Camden



Columbia

Saint Matthey

Orangeburg

Newberry

Saluda

Aiken

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Feb-22

Nov-21

May-22

Aug-22

Nov-22

Jeff Adler Vice President Jeff.Adler@yardi.com

Bishopville

Manning

Sumte

Harts



Razvan-I.Cimpean@yardi.com

Columbia

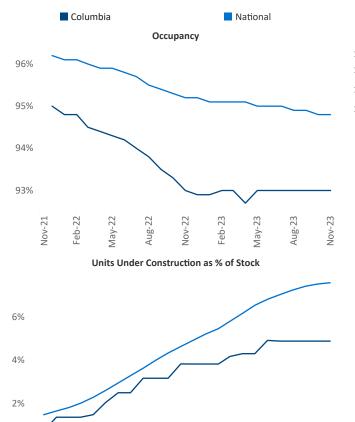
November 2023

**Columbia** is the **82nd** largest multifamily market with **43,479** completed units and **9,886** units in development, **2,118** of which have already broken ground.

New lease asking **rents** are at **\$1,293**, up **1.8%** ▲ from the previous year placing Columbia at **59th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-11** ▼ net units absorbed over the past twelve months. This is up **230** ▲ units from the previous year's loss of **-241** ▼ absorbed units.

**Employment** in Columbia has grown by **2.1%** over the past 12 months, while hourly wages have risen by **9.2%** YoY to **\$28.66** according to the *Bureau of Labor Statistics*.



May-23

Feb-23

Aug-23

Nov-23

**Rent Growth YoY** 16% 14% 12% 10% 8% 6% 4% 2% 0% Nov-21 Feb-22 Aug-22 Nov-22 Feb-23 May-23 Aug-23 Nov-23 Vay-22 Absorbed Completions T12 260% 200% 140%

