

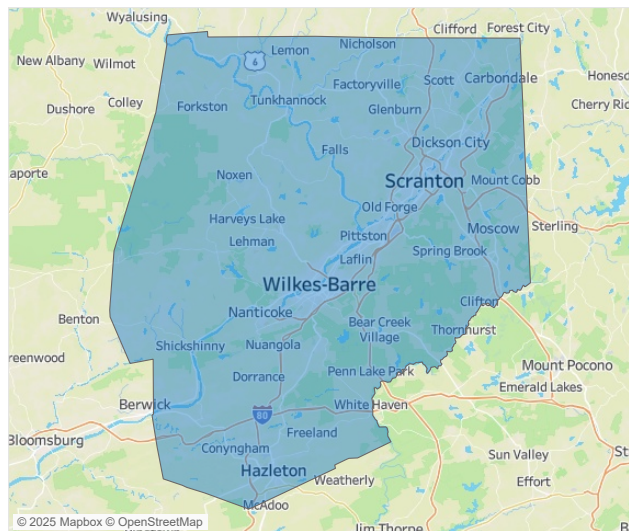


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## Scranton-Wilkes-Barre January 2025



**Scranton-Wilkes-Barre** is the **119th** largest multifamily market with **12,624** completed units and **1,455** units in development, **220** of which have already broken ground.

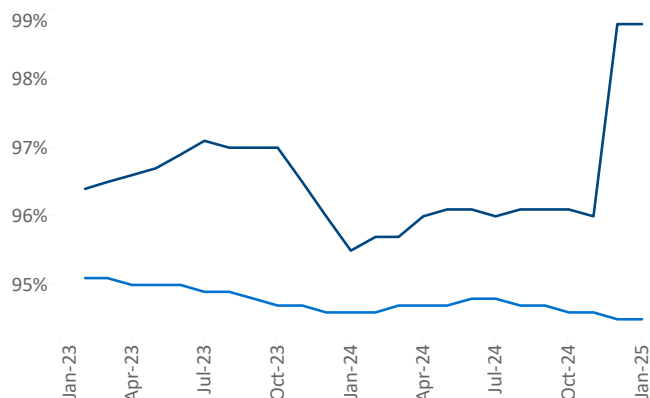
Advertised **rents** are at **\$1,517**, up **4.5%** ▲ from the previous year placing Scranton-Wilkes-Barre at **10th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-3,275** ▼ units absorbed over the past twelve months. Absorption decreased by **-3,201** ▼ units from the previous year's absorption loss of **-74** ▼ units.

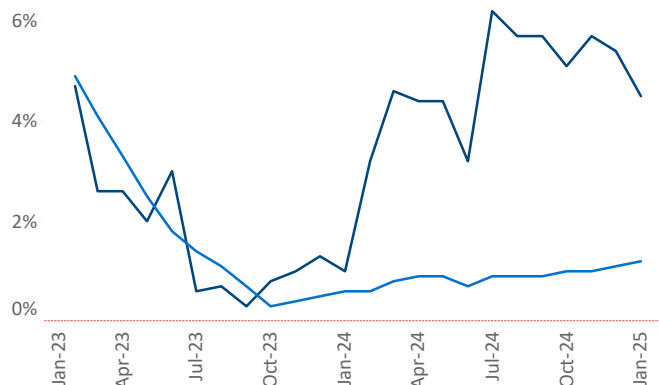
**Employment** in Scranton-Wilkes-Barre has grown by **1.4%** ▲ over the past 12 months, while hourly wages have risen by **6.9%** ▲ YoY to **\$27.49** according to the *Bureau of Labor Statistics*.

■ Scranton-Wilkes-Barre ■ National

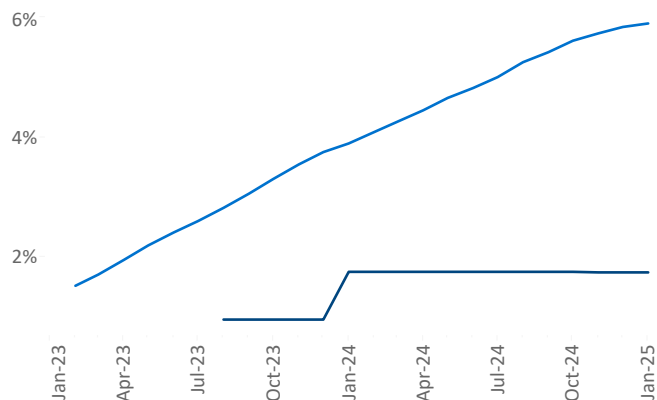
#### Occupancy



#### Rent Growth YoY



#### Units Under Construction as % of Stock



#### Absorbed Completions T12

