

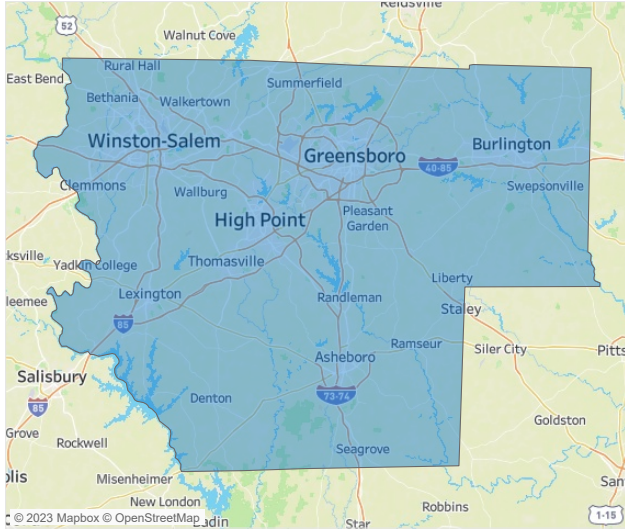


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Triad
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Triad is the **50th** largest multifamily market with **88,772** completed units and **21,993** units in development, **5,077** of which have already broken ground.

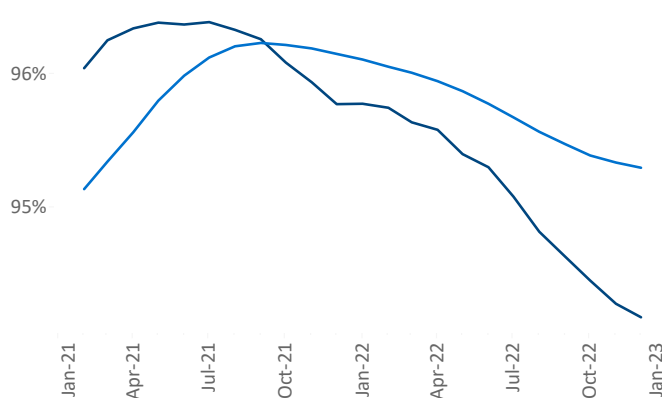
New lease asking **rents** are at **\$1,213**, up **7.5% ▲** from the previous year placing Triad at **45th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-138 ▼** net units absorbed over the past twelve months. This is down **-1,439 ▼** units from the previous year's gain of **1,301 ▲** absorbed units.

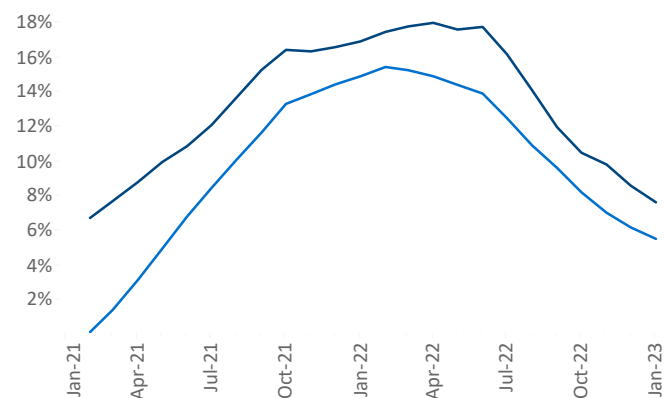
Employment in Triad has grown by **2.8% ▲** over the past 12 months, while hourly wages have risen by **8.2% ▲** YoY to **\$29.67** according to the *Bureau of Labor Statistics*.

■ Triad ■ National

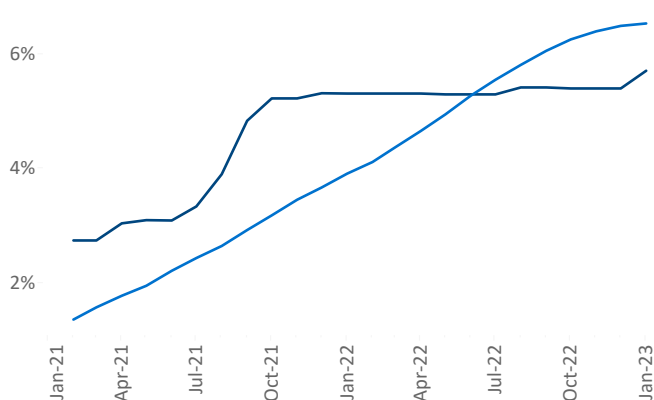
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

