

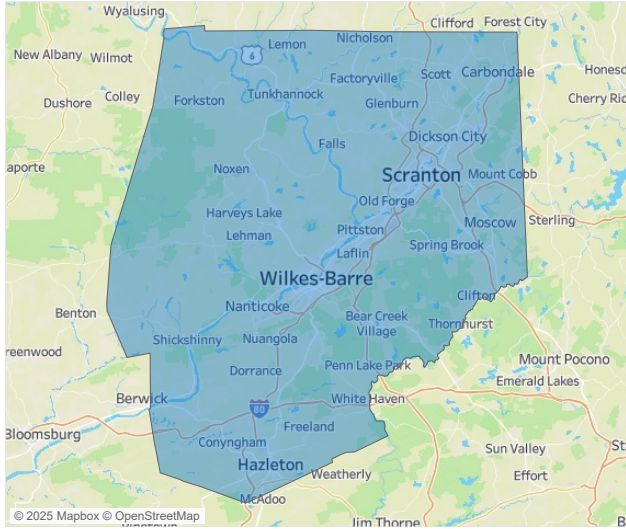


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Scranton-Wilkes-Barre  
January 2025



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.

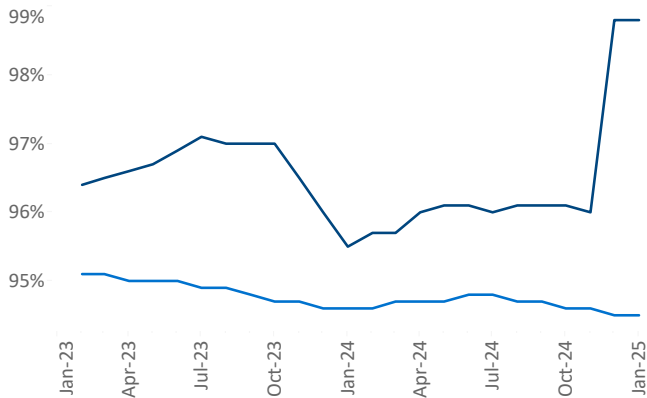
Advertised **rents** are at **\$1,517**, up **4.5%** ▲ from the previous year placing Scranton-Wilkes-Barre at **10th** overall in year-over-year rent growth.

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.

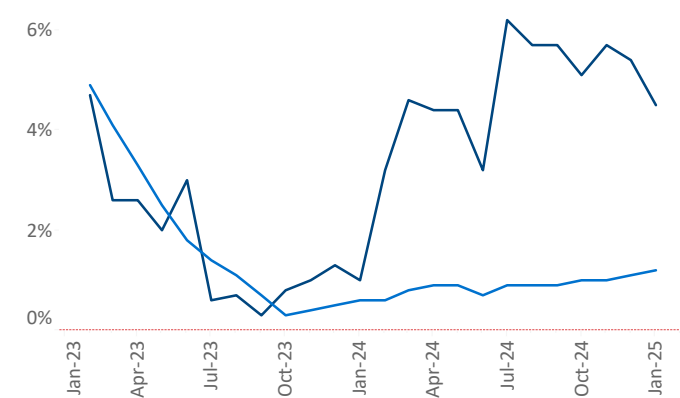
**Employment** in Scranton-Wilkes-Barre has grown by **1.4%** ▲ over the past 12 months, while hourly wages have risen by **6.9%** ▲ YoY to **\$27.49** according to the *Bureau of Labor Statistics*.

■ Scranton-Wilkes-Barre    ■ National

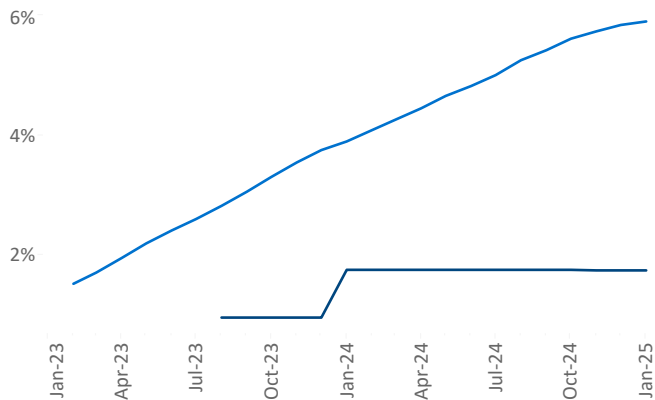
Occupancy



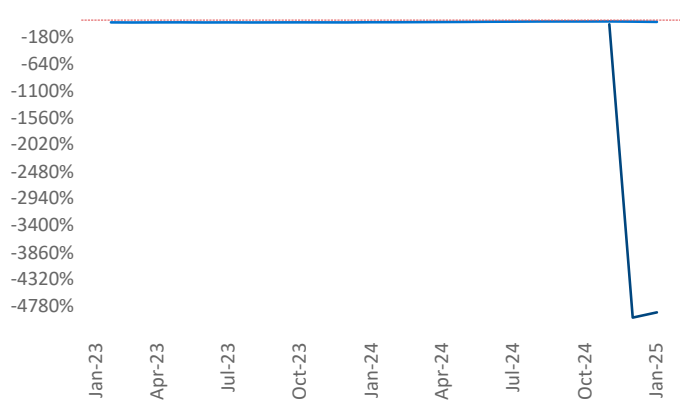
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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