

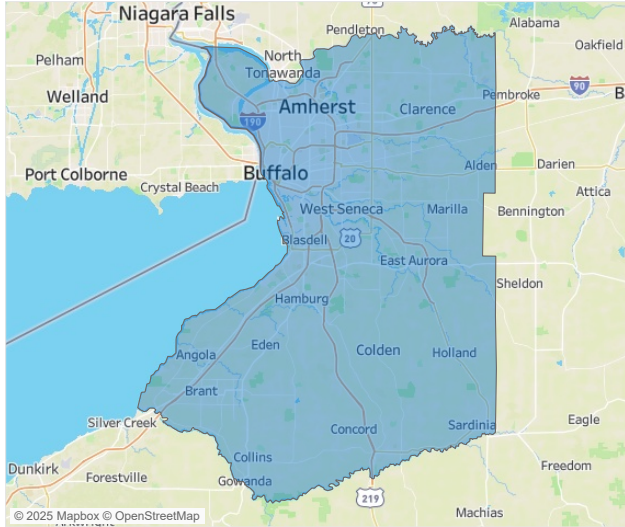


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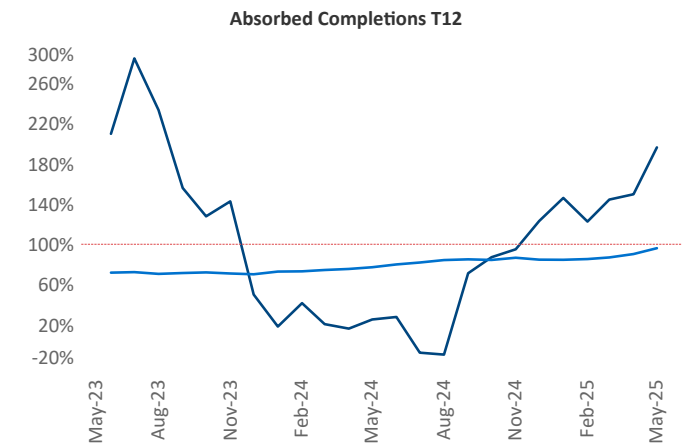
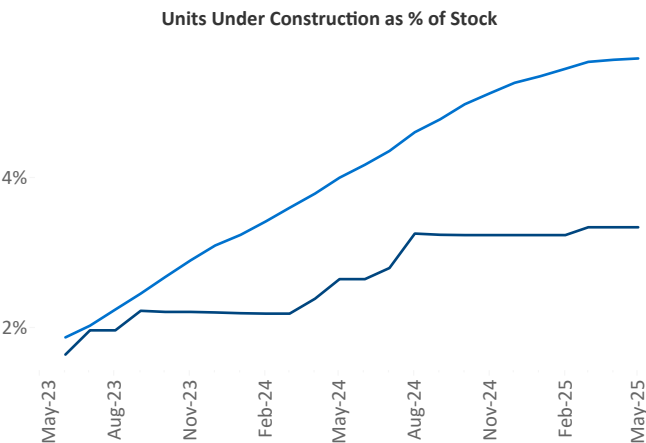
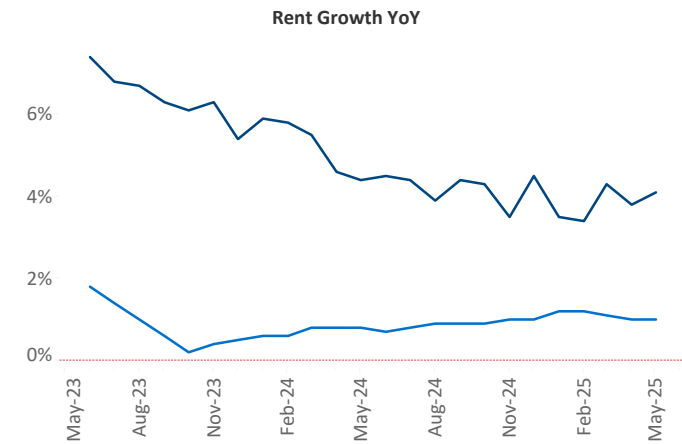
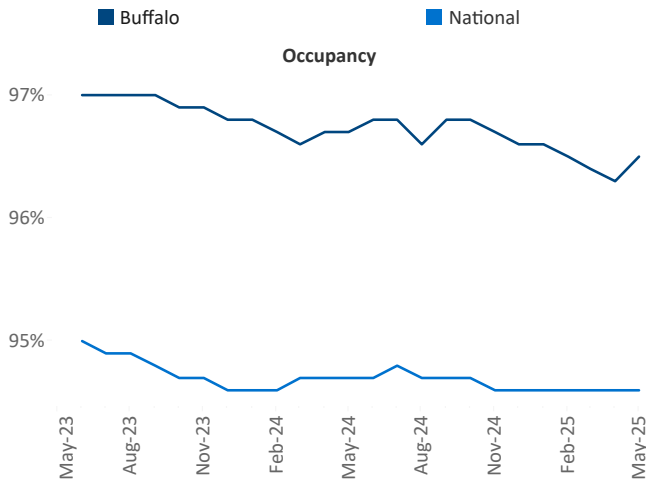


Buffalo is the **83rd** largest multifamily market with **48,066** completed units and **16,412** units in development, **1,606** of which have already broken ground.

Advertised **rents** are at **\$1,366**, up **4.1%** ▲ from the previous year placing Buffalo at **9th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,201** ▲ units absorbed over the past twelve months. Absorption increased by **825** ▲ units from the previous year's absorption gain of **376** ▲ units.

**Employment** in Buffalo has grown by **0.6%** ▲ over the past 12 months, while hourly wages have risen by **2.4%** ▲ YoY to **\$32.97** according to the *Bureau of Labor Statistics*.



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