

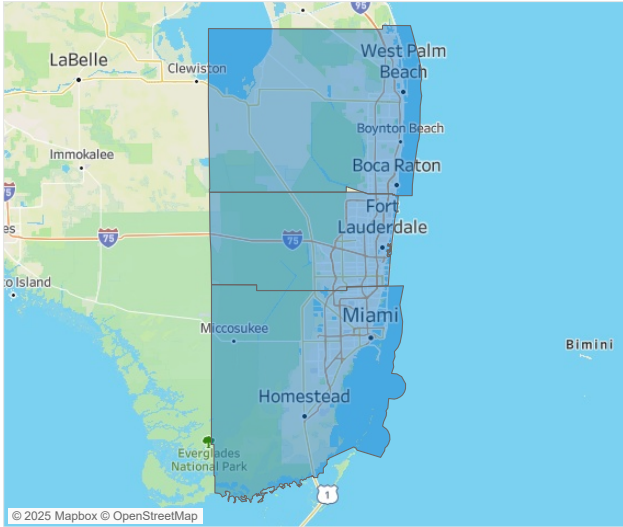


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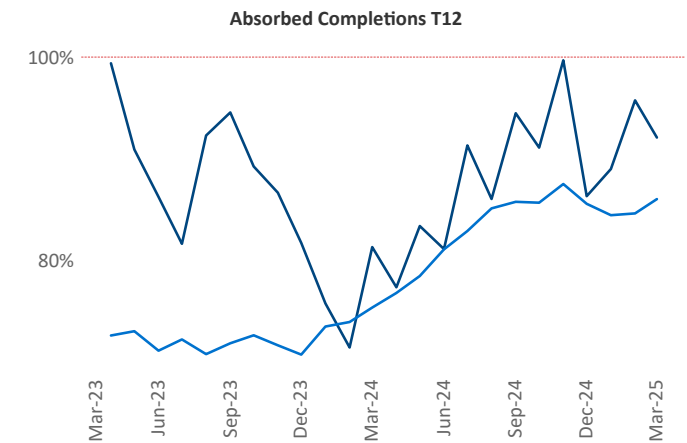
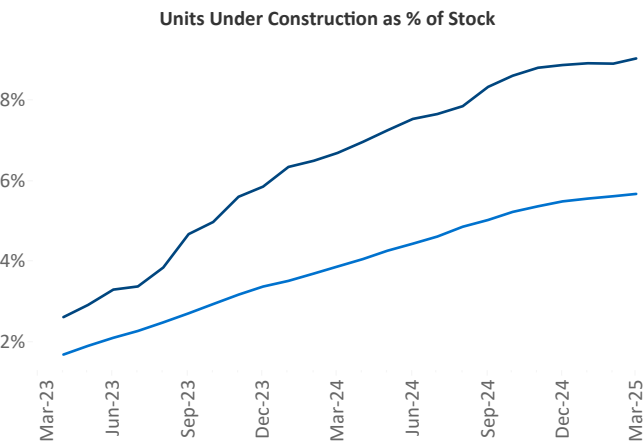
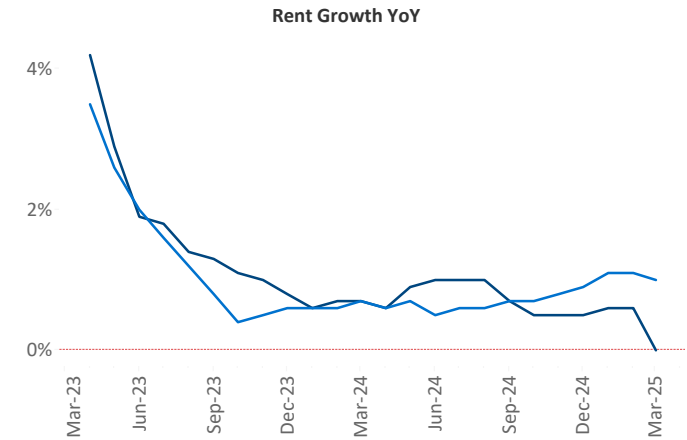
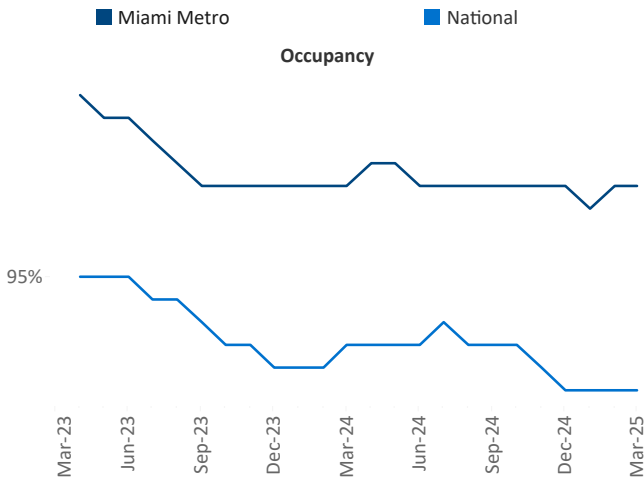


Miami Metro is the **8th** largest multifamily market with **380,831** completed units and **337,358** units in development, **34,415** of which have already broken ground.

Advertised **rents** are at **\$2,492** from the previous year placing Miami Metro at **97th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **17,773 ▲** units absorbed over the past twelve months. Absorption increased by **2,396 ▲** units from the previous year's absorption gain of **15,377 ▲** units.

Employment in Miami Metro has grown by **1.2% ▲** over the past 12 months, while hourly wages have risen by **5.7% ▲** YoY to **\$32.14** according to the *Bureau of Labor Statistics*.



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