

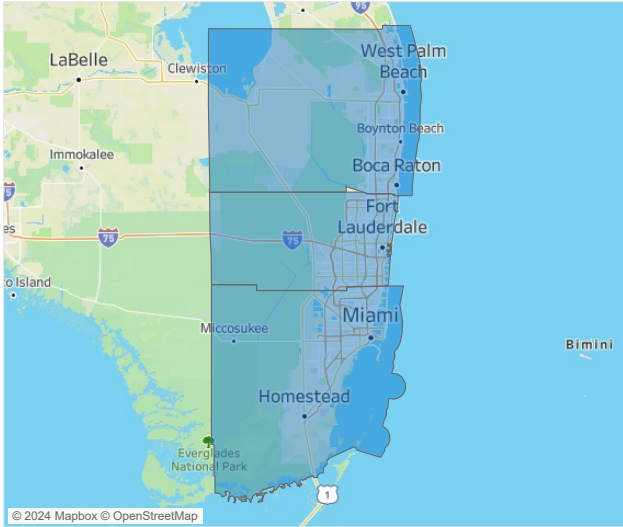


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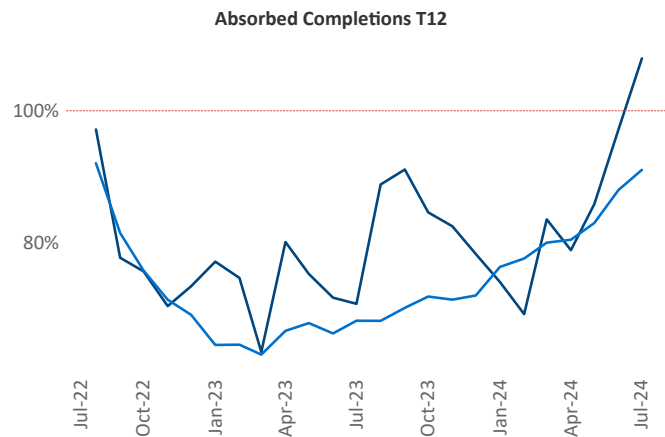
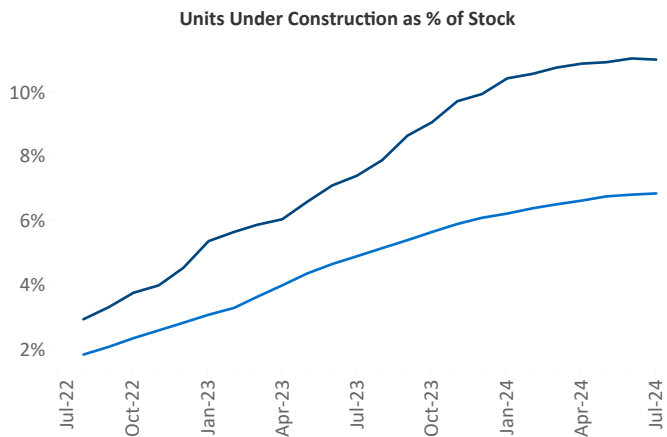
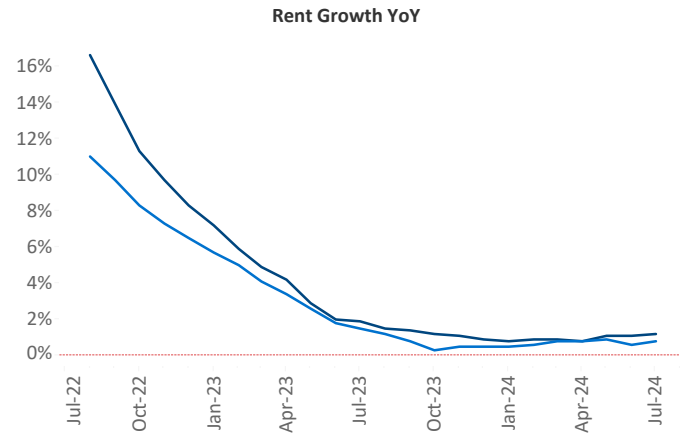
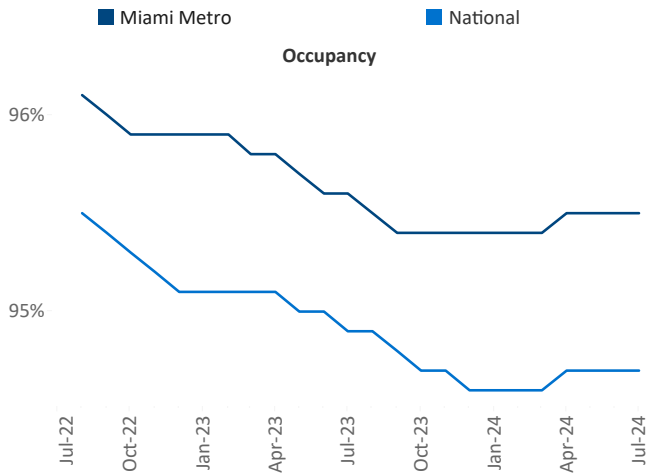


**Miami Metro** is the **8th** largest multifamily market with **367,430** completed units and **312,076** units in development, **40,464** of which have already broken ground.

Advertised **rents** are at **\$2,453**, up **1.2%** ▲ from the previous year placing Miami Metro at **71st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **12,614** ▲ net units absorbed over the past twelve months. This is up **2,749** ▲ units from the previous year's gain of **9,865** ▲ absorbed units.

**Employment** in Miami Metro has grown by **2.5%** ▲ over the past 12 months, while hourly wages have fallen by **-2.8%** ▼ YoY to **\$30.09** according to the *Bureau of Labor Statistics*.



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