



Columbia December 2021

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Columbia is the **78th** largest multifamily market with **46,305** completed units and **7,188** units in development, **1,002** of which have already broken ground.

New lease asking **rents** are at **\$1,277**, up **11.1%▲** from the previous year placing Columbia at **60th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **1,101▲** net units absorbed over the past 12 months. This is down **-157▼** units from the previous year's gain of **1,258▲** absorbed units.

Employment in Columbia has grown by **2.2%▲** over the past 12 months, while hourly wages have risen by **0.8%▲** YoY to **\$25.22** according to the *Bureau of Labor Statistics*.

