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Triad  
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**Triad** is the **50th** largest multifamily market with **90,080** completed units and **23,148** units in development, **4,277** of which have already broken ground.

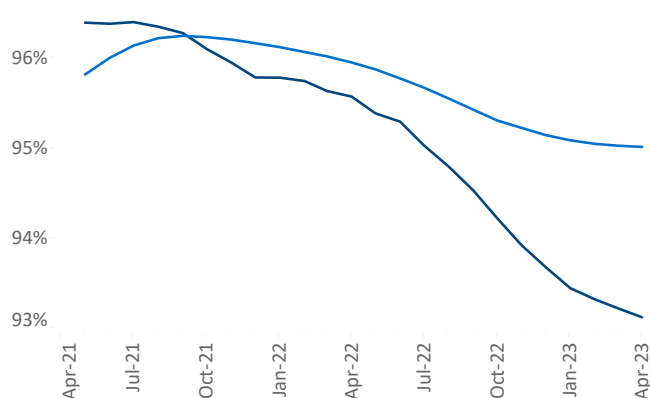
New lease asking **rents** are at **\$1,210**, up **3.7%** ▲ from the previous year placing Triad at **69th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-19** ▼ net units absorbed over the past twelve months. This is down **-1,120** ▼ units from the previous year's gain of **1,101** ▲ absorbed units.

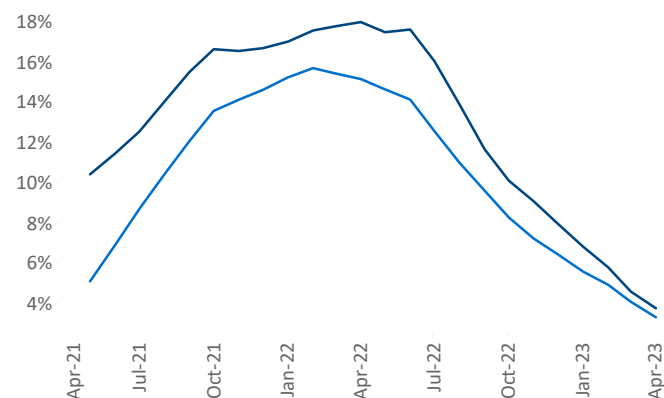
**Employment** in Triad has grown by **2.1%** ▲ over the past 12 months, while hourly wages have risen by **9.1%** ▲ YoY to **\$29.51** according to the *Bureau of Labor Statistics*.

■ Triad ■ National

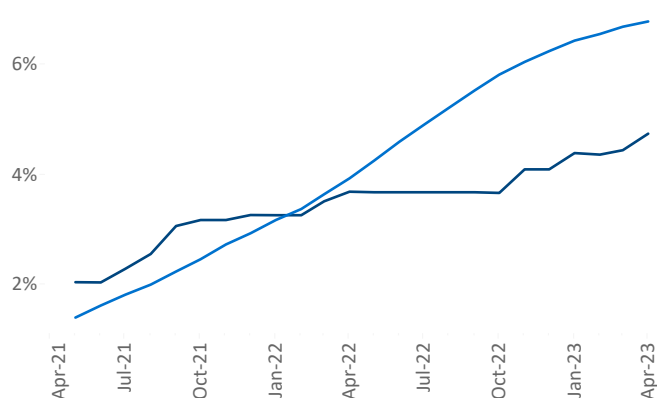
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

