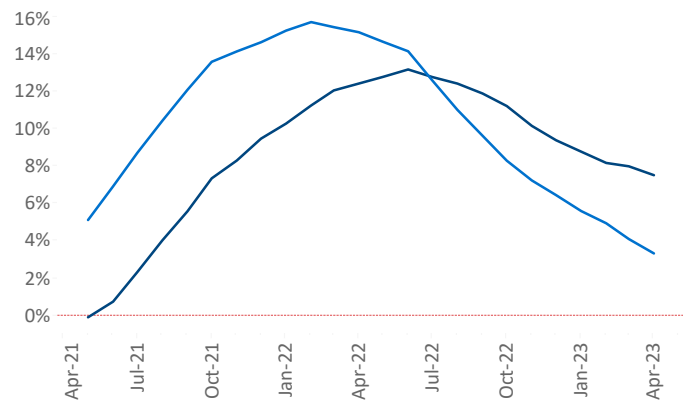
Employment in Northern New Jersey has grown by **2.2%** ▲ over the past 12 months, while hourly wages have risen by **4.7%** ▲ YoY to **\$36.28** according to the *Bureau of Labor Statistics*.

■ Northern New Jersey ■ National

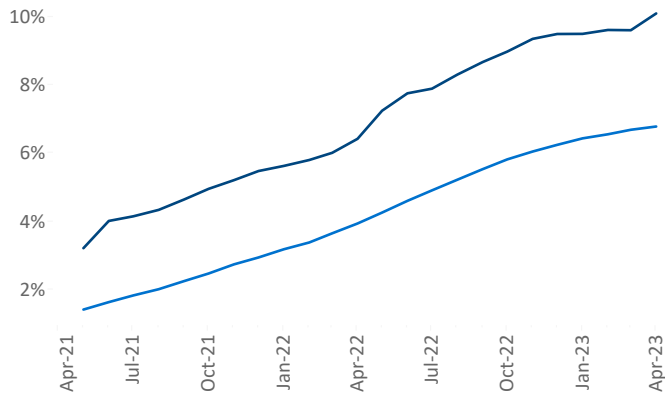
Occupancy



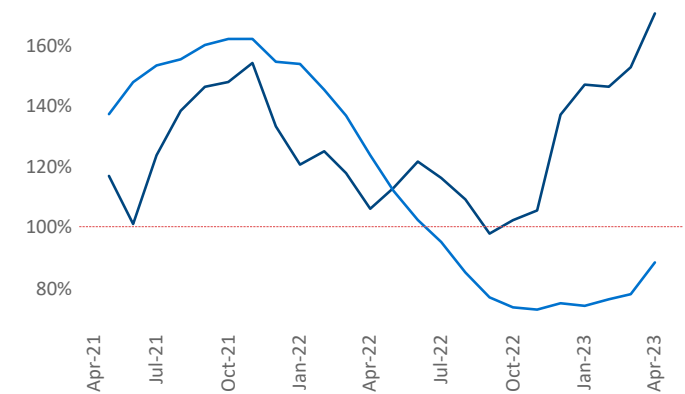
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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