



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

Contacts

Razvan Cimpean  
SEO Engineer  
[Razvan-I.Cimpean@yardi.com](mailto:Razvan-I.Cimpean@yardi.com)

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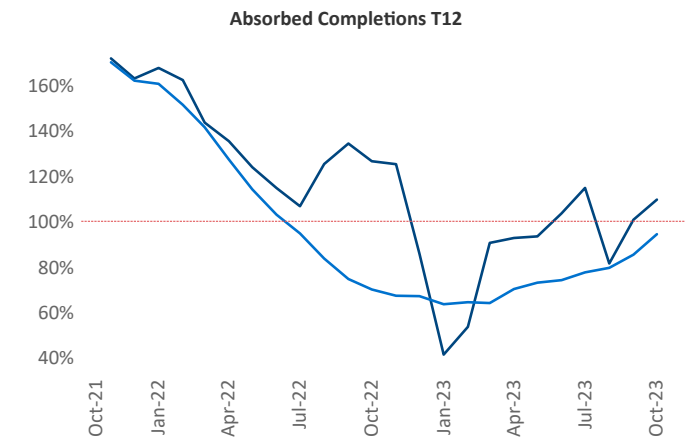
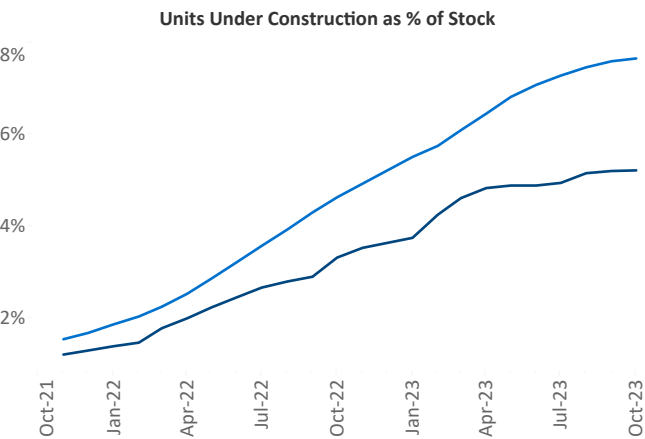
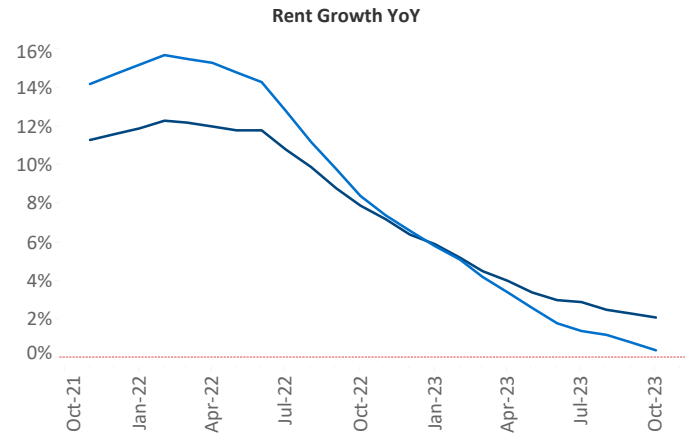
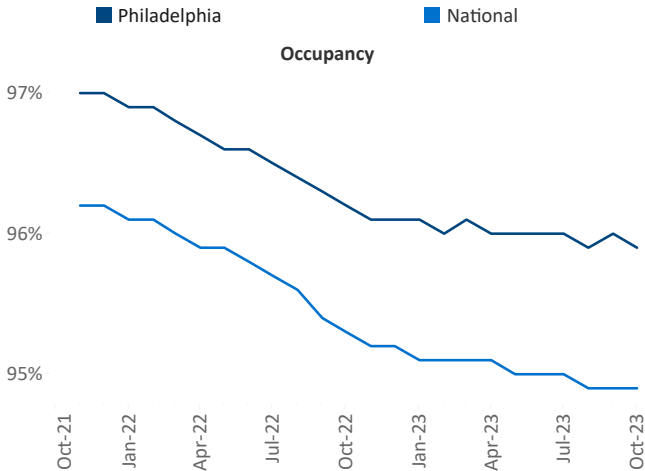


Philadelphia is the **8th** largest multifamily market with **356,339** completed units and **92,295** units in development, **18,595** of which have already broken ground.

New lease asking **rents** are at **\$1,728**, up **2.1%** ▲ from the previous year placing Philadelphia at **57th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **4,877** ▲ net units absorbed over the past twelve months. This is up **1,000** ▲ units from the previous year's gain of **3,877** ▲ absorbed units.

**Employment** in Philadelphia has grown by **2.6%** ▲ over the past 12 months, while hourly wages have risen by **2.1%** ▲ YoY to **\$34.27** according to the *Bureau of Labor Statistics*.



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