

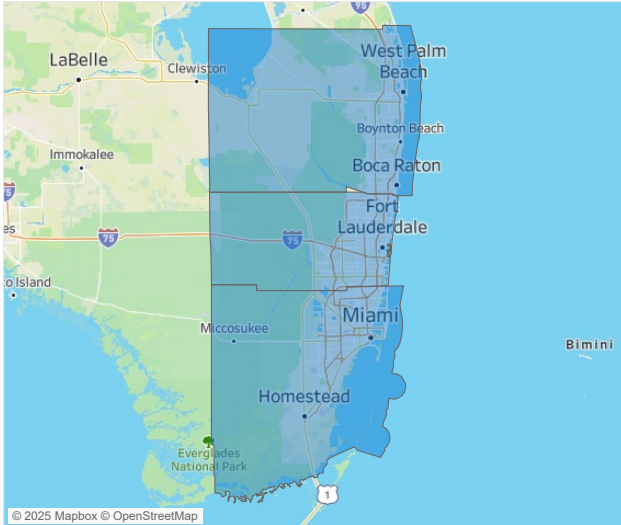


Jeff Adler  
Vice President  
[Jeff.Adler@yardi.com](mailto:Jeff.Adler@yardi.com)

#### Contacts

Razvan Cimpean  
SEO Engineer  
[Razvan-I.Cimpean@yardi.com](mailto:Razvan-I.Cimpean@yardi.com)

## Miami Metro January 2025



**Miami Metro** is the **8th** largest multifamily market with **378,941** completed units and **330,717** units in development, **36,262** of which have already broken ground.

Advertised **rents** are at **\$2,496**, up **0.6% ▲** from the previous year placing Miami Metro at **85th** overall in year-over-year rent growth.

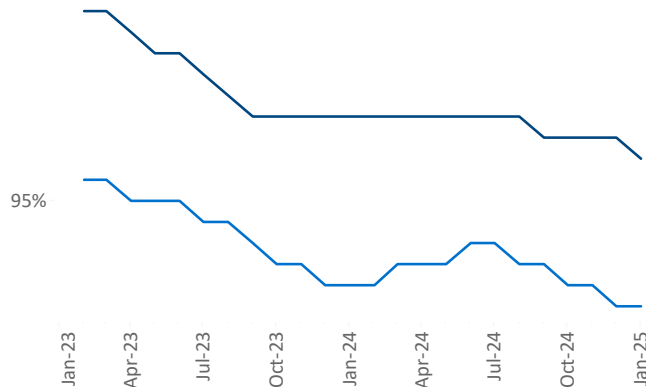
Multifamily housing **demand** has been positive with **18,134 ▲** units absorbed over the past twelve months. Absorption increased by **3,897 ▲** units from the previous year's absorption gain of **14,237 ▲** units.

**Employment** in Miami Metro has grown by **0.8% ▲** over the past 12 months, while hourly wages have risen by **1.6% ▲** YoY to **\$31.29** according to the *Bureau of Labor Statistics*.

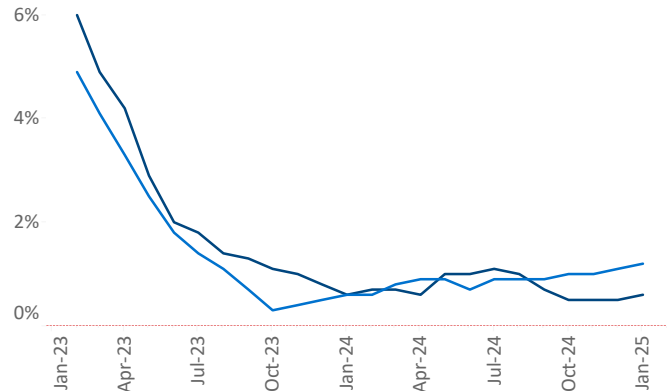
■ Miami Metro

■ National

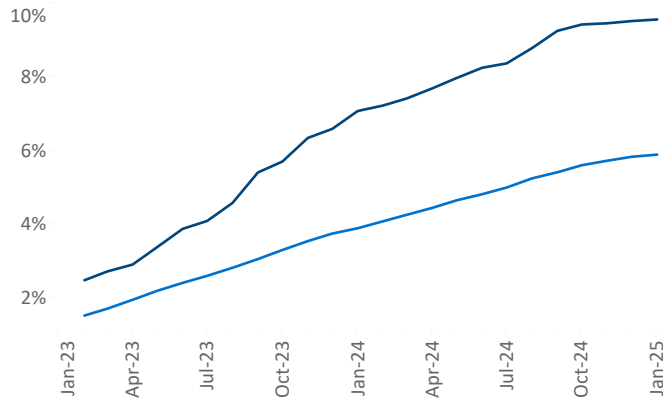
#### Occupancy



#### Rent Growth YoY



#### Units Under Construction as % of Stock



#### Absorbed Completions T12

